



LCOUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: October 3, 2019

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Emerald Triangle Group, LLC Co., Special Permits**
Record Numbers: PLN-12733-SP and PLN-12747-SP
Assessor's Parcel Number: 032-051-032
829 Redwood Drive, Garberville area

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Please contact Stephen Luther Planner, at 707-268-3737, or by email at sluther@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
October 3, 2019	Special Permits	Stephen Luther

Project Description: This project consists of two applications requesting two permits pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit (SP) is requested for a cannabis distribution facility (App #12733), and an SP is requested for a commercial cannabis manufacturing facility (App #12747). Manufacturing involves the use of mechanical machinery and ethanol to extract products such as kief, hash and rosin. No flammable solvent materials are used. The site is currently developed with a three-story commercial building, a two-story concrete building, and a two-story storage facility. Extraction operations will occur on the first floor of the three-story building in the existing retail space. The use of the 2nd floor office space and 3rd floor residence will not change as a result of this project. In addition, flower and pre-rolls will be packaged for distribution. The project proposes to demolish the existing concrete building and construct in its place a 180-square foot metal building to house a closed loop ethanol extraction unit. The storage building will be retrofitted with a walk-in refrigeration unit to store cannabis products for the distribution operation. The subject parcel is served by public water and sewer service from the Garberville Sanitation District (GSD). Electrical power to the building is supplied by Pacific Gas & Electric Company (PGE). The applicant is requesting a Special Permit for an exception to the size of the loading space requirement described by Humboldt County Code (H.C.C.) Section 109.1. The Zoning Administrator will also consider approval of the design review study as prepared by the applicant per H.C.C. 314-19.1.3.

Project Location: The project is located in the Garberville area, on the East side of Redwood Drive, approximately 80 feet North from the intersection of Sprowel Creek Road and Redwood Drive, on the property known as 829 Redwood Drive.

Present Plan Land Use Designation: Commercial General (CG), Humboldt County General Plan 2017 (HCGP), Density: N/A, Stability: Moderate Instability (2).

Present Zoning: (C-2-D) Community Commercial (C-2), Design Control Combining Zone (D).

Record Numbers: PLN-12733-SP and PLN-12747-SP

Assessor's Parcel Number: 032-051-032

Applicant	Owner	Agent
Emerald Triangle Group, LLC, Co.	Emerald Triangle Group, LLC, Co.	Same as Applicant
Joseph Bilanzija	Joseph Bilanzija	
PO Box 262	PO Box 262	
Alderpoint, CA 95511	Alderpoint, CA 95511	

Environmental Review: The project is exempt from environmental review per Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

State Appeal Status: Project is located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Emerald Triangle Group, LLC, Co.
Record Numbers: PLN-12733-SP and PLN-12747-SP
Assessor's Parcel Number: 032-051-032

Recommended Zoning Administrator Action:

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Emerald Triangle, LLC, Co. Special Permits subject to the recommended conditions.

Executive Summary

The applicant, Emerald Triangle Group, LLC, Co., is seeking two Special Permits to allow operation of Type 6 solventless cannabis manufacturing and Type 11 distribution facilities in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The site is currently developed with a 3-story commercial building, a two-story storage building, and a two-story concrete building. The 1st floor of the 3-story building is a vacant commercial area. The 2nd floor consists of offices, only one of which is occupied by the Humboldt Independent newspaper. The 3rd floor is a four-bedroom residential unit. The use of the 2nd floor office space and 3rd floor residence will not change as a result of this project.

Manufacturing and distribution activities will occur on the first floor of the existing three-story building. Proposed improvements include the removal of a wall partition to create a 2,280-square-foot space with a shared restroom. The entrance will be upgraded to comply with Americans with Disabilities Act (ADA) standards. The 179-square-foot, 2-story concrete building will be demolished and replaced by a fully engineered 180-square-foot (12'x15') single story metal building that will house a closed-loop ethanol extraction facility. The third building is a 541-square-foot, 20-unit, mini storage that will be outfitted with a walk-in refrigeration unit to store cannabis. It will be used to store cannabis product produced and packaged at the facility.

All products are produced by extraction methods. Extraction is performed in the proposed metal building. Non-volatile manufacturing and packaging will also occur in 930 square feet of the ground floor commercial space. Systems will utilize water, ice, screens, presses, and centrifuges. Between 55 gallons and 110 gallons of ethanol will be on-site, and the applicant is, therefore, developing a Hazardous Materials Business Plan. The applicant shall be required to adhere to all safety guidelines for the use and storage of ethanol. A condition of approval requires the applicant to address odor management by incorporating a ventilation/air filtration system which limits potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer, or equivalent, for review and approval by the Building Official.

The Northwest Information Center and County Assessor's Office identified the property may have structures built over 45 years ago that may be of historical value. An investigation was conducted by Archaeological Research and Supply Company in February 2019 and found no historic significance that for the purposes of CEQA would be considered a historic landmark.

Access/Parking

On-site parking consists of four (4) spaces for residential use in the rear of the lot. The commercial frontage of the site is accessed off Redwood Drive. There are thirteen (13) on-street parking spaces on the block, one of which is designated ADA. Several of the adjacent commercial storefronts are currently vacant. The loading zone for distribution is accessed in the rear of the lot by an alley off Maple Lane. There will be five (5) employees per work shift. The business is not open to the public. The variable demand for parking is five spaces. However, a review of historic imagery supports the finding that the proposed use is a substitute non-conforming use.

The historic image (see Attachment 3) shows the existing 3-story building on the subject parcel with a business sign reading "Beauty Shop." This photograph is dated to circa 1950. The evidence, therefore, demonstrates the premises was in use as a commercial establishment prior to the 1965 adoption of the Zoning Code. Business licenses on record show the continuous commercial use of the premises since 1989. There is no evidence to suggest the commercial use ceased for a period of more than two (2) years. Per Humboldt County Code §109.1.2.5.1.1, no additional parking spaces are required when existing uses are transferred to new operators who will continue the use without significant change.

The proposed project will have a designated loading zone of 15 feet by 34 feet at the rear of the lot. The applicant has submitted an exception petition requesting a loading space size requirement exception which is included in Attachment 3. Due to the size and scale of the business operation and vehicles used, Emerald Triangle Group, LLC, Co. does not require a 10-foot by 60-foot loading zone. The loading zone is approximately 34 feet in depth and the applicant will use a light commercial vehicle, such as a Mercedes Sprinter van (or similar size vehicle) approximately 18 feet long. Two light commercial vehicles will be used for manufacturing and distribution. There will be 1-2 deliveries of product per day. The vans will be parked at an off-site location (412 Maple Lane, Garberville, APN: 032-051-009) overnight. The parcel where the van will be parked is zoned Community Commercial (C-2-D).

The Department of Public Works – Land Use Division commented on the projects. For App 12747, the comments recommended review of Airport Building Zone Compatibility with Section 333 of Humboldt County Code. The subject parcel is within the conical surface building height restrictions. As noted above, evidence shows the building pre-dates the 1955 County Code. The existing structure is not proposed to change as a result of the project. The Public Works comments on App 12733 noted that parking in Garberville is impacted and recommended review by the Garberville Parking Authority, which has not been formed.

Hours of Operation

The hours of operation shall be Monday through Sunday 7am to 7pm. During periods of seasonally high workload, the hours of operations within the facility may increase to 24 hours per day. Deliveries will be restricted to regular business hours. The operation will have a peak of five (5) employees per shift. The primary work shift is 7am – 3pm. As the seasonal workload requires, additional work shifts, each with a maximum of five employees, may be added from 3pm – 11pm and 11pm – 7am. Up to 15 people may be employed, but the peak number of employees at any time will be 5.

Wastewater

The commercial building is connected to water and sewer serviced by the Garberville Sanitary District (GSD). The project was referred to the GSD. The applicant entered into a Conditional Will-Serve Agreement with the GSD Board. The requirements of the GSD include: sewer line shall be installed independent of other business or buildings, an approved GSD valve will be added to the waste discharge tank prior to entering the collection system; one additional water meter and one sewer connection, including applicable fees, will be completed prior to initiation of operations. All

requirements for water and wastewater improvements have been included as conditions of approval in Attachment 1.

Security

Surveillance monitoring of visitors and personnel in the facilities shall be in use at all times. Indoor and outdoor lighting will utilize timers and motion sensors to keep the facilities at an adequate light level for the video surveillance system. Exterior lighting shall be directed so as to not pose a nuisance to neighboring properties. An independently monitored third party security and fire alarm system shall be installed and operated at all times in the facility. Communications between the facilities alarm system and the central control system shall be powered by an uninterruptible power supply. All entrances to the occupied building space of the facility shall be restricted by an access control system capable of identifying authorized personnel.

Environmental review for this project was conducted and based on the results of that analysis, staff determined the distribution facility aspects of the project can be considered "Existing Facilities, Class 1" as defined by Section 15301 of the CEQA Guidelines because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and "New Construction or Conversion of Small Structures" as defined by Section 15303 of the CEQA guidelines because it involves the construction of a small structure.

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-**

**Record Number: PLN-12733-SP
Assessor's Parcel Number: 032-051-032**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Emerald Triangle Group, LLC, Co. Special Permit request.

WHEREAS, Emerald Triangle Group, LLC, Co., submitted an application and evidence in support of approving the Special Permit for a distribution facility; and

WHEREAS, the County Planning Division has reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is exempt from environmental review per Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Record Number PLN-12733-SP); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on October 3, 2019;

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that the following findings be and are hereby made:

1. The Zoning Administrator finds the proposed project is exempt from environmental review; and
2. The Zoning Administrator makes all the required findings in Attachment 2 of the Planning Division staff report for Record Number PLN-12733-SP based on the submitted substantial evidence; and
3. The Zoning Administrator approves the Special Permit Record Number PLN-12733-SP as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on October 3, 2019

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

John Ford
Zoning Administrator
Planning and Building Department

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-**

**Record Number: PLN-12747-SP
Assessor's Parcel Number: 032-051-032**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Emerald Triangle Group, LLC, Co. Special Permit request.

WHEREAS, Emerald Triangle Group, LLC, Co., submitted an application and evidence in support of approving the Special Permit to permit a non-flammable manufacturing operation; and

WHEREAS, the County Planning Division has reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is exempt from environmental review per Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Record Number PLN-12747-SP); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on October 3, 2019.

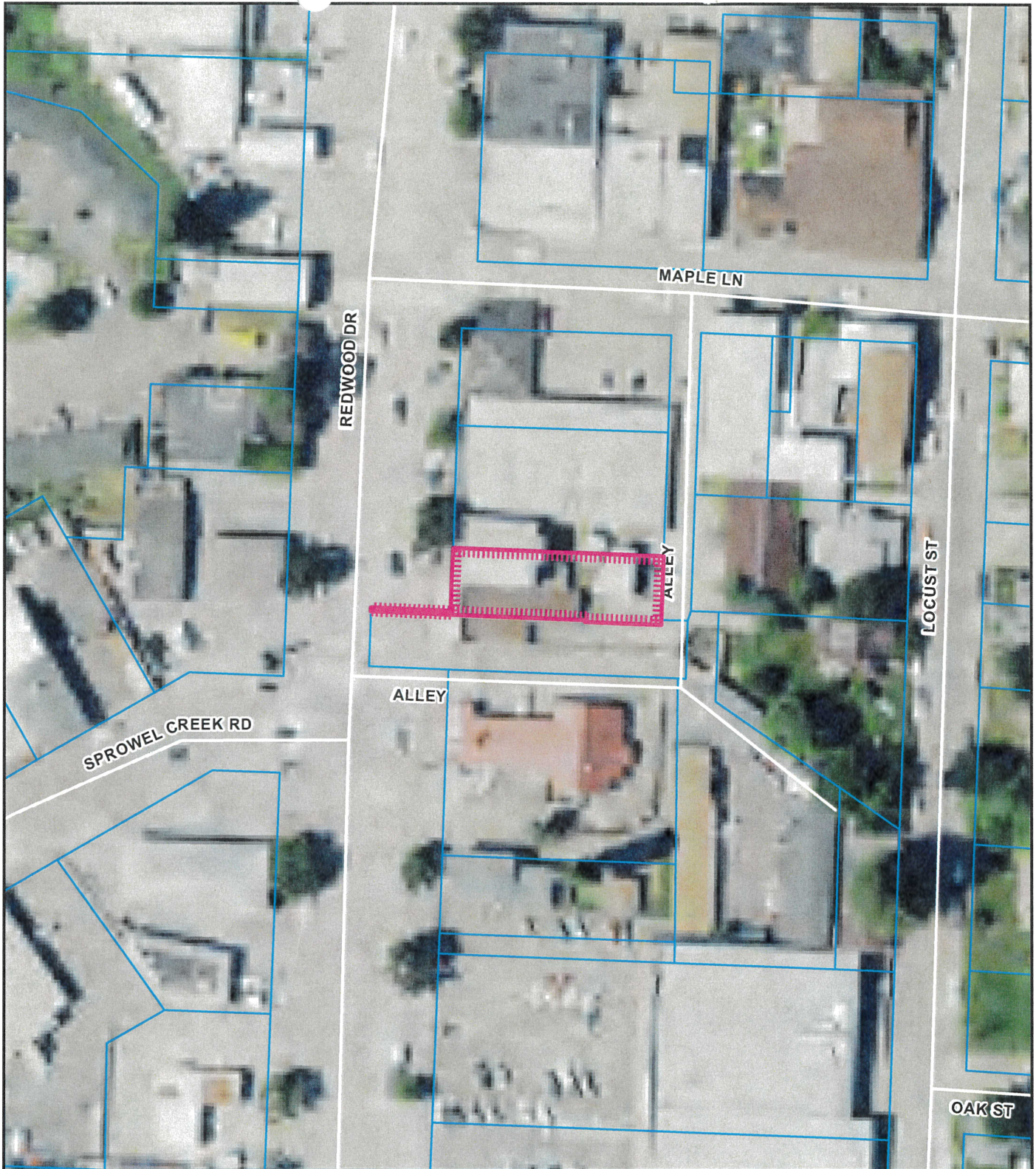
NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that the following findings be and are hereby made:

2. The Zoning Administrator finds the proposed project is exempt from environmental review; and
4. The Zoning Administrator further makes the findings in Attachment 2 of the Planning Division staff report for Record Number PLN-12747-SP based on the submitted substantial evidence; and
5. The Zoning Administrator approves the Special Permit PLN-12747-SP as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on October 3, 2019.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

John Ford
Zoning Administrator
Planning and Building Department



**AERIAL MAP
PROPOSED TERRI SUTALO-FLORES & MAUREEN HOPE
GARBERVILLE AREA**

Project Area = 

SP-16-627

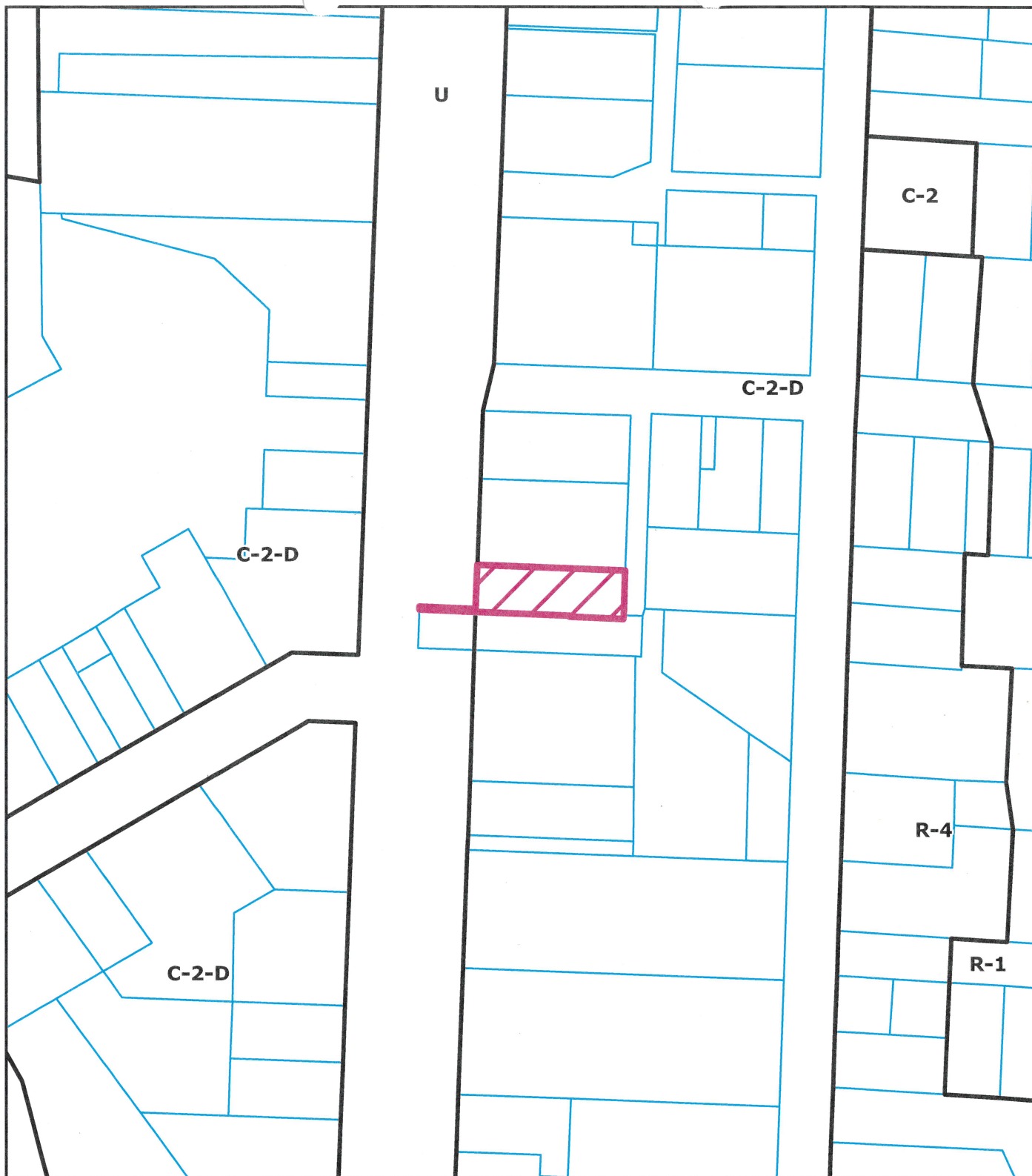
APN: 032-051-032

T04S R03E S24 HB&M (GARBERVILLE)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy. PLN-12733-SP & PLN-12747-SP Emerald Triangle Group

0 112.5 225 Feet
Page 8

October 3, 2019



**ZONING MAP
PROPOSED TERRI SUTALO-FLORES & MAUREEN HOPE
GARBERVILLE AREA**

SP-16-627

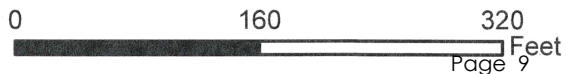
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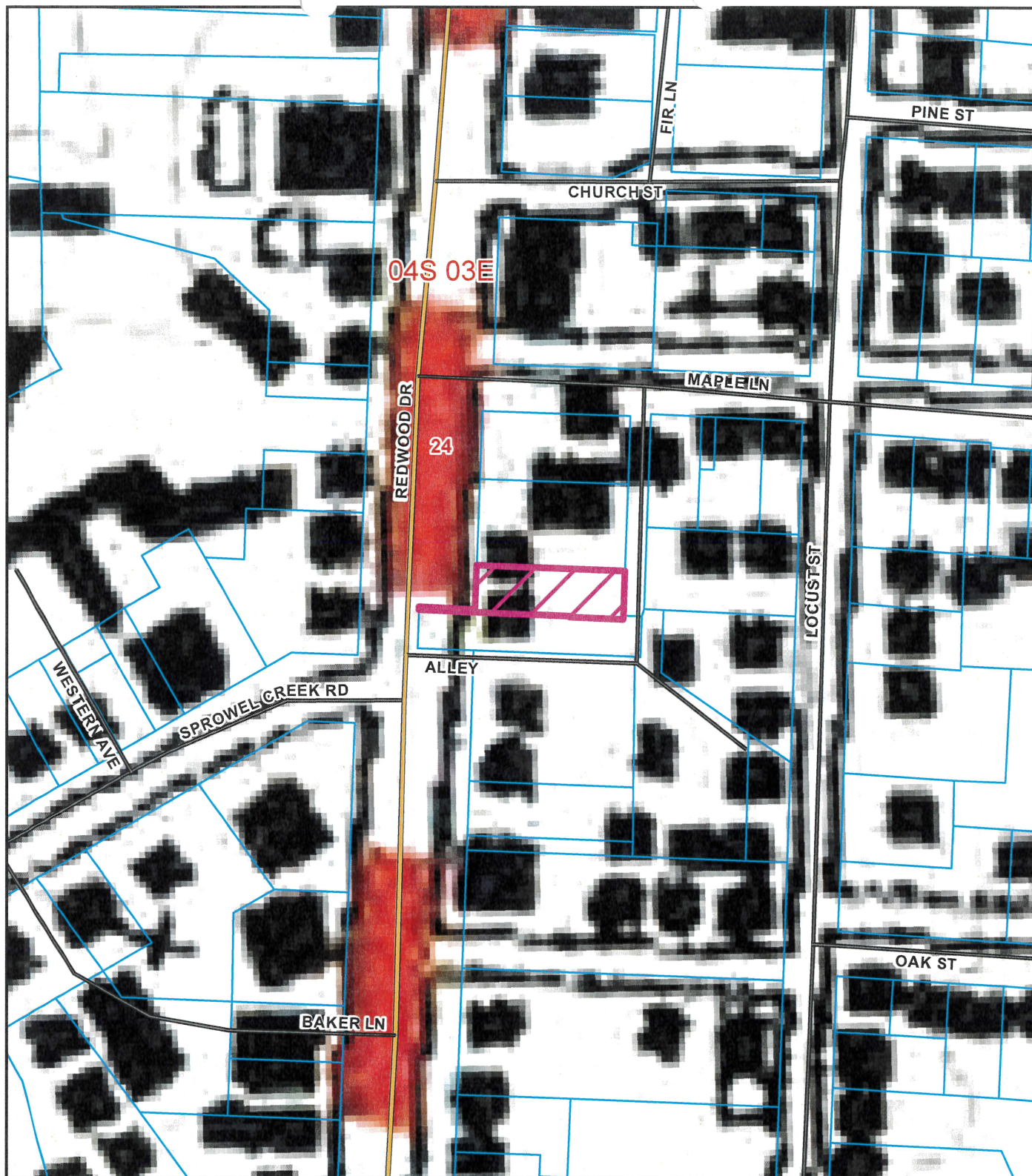
T04S R03E S24 HB&M (GARBERVILLE)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy. PLN-12733-SP & PLN-12747-SP Emerald Triangle Group

October 3, 2019





TOPO MAP
PROPOSED TERRI SUTALO-FLORES & MAUREEN HOPE
GARBERVILLE AREA

SP-16-627

APN: 032-051-032

T04S R03E S24 HB&M (GARBERVILLE)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy. PLN-12733-SP & PLN-12747-SP Emerald Triangle Group

October 3, 2019

0 160 320 Feet
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DIRECTIONS:
 EXIT US HWY 101 TO GARBERVILLE ON REDWOOD DR
 PARCEL IS 2100' NORTH OF SPROWL CREEK ROAD
 INTERSECTION ON EAST SIDE OF REDWOOD DR

- NOTES:
1. THE WATER SOURCE FOR THIS SITE SHALL BE PUBLIC.
 2. NO WATER STORAGE ON-SITE.
 3. ALL STRUCTURES ARE PERMITTED.
 4. ON-STREET PARKING SHALL BE UTILIZED.
 5. ADA ACCESSIBILITY SPECIFICATIONS DETERMINED TO BE REQUIRED SHALL BE MET.
 6. ONE CHURCH IS W/IN 600' FEET OF PARCEL AND 27 RESIDENCES W/IN 300'.
 7. NO DOCUMENTED PRIME AG SOILS ON THE PARCEL.
 8. NO KNOWN EASEMENTS
 9. NO KNOWN HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES
 10. NO STREAMS ON THE PARCEL
 11. GOOGLE BACKGROUND IMAGE DATE: 5/28/2014
 12. PROPERTY LINES HAVE BEEN ESTIMATED FROM MAPPING DATA

- LEGEND:
- PROPERTY LINES (ESTIMATED)
 - SECURITY FENCE/ENTRY
 - BUILDING SETBACK
 - 300' SETBACK
 - 600' SETBACK
 - ROAD EASEMENT CENTERLINE
 - EXISTING
 - PROPOSED



VICINITY MAP N.T.S.



SCALE 1" = 100'

SITE PLAN (DETAIL A)



PROJECT INFORMATION

OWNER/APPLICANT:
 EMERALD TRIANGLE GROUP, LLC
 P.O. BOX 152
 ALDERPOINT CA, 95511
 (707)299-4438
 LOCATION:
 A.P.N. 032-051-032
 SETBACK: 5' FRONT, SIDE
 15' REAR
 ZONING: C-2-D
 LOT SIZE: 40.12 ACRES
 DESCRIPTION: SPECIAL PERMIT FOR
 CANNABIS WHOLESALE DISTRIBUTION
 AND TRANSPORTATION AND
 EXTRACTION FACILITIES.



DISCLAIMER:
 MAPPING INFORMATION PROVIDED IS FOR HUMBOLDT COUNTY PLANNING PERMITTING PURPOSES ONLY. THIS SITE PLAN REFLECTS MANY MAPPING DETAILS THAT ARE USEFUL TO ASSURE THAT THE STRUCTURES ARE LOCATED APPROPRIATE TO THEIR SURROUNDINGS. HOWEVER, NONE OF THE INFORMATION SHOWN IS IMPLIED TO SUGGEST OR SUBSTITUTE FOR A CONTRACTED ACTUAL LAND SURVEY.
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SCALE 1" = 6'

SITE PLAN (DETAIL B)



5					
4					
3	7/2/16	ADD NEW BUILDING, REMOVE OFF STREET	MAN		
2	8/2/16	PARKING, UPDATE NOTES	MAN		
1					
NO.	DATE	DESCRIPTION			
R E V I S I O N S					

A.M. Baird
 Engineering & Surveying
 1227 Main St., P.O. Box 386, Fortuna, CA 95540
 (707)725-5182

SCALE AS SHOWN
 DRAWN BY M.J.N.
 CHKD A.M.B.
 DATE 12/20/16

EMERALD TRIANGLE GROUP, LLC
 825 REDWOOD DRIVE
 GARBERVILLE, CA, 95542
 COMMERCIAL MEDICAL CANNABIS SITE PLAN

SITE PLAN

JOB NO. 16-4559-4
 SHEET NO. 1 OF 1

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE RELEASE OF THE BUILDING PERMIT AND INITIATION OF OPERATIONS.

Development Restrictions

1. The project shall be developed in accordance with the project description and project site plan.
2. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
3. Where feasible, new utilities shall be underground or sited unobtrusively, if above ground.
4. The Applicant is required to obtain from the Building Inspection Division any Building or other required permits prior to commencing construction activities or the approved use. Alternatively, a letter from the Building Inspection Division stating a change or use and/or additional building permits are not required would also satisfy this condition.
5. The project shall address odor management by incorporating a ventilation/air filtration system limiting potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer, or equivalent, for review and approval by the Building Official. (Note: Manufacturer's Performance Specifications may be submitted for satisfaction of this condition subject to approval of the Building Official).
6. The approved project shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
7. Applicant shall install a KNOX Box to allow access to the site for emergency personnel.
8. The designated loading space shall be striped and/or signed to the satisfaction of the Department of Public Works.
9. During extended hours of operation, shipping, receiving, and any other traffic or noise generating activities shall be limited to normal working hours.
10. Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
11. he Applicant shall complete all requirements listed in the Garberville Sanitary District Conditional Will Serve Agreement dated 9/19/2019. Applicant shall obtain all permits from the Division of Environmental Health necessary to complete the upgrades. A letter or similar communication from the Garberville Sanitary District will satisfy this condition.

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, 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.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), as may be amended from time to time, as applicable to the permit type.
4. 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.
5. All persons hiring employees to engage in commercial handling of cannabis shall comply with the following Employee Safety Practices:
 - A. 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. Visibly post and maintain an emergency contact list which includes at a minimum:
 - 1) Operation manager contacts;
 - 2) Emergency responder contacts;
 - 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.
7. Odors shall be contained on the property on which the Cannabis activity is located. To implement this requirement air filtration and ventilation equipment is to be maintained in good working condition and monitored on an on-going basis to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity of the business. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
8. The Permit shall be valid for one year from the effective date of approval, and on the

anniversary date of such effective each year thereafter, unless an annual compliance inspection has been completed and the permit has been found to comply with all conditions of approval. In the event the inspection finds noncompliance, a written notification of shall be provided to the permit holder identifying the items not in compliance and the action the permit holder may take to cure the noncompliance. Failure to cure the noncompliance shall result in termination of the permit. The process of notification, re-inspection and appeal of any noncompliance determination shall be as set forth in sections 55.4.1.2.2 and 55.4.13 of the CMMLUO.

9. 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 conformance with conditions review shall accompany the request. The request shall include the following information:
 - (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
 - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - (3) The specific date on which the transfer is to occur; and
 - (4) Acknowledgement of full responsibility for complying with the existing Permit; and
 - (5) Execution of an Affidavit of Non-diversion of Medical Cannabis.
10. Prior to making any modifications to a permitted facility, the permittee shall submit to the Planning Director a request for determination of County approvals, together with the appropriate fee. The request shall contain a description sufficiently detailed to allow the Planning Director to determine what permits and other approvals, are needed, and whether a modified Permit is required.
11. 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.
12. All signage shall comply with Section 314-87.2 of the Humboldt County Code.
13. The permit holder shall participate in and bear costs for permittee's participation in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner.
14. The permit holder shall pay all applicable application, review for conformance with conditions and annual inspection fees.
15. Issuance of a business license or other permission to occupy the site shall be evaluated to determine if the new use or activity will be consistent with the approved exception to the loading space requirements. A change that substantially alters the type or nature of businesses or hours/days of operation from the businesses considered in determining the peak parking demand for this exception shall require a modification of this permit.
16. Future changes in commercial use not consistent with the approved exception to the loading space requirements shall require a modification of this permit.

Informational Notes:

1. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where building permits have been secured and/or the use initiated pursuant to the terms of the permit, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval #8 of the On-Going Requirements /Development Restrictions, above.
2. 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 as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone 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 NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

3. The applicant is responsible for obtaining all necessary permits and/or approvals from other state and local agencies.
4. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. Once initiated, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval # 8 of the On-Going Requirements /Development Restrictions, above. The period within which construction or use must be initially commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within 12 months of the effective date of the permit, whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
6. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.

ATTACHMENT 2

Required Findings for Approval

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit:

1. The proposed development is in conformance with the County General Plan, the Open Space Plan, and the Open Space Action Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. The proposed development must be consistent with the General Plan. The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan 2017 (GP) including Appendix C – Community Area Plans Extract – Garberville-Redway-Benbow-Alderpoint Community Plan, the Open Space Plan, and the Open Space Action Plan.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p> <p>Commercial General</p>	<p>Commercial General (CG): This designation is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.</p>	<p>The Applicant is proposing to develop a cannabis manufacturing and distribution facility within an existing structure and a small new structure on APN 032-051-032. Manufacturing and distribution uses are similar and compatible uses to other uses allowed for this designation.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,CT-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>Access to the site is directly off Redwood Drive, a paved County-maintained road. Access to the loading zone for distribution is an alley off Maple Lane. There will be a peak of five (5) employees per work shift and 1-2 deliveries per day. The facility is not open to the public. The proposed project occurs within a structure that was constructed and in commercial use prior to the enactment of the County Code. On-street parking is allowed as an existing non-conforming use. The proposed project also includes a loading space exception to allow for a reduction in the dimensions of the loading space to 15 feet by 34 feet. The loading zone is proposed in the rear of the lot. The four (4) parking spaces in the rear of the lot are used intermittently by the residents of the 3rd floor apartments. Deliveries to the loading zone will occur during the day when the residential spaces are not in use. When not in use, the vehicle uses for distribution will be parked at an off-site location (412 Maple Lane, Garberville).</p> <p>The Department of Public Works – Land Use Division commented on the projects. For App 12747, the comments</p>

		recommended review of Airport Building Zone Compatibility with Section 333 of Humboldt County Code. The subject parcel is within the conical surface building height restrictions. As noted above, evidence shows the building pre-dates the 1955 County Code. The existing structure is not proposed to change as a result of the project. The Public Works comments on App 12733 noted that parking in Garberville is impacted and recommended review by the Garberville Parking Authority, an entity has yet to be formed. Public Works had no other comments.
Housing Chapter 8	Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing. Related policies: H-P3, Development of Parcels in the Residential Land Inventory.	The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project will not preclude any future residential development. The project will 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.
Conservation and Open Space Chapter 10 Open Space Section 10.2	Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3) Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.	The proposed project is located within an existing development, not on working resource lands or park lands. However, the project will not preclude orderly development and coordination with other agencies programs related to conserving open space lands.
Conservation and Open Space Chapter 10	Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and	The subject parcel is in a commercial zone in an urbanized area. The Biological Resource maps of the General Plan do not identify any sensitive or critical habitat areas on or in the area of the

Biological Resources Section 10.3	wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources) Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.	subject parcel. The project was referred to the California Department of Fish and Wildlife on June 7, 2018, and no responses were received.
Conservation and Open Space Chapter 10 Cultural Resources Section 10.6	Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources) Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation.	The project is located within the historic boundary of the Bear River Band of Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council. The project was referred to the Northwest Information Center (NWIC). The NWIC has requested a cultural resource survey for the parcel due to the potential for a historic building over 45 years old. A Cultural Resource Survey was conducted on the project site by Archaeological Research and Supply Company in February 2019. The report analyzed the concrete building that is proposed for demolition and concluded that for the purposes of CEQA it is not an historic buildings. The existing three-story commercial building will not be altered in a manner that could affect its historical significance. The Bear River Band responded and recommended the inadvertent discovery protocol. An ongoing condition of approval incorporates the inadvertent discovery protocol to protect cultural resources.
Conservation and Open Space Chapter 10 Scenic Resources Section 10.7	Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)	The proposed project is located within an existing commercial development. The proposed project includes additional lighting for security purposes that will meet standards for Backlight, Uplight and Glare (BUG). No signage is proposed at this time.

	Related policies: SR-S4. Light and Glare	
Water Resources Chapter 11 Stormwater Drainage	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-42 Erosion and Sediment Control Measures.</p>	<p>The proposed project occurs within existing structures, construction of which predates the County Code, and a proposed small new structure that will occur in an existing building footprint. The site is not in a Low Impact Development Area (MS4). The project site is located in an urban area. The site is equipped with stormwater infrastructure. There are no water bodies within the vicinity of the project site.</p>
Water Resources Chapter 11 Onsite Wastewater Systems	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution. (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P20. On-Site Sewage Disposal Requirements.</p>	<p>Water and sewer services are provided by the Garberville Sanitary District. The proposed project occurs within an existing structure constructed predating the County Code, and a small new structure to be built in the footprint of an existing building. No new wastewater treatment system is proposed. The Department of Environmental Health received a project referral and recommended approval. The Garberville Sanitary District received a project referral. The GSD provided a conditional will-serve letter for the project on 9/19/2019 (see Attachment 3). Required improvements include installation of a sewer line independent of other business or buildings, addition of an approved GSD valve to the waste discharge tank prior to entering the collection system, and one additional water meter and one sewer connection, including applicable fees, will be purchased prior to initiation of operations. All requirements of the</p>

		conditional will-serve letter have been included as conditions of approval in Attachment 1.
Noise Chapter 13	Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards. (N-G1, N-G2) Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.	Power to the subject parcel is provided by Pacific Gas & Electric (P. G. & E.). All operations will be located within enclosed structures. The proposed project does not include use of a generator or the generation of noise in excess of 60 decibels. Operating hours will be 7 am to 7 pm Monday through Sunday. The nearest residence is located 250 feet from the proposed project parcels. Noise levels are anticipated to be consistent with the existing uses in the commercial area. During extended hours of operation for periods of seasonally high workload, deliveries will be restricted to regular business hours.
Safety Element Chapter 14 Geologic & Seismic	Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2) Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.	The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. Geologic hazard maps of the Framework Plan show the slope instability of the property to be moderate, and the proposed project is within an existing building so the proposed project is not likely to be subject to geologic hazards. Conditions of approval for the proposed project require that the development meet the requirements of the Building Department.
Safety Element Chapter 14 Flooding	Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order	The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at several miles distance from the coast, is outside the areas subject to tsunami run-up.

	<p>to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential.</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The parcel is in an area of High Fire Hazard rating and within the Garberville Fire Protection District. All applicable referral agencies were referred. In a referral response dated 12/20/2017, the Garberville FPD objected to volatile manufacturing activities at the project location. A letter was sent to Garberville FPD on July 30, 2019, addressing concerns about the use of volatile solvents in the manufacturing process (see Attachment 4). The project will only use ethanol, a non-volatile solvent, and mechanical methods for extraction. There will be no volatile substances on site. No further communication was received from the Fire District. A condition is included requiring the installation of a Knox-Box to allow fire personnel access to the site in case of an emergency.</p>
<p>Community Infrastructure and Services Element Chapter 5</p> <p>Implementation Action Plan</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.</p>	<p>The parcel is within the Garberville Fire Protection District.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state</p>	<p>The project site is developed with an existing 3-story commercial building and 2-story storage building. A third building will be demolished and a 180-square-foot metal building constructed in its place. There is no groundbreaking or grading associated with the proposed project. For any interior construction or modifications associated with the project, the resulting emissions are anticipated to be minor, and the</p>

	<p>and federal requirements. (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>applicant will implement standard dust control practices. In the event that the project requires grading or groundbreaking, the following condition of project approval has been included: applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.</p>
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2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel of land is known as APN 032-051-032 and was created by the creation deed 1923-7390 recorded on January 3, 1939. Therefore, the subject parcel is a separate, legal parcel in its current configuration and can be developed as proposed.
§314-2.2 Community Commercial	The C-2 zone allows for more commercial facilities that are of a light commercial character, conducted completely within an enclosed building. The Medical Cannabis Dispensary Ordinance allows dispensaries in the C-2 zone with a Conditional Use Permit. The County Commercial Medical Land Use Ordinance (CMMLUO) allows manufacturing in the C-2 zone with a Special Permit.	The Applicant is proposing to develop manufacturing and distribution facilities. The proposed uses are specifically allowed with Special Permits (manufacturing and distribution) in the C-2 zoning districts under the following H.C.C. Sections §314-55.4.8.5 and §314-55.4.8.6 of the CMMLUO (manufacturing and distribution).
Minimum Lot Area:	2,000 square feet	5,230 square feet (0.12 acres)
Minimum Lot Width:	25 feet	40 feet
Maximum Ground Coverage:	None specified.	75%
Minimum Yard Setbacks:	Front: None. Rear: 15 feet, except that where a rear yard abuts an alley, such rear yard may be not less than 5 feet. Sides: None.	Front: 0 Rear: >15 feet Sides: 0
Max. Building Height	75 feet	< 75 feet

<p>§314-19</p> <p>"D" Combining Zone Designations</p>	<p>The reviewing authority shall take the following items under consideration in approving plans within a D zone:</p> <p>The height, bulk and area of buildings.</p> <p>All setbacks from property lines.</p> <p>The color, textures and materials of exterior walls.</p> <p>The type, pitch and material of roofs.</p> <p>The type, size and location of signs.</p> <p>Landscaping, and parking lot layout.</p> <p>Relationship to other buildings and/or uses in the area.</p> <p>Architectural treatment of any historical buildings or structures.</p> <p>Location and treatment of the site as related to its natural setting.</p>	<p>The proposed project is located within a commercial structure that faces Redwood Drive in a commercial area of the town of Garberville. Façade improvements have occurred over the years, which have changed the original siding to more contemporary materials that do not appear to be historically significant. The structure meets the required setbacks from property lines. The Applicant completed a Neighborhood Design Review Survey of six nearby structures (see Attachment 3). The other structures are both 1- and 2-stories ranging in height from 12 – 30 feet. Architectural styles range from modern to modified bungalow. The existing structure conforms with the neighborhood. A small new building will be constructed in place of an existing structure in the middle of the lot. The new building is not visible from the commercial frontage. The main commercial building will undergo interior modifications and minor exterior alterations, including motion-activated security cameras and improvements for ADA-compliance and the loading zone.</p>
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§314-109.1.2.5 Parking Requirements for Uses Not in Compliance with Current Parking Requirements

<p>§109.1.2.5.1</p> <p>Parking Requirements for Uses Not in Compliance with Current Parking Requirements.</p>	<p>No additional parking spaces shall be required whenever existing uses not in compliance are transferred to new owners or operators who will continue the use without significant change.</p>	<p>The proposed uses are located within an existing 3-story, mixed use structure. On-site parking consists of four (4) spaces for residential use in the rear of the lot. The commercial frontage of the site is accessed off Redwood Drive. No off-street parking spaces are required. Historical imagery shows the commercial use of the building predates the Humboldt County Code. The historic image (attached) shows the existing 3-story building on the subject parcel with a business sign reading "Beauty Shop." This photograph is dated to circa 1950 (see Attachment 3). The evidence therefore demonstrates the premises was in use as a commercial establishment prior to the 1965 adoption of the Zoning Code. Business licenses on record show the continuous commercial use of the premises since 1989. There is no evidence to suggest the commercial use ceased for a period of more than two (2) years. The proposed use will not significantly increase the existing use. Up to five (5) employees per shift will be working.</p>
<p>§109.1.4.3</p> <p>Loading Space Exception Request</p>		<p>One loading space per 20,000 square feet is required. Loading zone dimensions are required to be 10 feet wide, sixty feet in length with 14 feet of vertical clearance. The loading zone exception would allow for the dimensions of the loading zone to be reduced to 10 feet wide, 34 feet in length with 14 feet of vertical clearance, to accommodate a van or small box truck. The proposed loading space is located in the rear of the lot.</p> <p>The exception is supported based on anticipated levels of use as described in the Operations Plan (see Attachment 3). Deliveries will be made twice daily. The proposed delivery vehicle is approximately 18 feet long. There is space for the vehicle to unload and maneuver in the alley without obstructing residential parking.</p> <p>Due to lack of parking on the subject parcel, the delivery vehicle will be stored at an off-site location that is also within the C-2 zoning district (412 Maple Lane, Garberville)).</p>

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)

<p>§314-55.4.8.5 Manufacturing</p> <p>§314-55.4.8.6 Distribution</p>	<p>Manufacturing of commercial cannabis for medical use shall be a permitted use in zone districts C-2, C-3, MB, ML, U (where developed as an industrial use) and MH, subject to a Special Permit and the conditions and limitations set forth in this Section.</p> <p>Wholesale distribution facilities for commercial cannabis for medical use shall be permitted in zoning districts C-2, C-3, MB, ML, U (where developed as an industrial use) and MH, subject to a Special Permit and the conditions and limitations set forth in this Section.</p>	<p>The proposed project will:</p> <ol style="list-style-type: none"> 1. Manufacture products using non-volatile extraction methods 2. Distribute cannabis flowers and cannabis products between license types, including to retailers and testing laboratories. 3. Grade, trim, and package cannabis; <p>The subject property is correctly zoned, Community Commercial (C-2), and the applicant will comply with all conditions of the CMMLUO ordinances, as specified in the recommended conditions of approval.</p>
<p>§314-55.4.8.10 Permit Limit</p>	<p>No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.</p>	<p>According to records maintained by the Department, the Applicant holds no other cannabis activity permits, and is entitled to four. Two SPs will be issued to the Emerald Triangle Group, LLC, Co. The SP for the parking and loading exceptions is not subject to the permit limit.</p>
<p>§314-55.4.10 Application Requirements</p>	<p>Identifies the Information Required for All Applications.</p>	<p>Attachment 3 identifies the information submitted with the application, and shows all the required information was received.</p>
<p>§314-55.4.11 Performance Standards</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>All the applicable performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>

§314-55.4.11.c Performance Standards-Water	Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, 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.	Water for the proposed project is provided by the Garberville Sanitary District (GSD), a municipal water provider. There is no surface or ground water associated with the proposed project. The GSD provided a conditional will-serve letter, and all required improvements have been included as conditions of approval.
§314-55.4.11.d Performance Standards- Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs).	The site plan shows the project complies with property line setbacks. There are no schools, school bus stops or public parks as defined HCC Section 314- 55.4.7 within 600 feet of the project location. This section primarily applies to cultivation and processing activities, which are not a part of the proposed project.
§314-55.4.11.o Performance Standards- Generator Noise	The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels.	No generators will be used as a part of the proposed project.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicants filed the applications on December 20, 2016.

4. Public Health, Safety and Welfare. The following table identifies the evidence which supports finding that the proposed location of the use and 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.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause any environmental damage. All commenting agencies have recommended approval or conditional approval of the project.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall 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.	The parcel was not included in the 2014 Housing Inventory.

6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§§ 15301 and 15303 of CEQA	Categorically exempt from State environmental review.	The project was found exempt from the California Environmental Quality Act for the following reasons. The project is exempt from environmental review per Sections 15301 (Existing Facilities), which applies to the interior renovations to the commercial space necessary for the manufacturing and distribution operation and Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction

		<p>of a 180 SF metal manufacturing building. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project. Therefore, the project may be found to be exempt from environmental review the California Environmental Quality Act (CEQA) Guidelines.</p>
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ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within 0.25 mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Site plan provided - cultivation details not applicable)
3. An operations plan for the manufacturing and distribution operation, detailing proposed uses, hours of operation, methods of extraction, employee schedules, safety procedures, and security measures. (On file)
4. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading, or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish and Wildlife. (Not applicable)
5. Description of water source, storage, irrigation plan, and projected water usage. (On file)
6. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
7. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the Tribal Historic Preservation Office or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records

search be performed through the California Historical Resources Information System. (On-file)

8. Neighborhood Design Survey. (Attached)
9. Cultural Resource Survey prepared by Archaeological Research and Supply Company February 2019. (On file)
10. Historic photograph of downtown Garberville c. 1950 (Attached)
11. Garberville Sanitary District Conditional Will-Serve Letter dated September 9, 2019 (Attached).



Development & Operations Plan Emerald Triangle Group



Humboldt County
APN 032-051-032-000

Submitted to:

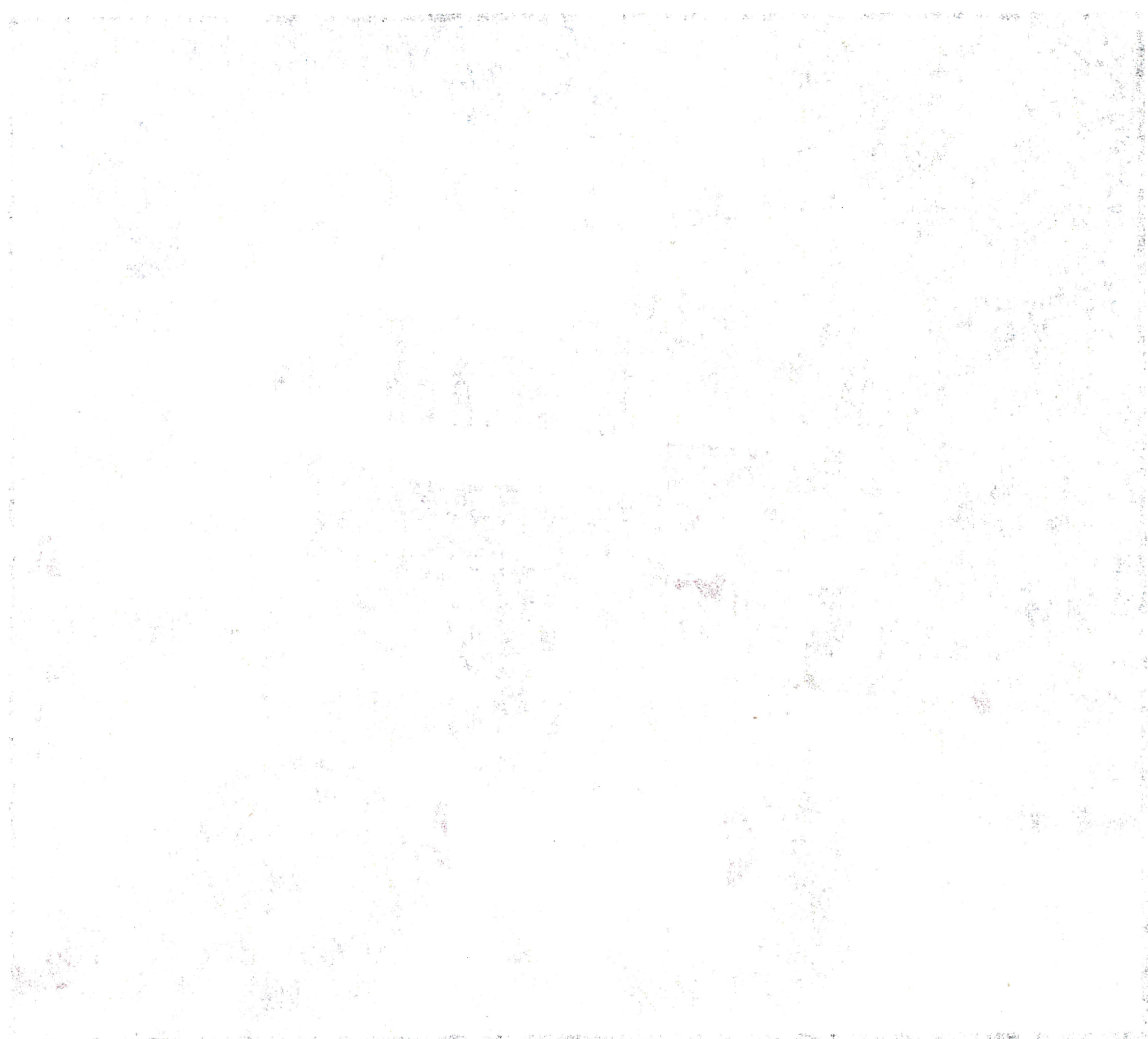


Type 6 Solventless Manufacturing
Type 11 Distribution

December 26, 2018 (v2.1)

Prepared by:





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I. Site Description

The project is located in the heart of the Emerald Triangle. Southern Humboldt's traditional cannabis market center, Garberville, is at the heart of local economic activity. It has traditionally embraced it's connection to Emerald Triangle SoHum cannabis. The town is going through a transitional shift from trimmigrants and extractions within a shed to safe and sanitary business providing a legal product in demand. Local cannabis cultivators are in need of distribution and nonsolvent manufacturing services which is the intent of the project.

825 and 827 Redwood Drive is commercial frontage property with zero lot lines in downtown Garberville (Figure 1). It has a three-story stick-built structure, with a two-story concrete water tank outbuilding in the back, and in the rear a two-story storage facility. Current use is commercial retail on the first floor, offices on the second, and a residence on the third completely under control of the Operator. The project shall be using the bottom floor for commercial cannabis distribution and manufacturing activities while no change or commercial use occurs above (Figure 2).

This location provides easy access to Highway 101 and most county roads that local cultivators and a commercial delivery vehicle would use. Main entries are via Redwood Drive and an alley in the rear from Maple Lane. On the commercial frontage there are privately owned ADA-compliant and three (3) standard parking stalls.

Downtown Garberville and the project site are a commercial area zoned Community Commercial (C-2). This zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. Principally permitted uses include stores, office, and services of a light commercial character, whereas, wholesale outlets and light manufacturing are uses permitted with a Special Use Permit. Other uses not enumerated, but allow under ordinance, require a Conditional Use Permit.

Conditions of use shall apply to the permit and are typically based upon potential for impacts of externalities of business. The area, for thee most part, is suitable for commercial cannabis development, though there are potential sensitive receptors within three hundred feet (300') of the business. Specifically, there is a residential area a block behind the site, which may be impacted by smells. Further, adjacent business may also have to deal with smell, increased traffic, and other impacts to their business. Therefore, it shall be essential to plan and develop the site accordingly.



Figure 1: Project Location and Zoning

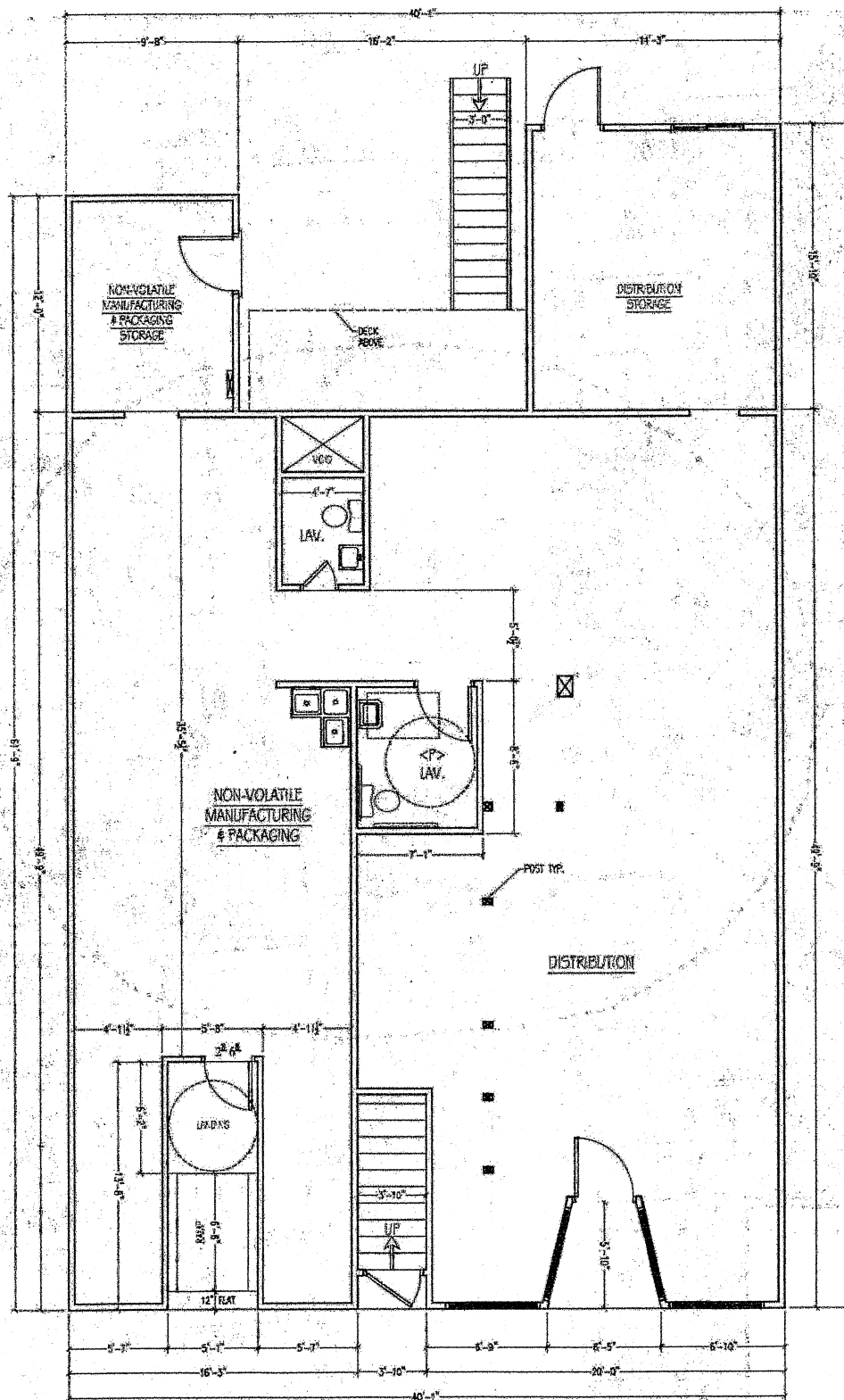


Figure 2: 1st Floor Schematics

II. Development Plan

The proposal is to develop a commercial cannabis Type 11 Distribution and Type 6 Solventless Manufacturing Facility meeting or exceeding Humboldt County Code and State Law. Retail frontage sales are not intended nor shall they be undertaken. All development shall be fully engineered, equipment CL-Certified, and operations licensed as required by law. All commercial cannabis activity shall take place on the 1st Floor of the frontage building, the backyard area, and within the two-story storage units. Use of the upper floors would not change and would remain under the control of the operator.

Development is proposed as follows which shall meet all County and State laws:

A. Commercial Frontage

1. Type-6 Manufacturing of Solventless extracts including the production of kief, hash, rosin, steam distilled terpenes, and pre-rolls.
2. Type-11 Distribution of raw and packaged cannabis goods.
3. Remove of a wall partition to create a single location with access to a shared ADA-compliant restroom.
4. Safety upgrades including fire suppression.
5. ADA-Compliance upgrades.
6. Occupancy change of first floor to a F-1 processing use, no change to second floor, and the third floor from R-3 to R-1.
7. ADA-compliant secure front entrances.
8. ADA-compliant exterior ramp from the rear alley parking lot to the rear entrance.
9. Stairs on entrance from alley to be rebuilt to be upgraded with a current code compliant design.

B. Two-Story Outbuilding (Figure 3)

1. Shall be demolished as it is unsafe for employees and operations. It represents a safety risk and would be costly to retrofit.
2. Shall install in its footprint a fully engineered, modern, and safe twelve feet by fifteen feet (12'x15') single story metal building.
3. Shall develop within the updated metal building a small fully engineered closed loop ethanol extraction facility.

C. Two-Story Twenty (20) Unit Mini Storage

1. First floor shall be outfitted with a walk-in refrigeration unit to store cannabis at optimum temperatures.
2. Second floor shall be used to store cannabis product produced and packaged at the facility.

D. Parking

1. ADA-compliant van accessible parking shall be on the commercial frontage.
2. Three (3) standards stall shall be provided on the commercial frontage.
3. The delivery vehicle may be stored within the rear delivery space, or, within a leased unit at Evergreen Self-Storage located two (2) miles north of Garberville.

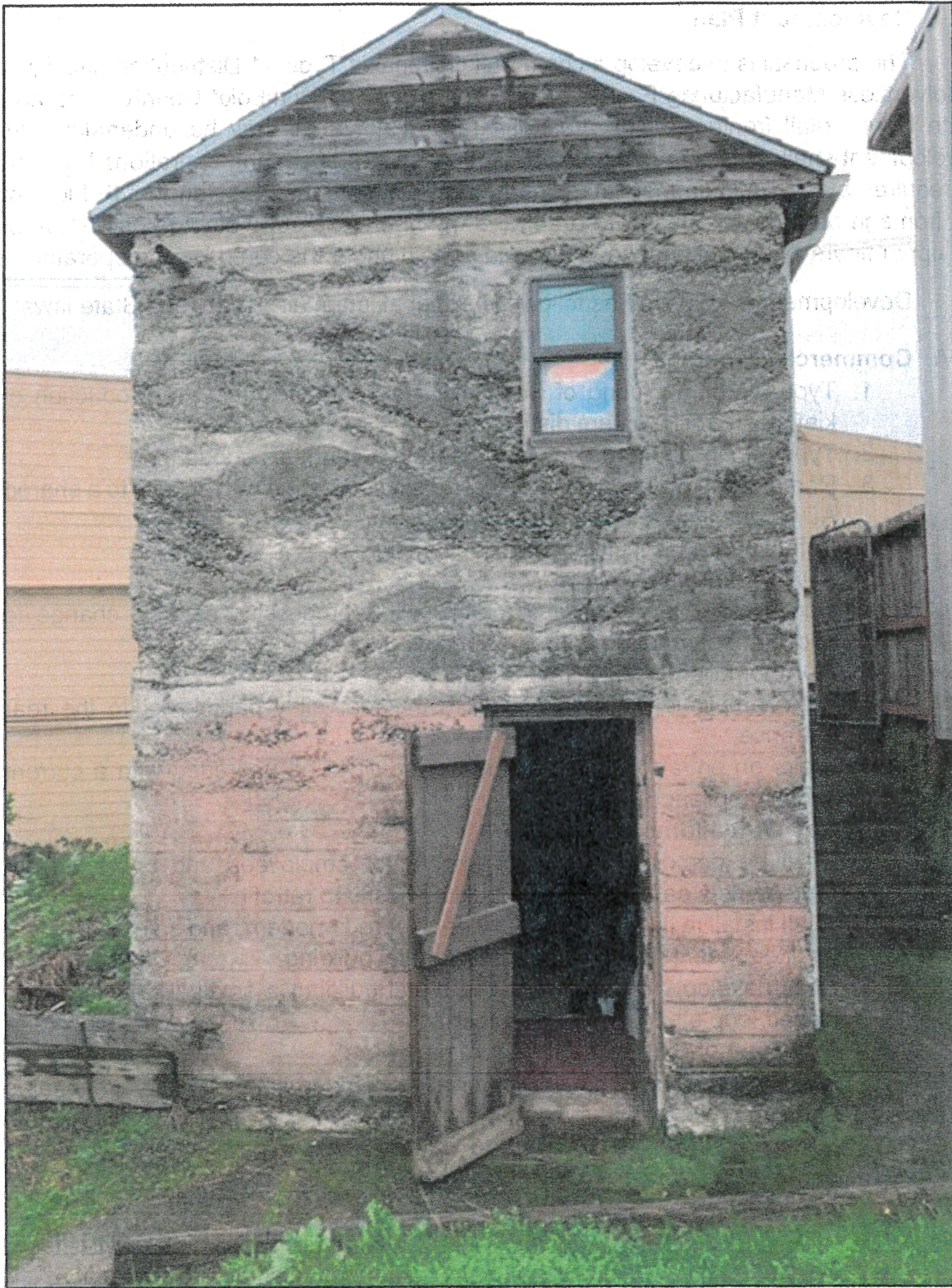


Figure 3: Two-Story Outbuilding

III. Operations, Employment, and Safety

The Operator shall implement safety protocols to protect the health and safety of its employees and consumers. Operations shall meet all State and County laws and any required health and safety laws. The integrity of the end product and safety of use for the consumer while maintaining the welfare of employees is of the utmost concern.

A. Days and Hours of Operation

1. The facility is not open to the public and shall not accept visitors without a specific business purpose.
2. Hours of operation shall typically be from 7am to 7 pm; however, during periods of seasonally high workload, the hours of operations within the facility may increase to 24 hours per day. During such extend hours of operations, shipping, receiving, and any other traffic or noise generating activities shall be limited to normal working hours.

B. Use of Labor

1. The Operator shall comply with all applicable federal, state, and local laws and regulations governing California Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California labor laws, all State and County laws, and the Humboldt County Code (including the Building Code).
2. The Operator shall implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions.
3. 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.

C. Employee Screening Processes

1. It is anticipated that the operation shall employ up to five (±5) full-time employees.
2. Employees must be able to perform all tasks as described by their job description.
3. Operations shall be overseen at all times by an owner or manger.
4. All candidates for staff positions shall undergo criminal background checks as part of the standard screening process.
5. To the maximum effect allowed by California and federal employment law, candidates with a criminal, violent, and/or drug abuse history shall be screened from employment.

D. Product Safety

1. Prior to engaging in the manufacture of any cannabis product the owner(s) and/or manager(s) shall have successfully passed an approved and accredited food safety certification examination as specified in Sections 113947.2 and 113947.3 of the California

Retail Food Code and any other certifications required by all State and County laws.

2. Food safety certification shall be achieved by successfully passing an examination from an accredited food protection manager certification organization. The certification organization shall be accredited by the American National Standards Institute as meeting the requirements of the Conference for Food Protection's "Standards for Accreditation of Food Protection Manager Certification Programs."
3. All employees shall have adequate knowledge of, and shall be properly trained in, product safety as it relates to their assigned duties.
4. There shall be at least one food safety certified owner or employee at the facility responsible at all times.
5. The certified owner or employee shall be responsible for ensuring sufficient training of all employees in the safe preparation of cannabis products of any kind.

E. Emergency Action Response Planning

1. Employees shall be trained and certified in basic CPR & 1st Aid.
2. Two (2) CPR & 1st Aid Kit Stations shall be provided on adjacent sides of the manufacturing facility. There may be an Automated External Defibrillator (AED) onsite.
3. Employees with known allergies that could be a health concern shall inform management, and if require an EpiPen, shall carry said provisions with them at all times while on-site.
4. Within the processing facility a working phone connection or emergency call button connected to a monitored security system shall be put into use.
5. Emergency call buttons, depending on circumstances, may or may not be placed throughout the facility.
6. The facility shall be outfitted with an internal intercom system.

F. Employee Accident Reporting and Investigation Policies

1. All accidents shall be reported to management.
2. Management shall investigate and keep written reports of accidents.
3. Reporting to authorities shall be accordingly to the requirements of law.

G. Fire Prevention

1. Automated chemical and/or water fire sprinkler suppression systems shall be installed within the facility.
2. A fire monitoring system shall be installed in conjunction with the monitored security system.
3. Each of the partitions shall have at minimum (1) dry chemical fire extinguisher with a twenty pound (20lb) capacity.

4. All employees shall be trained with fire safe methods and in the proper use of fire extinguishers.
5. Fire extinguishers shall be maintained and certified on an annual basis.

H. Hazard Communication Policies, Including Maintenance of Material Safety Data Sheets (MSDS)

1. Employees shall be trained in the proper handling of all hazardous materials, if any are ever used.
2. If any regulated substances are ever used MSDS of any applicable hazardous materials shall be posted visibly on-site at all times.

I. Job Hazard Analysis

1. Employees may be exposed to industrial related risks.
2. Within the first year risks shall be assessed by an independent expert to reduce job hazards as applicable by law.
3. A risk management plan shall be implemented to reduce identified issues.

J. Personal Protective Equipment Policies

1. The Operator shall provide personal safety equipment for use such as OSHA certified safety glasses, hardhats, nitrile gloves, disposable face masks, and filtered respiratory protection.
2. Employees shall be trained in the use, expected to make use, and shall have ample access to personal protective equipment provided by the Operator.
3. Storage areas for personal safety equipment shall be provided.

K. Emergency Contacts

The Operator's facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

1. Operation manager contact(s):
 - a. Owner/Operations Manager: Joseph Bilandzija (707)951-7185
 - b. Owner/Facility Manager: Francesco Galafaro (707)951-6521
2. Emergency responder contact(s):
 - a. EMERGENCY CALL 911
 - b. Nonemergency Sheriff: (707) 445-7251
 - c. Garberville CalFire: (707) 923-2645
 - d. City Ambulance: (707) 445-4907
3. Poison control contact(s):
 - a. EMERGENCY CALL 911
 - b. Poison Control Centers 1-800-222-1222

IV. Products

The Operator intends distribute cannabis in bulk and to produce a wide range of solventless cannabis products utilizing ethanol and mechanical based extraction methods. Value added products shall include those made from on-site raw or manufactured goods and processed crude material transferred from a Licensed Off-site Type 7 Manufacturer. Edibles such as cookies, chocolate, and baked goods are not proposed. The following list are intended products that shall be produced:

Table 1: Product List	
Distillate	Pre-rolls
Rick Simpson Oil (RSO)	Ice Bubble Hash
Shatter	Water Hash Rosin
Isolates	Dry Sift
Tinctures	Dry Sift Rosin
Sauce	Flower Rosin
Budder	Steam Distilled Terpenes
Wax	Vape Cartridges
Packaged Flower	Dab Syringes

V. Cannabis Concentrate Production

The Operator is proposing to manufacturing products using differing methods to produce cannabis extracts. Cannabis extracts shall be produced with solventless nonflammable methods. Systems shall utilize water, ice, screens, presses, centrifuges, trimmers, and steam distiller. All development shall be fully engineered, equipment CL-Certified, food or laboratory grade, and operations licensed as required by law. The facility complex shall feature the following equipment:

1. Ethanol Closed Loop Extraction (Figure 4)
2. Evaporator Unit
3. RSO Machine with Scientific Hood
4. Twenty liter (20L) or less Rotary Evaporator with Scientific Hood
5. Vacuum Ovens
6. Chillers
7. Food-Grade Water Hash Extraction (Figure 5)
8. Rosin Presses
9. Ice Machine
10. Freeze Dryer
11. Ice Extract Bags
12. Kief Tumblers
13. Stainless Thirty to Fifty Gallon (30-50gal) Steam Distiller
14. Autoclave
15. Ultrasonic Homogenizer
16. Preroll Machines
17. Stainless Steel Shelves and Tables

- 18. Cleaning Area
- 19. Centrifuge
- 20. Measuring Devices
- 21. Packaging Equipment

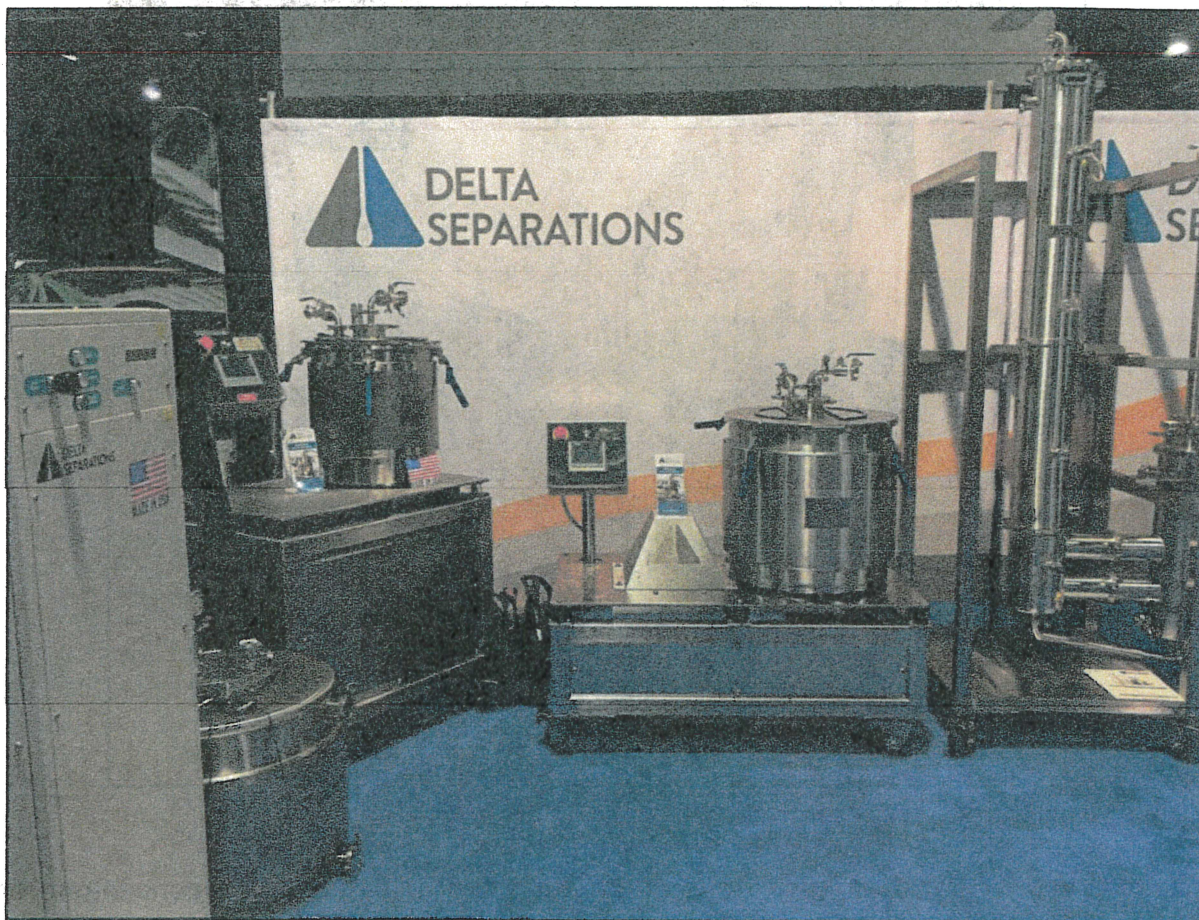


Figure 4: Delta Separations Ethanol Extraction Units

Video: <https://www.deltaseparations.com/cup15/>



Figure 5: Delta Separations Frenchy Cannoli Hash Machine

The Operator shall, regardless of the method of the category of concentrate or packaged cannabis being produced, do the following:

- A. Ensure that the space in which any cannabis product is to be produced within a fully enclosed room and clearly designated on the site map.
- B. Ensure that all applicable sanitary rules are followed.
- C. Ensure that the standard operating procedures for each extraction method includes, but not limited to, step-by-step instructions on how to safely and appropriately:
 - 1. Extract cannabinoids and other essential components;
 - 2. Purge any unwanted components from extractions;
 - 3. Clean all equipment, counters and surfaces thoroughly meeting sanitary food standards; and
 - 4. Dispose of any waste produced with all applicable local, state and federal laws, rules and regulations.

- D. Establish written and documentable quality control procedures designed to maximize safety for employees and minimize potential product contamination.
- E. Establish written contingency plans to be followed by employees in case of a fire, chemical spill or other emergency.
- F. Have a comprehensive training manual that provides step-by-step. The training manual shall include, but not limited to, the following:
 - 1. All standard operating procedures for each method of concentrate production;
 - 2. Quality control procedures;
 - 3. Emergency procedures;
 - 4. Appropriate use of any necessary safety or sanitary equipment;
 - 5. The hazards presented by all solvents used in the material safety data sheet;
 - 6. Clear instructions on the safe use of all equipment in accordance with manufacturer's instructions; and,
 - 7. Periodic cleaning required to comply with all applicable sanitary rules.
- G. Provide adequate training to every employee prior to that individual undertaking any process involving equipment.
 - 1. Adequate training shall include, but not limited to, providing a copy of the training manual and live, in-person instruction, and hand's on instruction.
 - 2. The trainer shall sign and date a document attesting that all required aspects of training were conducted and that he or she is confident that the trainee can safely operate within the facility. The trainee shall also sign said document that they feel confident to operate safely within the facility.
- H. Maintain clear, comprehensive records with the name and signature of every individual who engaged in any step related to the creation of a production batch and the procedure that individual executed.

VI. Hazardous Materials Business Plan

Health and Safety Code (HSC) Section 25505(a)(3) requires business have a Hazardous Materials Business Plan (HMBP) that contains an Emergency Response Plan and procedures to follow in the event of a release, or threatened release of a hazardous material. Each business shall prepare an HMBP and submit to the Hazardous Materials Division of the Department of Environmental Health using the California Environmental Reporting System (CERS) if that business uses, handles, or stores a hazardous material (including hazardous waste) or an extremely hazardous material in quantities greater than or equal to the following:

- A. 500 pounds of a solid substance
- B. 55 gallons of a liquid
- C. 200 cubic feet of a compressed gas
- D. Any amount of a hazardous compressed gas (highly toxic gases with a Threshold Limit Value of 10 ppm or less)
- E. Extremely hazardous substances in threshold planning quantities as defined in 40 CFR Part 355

Ethanol extraction, although considered a safe solventless nonflammable extraction method, is treated as Hazardous Material. There shall be storage and use of ethanol in quantities greater than fifty-five gallons (55gal) and no more than one hundred ten gallons (110gal) at any time.

Therefore, based upon the amounts of liquid alcohol that could be on premises at any time a HMBP shall be required. HSC Section 25505(a)(4) requires that the HMBP contain training for employees taking into consideration their position and duties relative to the handling of hazardous materials. The training must be conducted when employees are first hired, and refresher training sessions given annually. The training must be documented and training records must be maintained readily available for three years. At a minimum, the training plan must include:

- A. Familiarity with the Emergency Response Plan;
- B. Emergency response procedures in the event of a release or threatened release of a hazardous material;
- C. Immediate notification procedures for reporting releases of hazardous materials or other emergencies; and,
- D. Procedures for the mitigation of a release to minimize potential harm to humans or the environment.

The CERS Consolidated Emergency Response/Contingency Plan is a statewide form in CERS to assist businesses in addressing the Emergency Response Plan, Employee Training and Hazardous Waste Contingency Plan requirements in one comprehensive document. The CERS Consolidated Emergency Response/Contingency Plan has been developed to:

- A. Unify emergency response plan, employee training plan, and contingency plan requirements for hazardous substances and hazardous wastes
- B. Provide for basic contingency planning for an average small to mid-size facility
- C. Impose minimal regulatory requirements on businesses

VII. Production Quality Control, Consumer Safety, and Processes

The Operator shall implement quality control and consumer safety control processes, procedures, and documentation that meets all state and local requirements, including but not limited to State and Humboldt County Code:

A. Quality Control

1. Samples of all raw materials shall be screened and tested by an independent State licensed and/or locally permitted licensed laboratory.
2. All raw materials shall meet state requirements for pesticides, mold, and other undesirable qualities prior to extraction.
3. Samples from each batch of finished product shall be screened and tested by a State licensed and/or locally permitted licensed independent laboratory.
4. The facilities inventory control process includes tracking of all incoming raw and processed materials, including the name and state license number of the

cultivator, the testing lab data (as applicable), the strain, the supplier's product tracking identification data, and bill of lading from the transport company.

5. All incoming raw materials shall be assigned a batch number that can be cross-referenced to the above referenced data and stays with the product through the manufacturing process and to final sale to distributors and/or retailers.
6. All finished product shall meet state requirements for pesticides, mold, and other undesirable qualities prior to release for sale to wholesalers and retailers.
7. All outgoing product shall be tracked by SKU, batch number, invoice, and shipping documents; unless the product is not for sale which shall be destroyed and documented.
8. Documentation of all lab test results shall be kept on file.

B. Packaging

1. All packaging shall meet state requirements.
2. Labeling shall include a warning if nuts or other known allergens are used.
3. Labeling shall include the total weight in grams of cannabis or milligrams of THC in the package.
4. A warning that the item is cannabis and not a food shall be distinctly and clearly legible on the front of the package.
5. The package label shall have a warning that's clearly legible and emphasizes that the product is to be kept away from children.
6. The label shall also state that the product contains cannabis.
7. The label shall specify the date of manufacture and batch number.
8. Packaging that makes the product attractive to children shall not be used.
9. The methodologies for tracking and inventory of cannabis and cannabis extracts may be subject to requirements imposed by the State Licensing Authority and Humboldt County which shall be adjusted accordingly as required.

C. Sanitary Practices

1. All reasonable measures and precautions shall be taken to ensure the following sanitary conditions:
 - a. Any person who, by medical examination or supervisory observation, is shown to have, or appears to have, an illness, open lesion, including boils, sores, or infected wounds, or any other abnormal source of microbial contamination for whom there is a reasonable possibility of contact with cannabis or cannabis extracts shall be excluded from any operations which may be expected to result in contamination until the condition is corrected;
 - b. Hand-washing facilities shall be adequate and convenient and be furnished with running water at a suitable temperature throughout the facility.
 - c. Sanitary practices shall require employees to wash or sanitize their hands, and provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;

- d. Nitrile gloves shall be donned after sanitizing hands;
- e. All persons working in direct contact with cannabis and cannabis extracts shall conform to hygienic practices while on duty, including but not limited to:
 - i. Maintaining adequate personal cleanliness;
 - ii. Wash hands thoroughly before starting work and at any other time when the hands may have become soiled or contaminated; and
 - iii. Refrain from having direct contact with cannabis and cannabis extracts if the person has or may have an illness, open lesion, including boils, sores, or infected wounds, or any other abnormal source of microbial contamination, until such condition is corrected.

D. Waste Management

- 1. Litter and waste are properly removed;
- 2. Operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where cannabis and cannabis extracts are exposed;
- 3. Floors, walls, and ceilings are constructed in such a manner that they may be adequately cleaned and each is kept clean and in good repair;
- 4. That there is adequate lighting in all areas where cannabis and cannabis extracts are produced or stored or sold and where equipment or utensils are cleaned;
- 5. That there is adequate screening or other protection against the entry of pests.
- 6. Rubbish shall be disposed of so as to minimize the development of odor and minimize the potential for the waste becoming an attractant, harborage, or breeding place for pests;
- 7. That fixtures and other facilities are maintained in a sanitary condition;
- 8. That toxic cleaning compounds, sanitizing agents, and other chemicals shall be identified, held, stored and disposed of in a manner that protects against contamination of cannabis and cannabis extracts and in a manner that is in accordance with any applicable local, state or federal law, rule, regulation or ordinance;
- 9. That all operations in the receiving, inspecting, transporting, segregating, preparing, manufacturing, packaging, and storing of cannabis and cannabis extracts shall be conducted in accordance with adequate sanitation principles;
- 10. That employees are provided with adequate and readily ADA accessible toilet facilities that are maintained in a sanitary condition and good repair; and
- 11. That cannabis and cannabis extracts that can support the rapid growth of undesirable microorganisms are held in a manner that prevents the growth of these microorganisms.
- 12. The facility shall be open to inspection by the local fire department, building inspector, or code enforcement officer to confirm that no health or safety concerns are present. It is understood that:

- a. Inspections may result in additional specific standards to meet local jurisdiction restrictions.
 - b. An annual fire safety inspection may result in the required installation of fire suppression devices, or other means necessary for adequate fire safety.
 - c. Cannabis and cannabis extract waste shall be rendered unusable and unrecognizable prior to leaving the facility through one of the following methods unless another method is prescribed by the County of Humboldt or the State of California:
 - d. Grinding and incorporating the cannabis waste with non-consumable, solid wastes listed below such that the resulting mixture is at least 50 percent non-cannabis waste:
 - i. Paper waste;
 - ii. Plastic waste;
 - iii. Cardboard waste;
 - iv. Food waste;
 - v. Grease or other compostable oil waste;
 - vi. Bokashi, or other compost activators;
 - vii. Other wastes approved by the State Licensing Authority that shall render the cannabis and cannabis extracts waste unusable and unrecognizable as cannabis; and
13. The methodology for destroying and disposing of cannabis and cannabis extracts shall be subject to requirements imposed by the State Licensing Authority and shall be adjusted accordingly as required.
14. Records of destroyed raw materials and product shall be kept and cross-referenced by batch number and SKU. The weight or volume, as appropriate, shall be recorded along with the method of disposal.
15. The methodology for recording destroyed cannabis and cannabis extracts shall be subject to requirements imposed by the State Licensing Authority and shall be adjusted accordingly as required.

VIII. Security

The facility is for the purpose of the distribution and manufacturing of cannabis products according to State and Humboldt County Code standards. All products shall be sold to State licensed facilities on a wholesale basis. The facility shall not be open to the public and shall not accept visitors without a specific pre-authorized business purpose.

Visitors of the facilities shall be monitored by video at all times. Only authorized representatives of state licensed wholesalers and licensed vendors shall be allowed to enter the facility, be in close proximity to products and raw materials, and shall be supervised at all times. Any other vendors or maintenance workers allowed in the facility shall at all times be escorted and separated from finished products and raw materials.

The Operator shall protect against diversion of cannabis by theft of not only intruders, but also from staff members, and visitors. This shall be achieved by limiting access both into and within different areas of the facility as necessary. Surveillance monitoring of personnel and visitors shall occur at all times. Strict inventory control measures shall also be engaged to prevent and detect diversion. The security measures located on the premises shall include the following:

- A. Indoor and outdoor lighting controlled by photocell switching, timers, infrared motion sensors and/or other state-of-the-art control systems to maintain an adequate light level at the interior and exterior of the facilities to ensure that personnel and the video surveillance system can effectively monitor the space in and around the facility at all times. Exterior lighting shall be directed so as to not pose a nuisance to neighboring properties.
- B. An independently monitored third party security and fire alarm system shall be installed and operated at all appropriate times within the facility.
- C. Communications between the facilities alarm system and the central control station shall be uninterruptible by power outage and/or disability of the telephone system. Communications shall be powered by an uninterruptible power supply, and transmission shall either be by cellular or radio.
- D. All entrances to the occupied building space of the facility shall be restricted by an access control system capable of identifying authorized personnel. The system may also be capable of limiting personnel access to the appropriate locations within the facility depending on the person's job and responsibilities, and also limit facility access to certain times and days as appropriate.
- E. All cannabis raw material deliveries shall be received at the facility from a State licensed and/or locally permitted licensed transport company or individual.
- F. All cannabis product deliveries shall be transported to State licensed and/or locally permitted licensed Wholesale/Distribution companies by a State licensed and/or locally permitted licensed transport company.
- G. 24 hour access to the facility by emergency responders shall be provided via a KNOX Box.

Neighborhood Design Study

1. The Hemp Connection – 412 Maple Lane Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary



2. SHC Industries – 819 Redwood Dr, Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Same as Application Building

Architectural Style: Contemporary



3. Humboldt Hunnies – 815 Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood, brick

Roofing: Same as Application Building

Architectural Style: Contemporary



4. Humboldt Brand Business Solutions – 823 Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood, brick

Roofing: Same as Application Building

Architectural Style: Contemporary



5. Redwood Properties – 831 Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary



6. Karen Miclette Insurance Agency – 833 Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary



7. Bon Bistro – 867 Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 2

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary



8. Ray's Food Place – 875 Redwood Drive Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 2

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary



9. Getti-Up - _____ Redwood Dr Garberville Ca 95542

Use of Building: Commercial

Number of Stories: 1

Approximate Height: 10 ft

Exterior Building Material: Siding: Wood

Roofing: Shingles

Architectural Style: Contemporary





Garberville Sanitary District
PO Box 211
919 Redwood Dr.
Garberville, CA. 95542
Office(707)923-9566 Fax(707)923-3130



CONDITIONAL WILL SERVE AGREEMENT
FOR AGRICUTURAL WATER USE

DATE: 9-19-19

CUSTOMER NAME: Emerald Triangle Group

CONTACT INFORMATION:

PHYSICAL ADDRESS: 825, 827 Redwood Dr

MAILING ADDRESS: PO Box 262 Alderpoint CA 95511

Email: coach@thehumboldtcurer.com

Phone #(Home) 707 951 4427 (Business) 707 951 7185

Cell Phone#

Do you prefer calls or texts? texts

EMERGENCY CONTACT PERSON: Leeana Schultz

Phone # 707 616 3778

DESCRIBE COMMERCIAL ACTIVITY

BUSINESS NAME: Emerald Triangle Group

BUSINESS ADDRESS: 825, 827 Redwood Dr

PRODUCTS TO BE CULTIVATED, MANUFACTURED OR DISPENSED:

Flower, Bubble hash, vape pens

TOTAL SQUARE FOOTAGE OF "IRRIGABLE" LAND UNDER CULTIVATION:

2,000

ESTIMATED WATER USE DEMANDS IN GALLONS PER MONTH AND YEAR:

10,000 - 20,000

GARBERVILLE SANITARY DISTRICT AGREEMENT

Garberville Sanitary District agrees to provide water/sewer service for commercial agricultural, manufacturing, research or distribution at

(ADDRESS) 825, 827 Redwood Dr

(APN#) _____ as long as water is monitored monthly through a separate Garberville Sanitary District approved water meter.

REQUIREMENTS NOW AND IN THE FUTURE:

1. Customer pays a new \$8,000 connection fee for agricultural water meter.
2. Install an agricultural water meter approved by GSD Manager or designee.
3. Provide a site plan.
4. Provide an operational plan.
5. Provide a copy of your County application or permit.
6. Fill out annual GSD application for reporting and monitoring.
7. Include \$150 with annual application for handling and site visit from GSD management.
8. Comply with all water ordinance conditions and requirements now and in the future.
9. Provide annual reconciliation report for water use efficiency.
10. Notify Garberville Sanitary District of any changes in agreement or water use demands.
11. Customer to pay \$8,000 connection fee for sewer service if required by GSD staff.
12. Customer to install an approved backflow device if required by GSD staff.
13. Lab testing of sewer collection waste must meet GSD requirements prior to acceptance into the sewer collection system.
14. A storage tank must be installed to hold wastewater until lab results have been approved by GSD staff.
15. All chemicals used and the process of cultivation or manufacturing must be provided.
16. The approved cannabis permit must be provided to GSD once received.
17. Water usage must be provided so GSD can determine what upgrades must be made with all expenses paid by applicant.

If the above requirements and conditions are not met, this "Will Serve" letter will be revoked and the commercial agricultural water meter will be turned off and locked out until compliance is achieved and approved by the General Manager or designee.

CHECK EVERY BOX THAT APPLIES:

- ☒ I am providing accurate information.
- ☒ I will only use GSD water as stated in this agreement.
- ☒ I have read this agreement and agree to the terms, conditions and requirements.
- ☒ I understand that violation of this agreement will result in termination of water service.
- ☒ I have a County approved permit or have a permit pending.

****Please contact Garberville Sanitary District for questions or clarification****

GSD Board Requirements:

1. Sewer line shall be installed independent of other businesses or buildings
2. An approved GSD valve will be added to the waste discharge tank prior to entering the collection system.
3. GSD will do all sampling of waste discharged from the storage tank
4. ~~Two~~ ^{one} additional water meters with ~~\$16,000~~ ^{8,000 KE} total connection fees must be received prior to construction.
5. ~~Two~~ ^{one} sewer connection fees of ~~\$16,000~~ ^{8,000 KE} total must be received prior to construction.

APPROVED BY:

Ralph Emerson

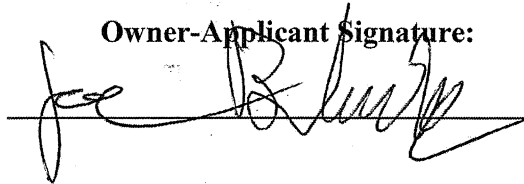

General Manager

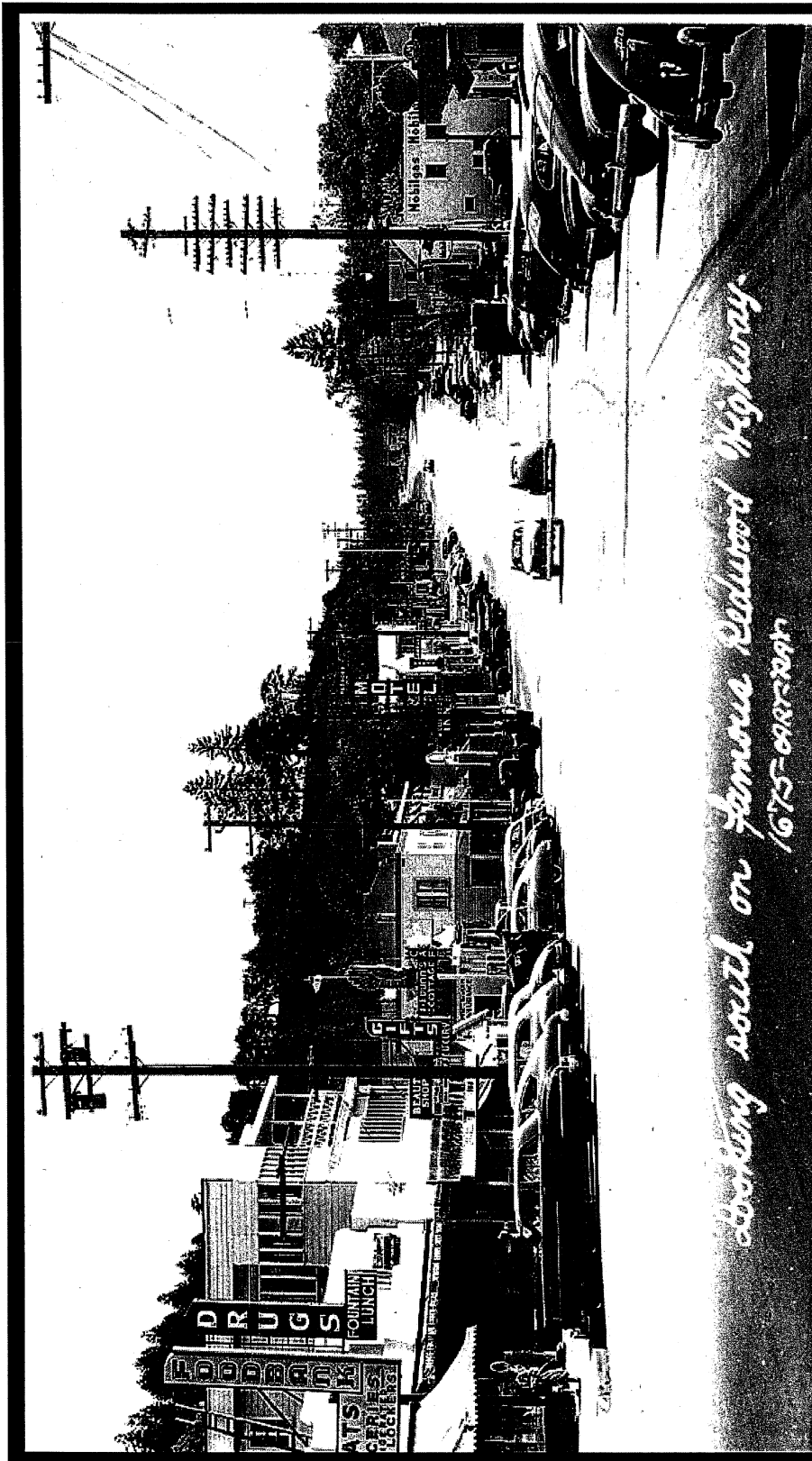
Garberville Sanitary District

Date 9/19/19

Owner-Applicant Signature:

Date:

 9-19-19



A historical photograph (see attachment) shows the existing three story building with a business sign labeled "Beauty Shop." This photograph is dated to c. 1950. The evidence therefore demonstrates the premises was in use as a commercial establishment prior to the 1965 adoption of the Zoning Code. Business licenses on record show the continuous commercial use of the premises since 1990. There is no evidence to suggest the commercial use ceased for a period of more than two (2) years. The commercial parking requirements for the current use permit are grandfathered in under the existing non-conforming commercial use. H.C.C. 314-131.2 establishes the right to continue a non-conforming use. The operation has five employees per shift, and the facility will not be open to the public for retail sales.

ATTACHMENT 4

Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response PLN-12733-SP	Response PLN-12747-SP	Recommendation	Location
Building Inspection Division	✓	✓	Conditional approval	Attached
Public Works- Land Use Division	✓	✓	Conditional approval	Attached
Division of Environmental Health	✓	✓	Approval	Attached
Humboldt County Agricultural Commissioner			No response	
Department of Fish & Wildlife			No response	
Garberville Sanitary District	✓	✓	Conditional Approval	Attached
NWIC	✓	✓	THPO consultation	On file with Planning
Bear River Band	✓		Inadvertent Discovery Protocol	On file with Planning
Intertribal Sinkyone Wilderness Council			No response	
CAL FIRE	✓	✓	Conditional Approval	Attached
RWQCB			No response	
NCUAQMD			No response	
Southern Humboldt Joint Unified School District			No response	
District Attorney			No response	
Humboldt County Sheriff's Office			No response	
CA Division of Water Rights			No response	
Garberville Fire Protection District		✓	Denial	Attached



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

5/4

12/19/2017

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Garberville Fire Protection District, SWRCB - Division of Water Rights, Humboldt County Sheriff, Southern Humboldt Joint Unified School District

Applicant Name RJ Flores **Key Parcel Number** 032-051-032-000

Application (APPS#) 12747 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP17-143

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than 1/3/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

- ☐ Recommend Approval. The Department has no comment at this time.
- ☒ Recommend Conditional Approval. Suggested Conditions Attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.
- ☐ Other Comments: _____

DATE: 5/31/18

PRINT NAME: Rudy Marenghi

032-051-032



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Application No.: 46417/12747
Parcel No.: 032-051-032
Case No.: SP17-143

The following comments apply to the proposed project, (check all that apply).

- ☒ Site/plot plan appears to be accurate.
- ☐ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: _____
- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: A Church, a town square, and residential homes are located closer than 600 ft to the proposed manufacturing facility. Discuss with a planner about best way to move forward.

Name: Rudy Mavenghi

Date: 5/31/18

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

8/28

6/7/2018

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, SWCRB - Division of Water Rights, Humboldt County Sheriff

Applicant Name Terri Sutalo-Flores & Maureen Hope **Key Parcel Number** 032-051-032-000

Application (APPS#) 12733 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP16-627

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than 6/22/2018 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

☐ Recommend Approval. The Department has no comment at this time.

☐ Recommend Conditional Approval. Suggested Conditions Attached.

☒ Applicant needs to submit additional information. List of items attached.

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: _____

DATE: 9/17/18

PRINT NAME: Rudy Marengi



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Application No.: 47206/12733
Parcel No.: 032-051-032
Case No.: SP16-627

The following comments apply to the proposed project, (check all that apply).

- ☐ Site/plot plan appears to be accurate.
- ☒ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: _____

- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: Revise plot plan to show existing and proposed
changes of use and structure. Show ADA accessibility.

Name: Rudy Marenghi

Date: 9/17/18

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION 839-5401

PUBLIC WORKS BUILDING
SECOND & I ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 09/26/2018

RE:

Applicant Name	TERRI SUTALO-FLORES & MAUREEN HOPE	
APN	032-051-032-000	
APPS#	12733	SP16-627

The Department has reviewed the above project and has the following comments:

The submittal does not provide enough information to comment on this project.

Additional comments/notes:

1. The Department has reviewed the As-built plan dated 8/1/17 from A.M. Baird Engineering & Surveying. The Department was provided an As-built drawing for the entire commercial building. If this is also the Site plan then it does not show location of distribution facility within the building, required parking, loading zone (if needed), etc..

Currently parking is allowed along both sides of the Redwood Drive with posted restrictions. The Department cannot guarantee that that on-street parking will always be provided on Redwood Drive, or any other publically maintained road. Allowing properties to not have sufficient off-street parking places a burden on the Department should parking ever need to be restricted on a County maintained road.

Further, the Town of Garberville has impacted parking. The General Plan requires 1) the formation of a parking authority for the downtown commercial district of Garberville; and 2) adopt a parking plan for Garberville. [Humboldt County General Plan, Appendix C, GRCP-P21]. The Department recommends that project be presented to the Parking Authority prior to being presented to the Planning Commission.

// END //



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7852
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

445-7491
445-7852
445-7377
445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7851
ROADS & EQUIPMENT MAINTENANCE 445-7421

445-7741
267-9540
445-7851
445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KMF*

DATE: 8-27-2018

RE:

Applicant Name	RTJ FLORES
APN	032-051-032
APPS#	12747
CASE#	SP17-143

The Department has reviewed the above project and has the following comments:

- ☐ The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- ☐ Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- ☒ Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- ☐ *Road Evaluation Reports(s)* are required; See **Exhibit "D"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Review Items #6 & #7 on Exhibit "C"

// END //

Additional Review is Required by Planning & Building Staff

APPS # 12747

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project take access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc...)?

☐ YES ☐ NO

If YES, the project does not need to be referred to the Department. Include the following requirement:

All recommendations in the Road Evaluation Report(s) for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

2. **ROADS – PART 2.** Does the project take access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?

☐ YES ☐ NO

If YES, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? ☐ YES ☐ NO

If YES, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? ☐ YES ☐ NO

How to check: **Method 1:** Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel ___ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. **Method 2:** Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

If YES then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT- PART 1 (ALUCP).** Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? ☐ YES ☐ NO

If YES, include the following requirement:

The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

Additional Review is Required by Planning & Building Staff

The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? ☐ YES ☐ NO

If **YES**, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:
- o If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
 - o If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
 - o If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
 - o If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO** or **NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.

Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? ☐ YES ☐ NO

If **YES**, include the following requirement:

The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

// END //



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

**PROJECT REFERRAL TO: Health and Human Services Environmental
Health Division**

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish and Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkhole Wilderness Council, Southern Humboldt Joint Unified School District, Garberville Fire Protection District, SWCRB - Division of Water Rights, Humboldt County Sheriff

Applicant Name Terri Sitalo-Flores & Maureen Hope **Key Parcel Number** 032-051-032-000

Application (APPS#) 12733 **Assigned Planner** Tayla Copeland (707) 268-3771 **Case Number(s)** SP16-627

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following:

Approval

Comments:

Response Date: 9/10/2018 **Recommendation By:** Joey Whittlesey



**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**

**PROJECT REFERRAL TO: Health and Human Services Environmental
Health Division**

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Garberville Fire Protection District, SWRCB - Division of Water Rights, Humboldt County Sheriff, Southern Humboldt Joint Unified School District

Applicant Name RJ Flores **Key Parcel Number** 032-051-032-000

Application (APPS#) 12747 **Assigned Planner** Tayla Copeland (707) 268-3771 **Case Number(s)** SP17-143

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following:

Approval

Comments:

Response Date: 9/10/2018 **Recommendation By:** Joey Whittlesey



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

7/10/2019

Project Referred To The Following Agencies:

Environmental Health, County Counsel, Cal Fish & Wildlife, Bear River Band, RWQCB, NCUAQMD, District Attorney, AG Commissioner, Intertribal Sinkyone Wilderness Council, School District: Southern Humboldt JUSD, FPD: Garberville, Division of Water Resources, Sheriff, CalFire, NWIC, Building Inspections, PW Land Use, Other: **Garberville Sanitation District**

Applicant Name Key Parcel Number 032-051-032-000

Application (APPS#) PLN-12733-SP Assigned Planner Stephen Luther

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than: 7/25/2019

Planning Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us Fax: (707) 268 - 3792

We have reviewed the above application and recommend the following (please check one):

- ☐ Recommend Approval. The department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☒ Recommend Denial. Attach reasons for recommended denial.

Other Comments: 1) No water/wastewater projections 2) No wastewater testing procedures or storage 3) No chemical concentrations or procedures to improve wastewater. 4) No cannabis application with GSD

DATE:

July 23, 2019

PRINT NAME:

Ralph Emerson
Garberville Sanitary District



From: Lake, M. Isaac@CALFIRE
To: Planning Clerk; HUU CEOA@CALFIRE
Subject: APN: 032-051-032-000 Flores, RJ APPS#12747
Date: Thursday, January 04, 2018 12:06:18 PM

No additional comments from B-1211

M. Isaac Lake

Battalion Chief

CAL FIRE

HUMBOLDT-DEL NORTE UNIT

Battalion 1

Alderpoint~Garberville~Thorn

Cell (707) 499-2249

Office (707) 923-3446

Schedule Thrs, Fri, Sat

MLake@fire.ca.gov



From: [Meyers, Tim@CALFIRE](mailto:Meyers.Tim@CALFIRE)
To: HUU.CEOA@CALFIRE; [Planning Clerk](#)
Subject: APN 032-051-032
Date: Tuesday, December 26, 2017 8:58:27 AM

12747

Resource Management has no comments regarding this project at this time.

Tim Meyers
Forester I, RPF #2813
Department of Forestry and Fire Protection
CAL FIRE
Weott Resource Management
Humboldt-Del Norte Unit
Office (707) 946-2204
Cellular (707) 599-6433
tim.meyers@fire.ca.gov

Every Californian should conserve water. Find out how at:

SaveOurWater.com - Drought.CA.gov

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Humboldt – Del Norte Unit
118 Fortuna Blvd.
Fortuna, CA 95540
Website: www.fire.ca.gov
(707) 726-1272



Ref: 7100 Planning
Date: December 20, 2017

John Ford, Director
Humboldt County Planning and Building Department – Planning Division
3015 H Street
Eureka, CA 95501

Attention: Cannabis Planner
Applicant: Flores, RJ
APN: 032-051-032-000
Area: Garberville
Case Numbers: SP17-143

Humboldt County Application #: 12747
Type of Application: Special Permit
Date Received: 12/20/2017
Due Date: 1/3/2017

Project Description: A Special Permit for a non-volatile manufacturing within an existing building.

Mr. Ford,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project for the following subject matter:

- Fire Safe
- Resource Management
- Cannabis

The following pages address these concerns directly.

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion
CALFIRE Humboldt – Del Norte Unit

For **Hugh Scanlon**, Unit Chief

FIRE SAFE

General:

CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

Local Responsibility Areas:

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

State Responsibility Areas:

Should this project include State Responsibility Area (SRA) lands, the following are CALFIRE's Fire Safe minimum input and recommendation for any and all development.

1. In Humboldt County, developments must meet minimum fire safe standards by constructing the project in conformance with County Fire Safe Ordinance 1952, which the California Board of Forestry and Fire Protection has accepted as functionally equivalent to PRC 4290. The County Fire Safe Ordinance provides specific standards for roads providing ingress and egress, signing of streets and buildings, minimum water supply requirements, and setback distances for maintaining defensible space.
2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas shall comply with the 2007 California Building Code (CBC) Section 701A.3.2. This requires roofing assemblies, attic and eave ventilation, exterior siding, decking and deck enclosure, windows and exterior doors, and exposed under floor areas that are approved "ignition resistive" in design.
3. All development, especially commercial or industrial development, should be designed to comply with the most current versions of the following standards:
 - a) California Fire Code (CFC) — for overall design standards
 - b) Public Utilities Commission (PUC) General Order 103 — for design of water systems
 - c) National Fire Protection Association Standards (NFPA) for fire flow minimums and other design questions not specifically covered by CFC and PUC
 - d) Housing and Community Development Codes and Standards —for mobile home parks and recreational camps
4. For Department of Real Estate reporting purposes, fire protection coverage in SRA is generally described as follows:
 - During the declared fire season (usually June through October) CALFIRE responds to all types of fires and emergencies in SRA.
 - During the remainder of the year (winter period), CALFIRE responds to emergency requests with the closest available fire engine, if a response can reasonably be expected to arrive in time to be effective. A fire engine is usually available somewhere in the Unit, but may have an extended response time.
 - There are many hazards confronting fire protection agencies in most subdivisions on SRA lands. Steep terrain and heavy wildland fuels contribute to fire intensity and spread. The distances from fire stations and road grades encountered usually create an excessive response time for effective structure fire suppression purposes.
 - Subdivisions increase fire risks from additional people and increase probable dollar losses in the event of fire due to added structures and improvements.
5. If the project expects to produce densities consistent with a major subdivision, the impacts on all infrastructures should be mitigated. Local government more appropriately provides the responsibility for high-density area protection and services. Annexation or inclusion into Local Responsibility Area should be studied as well.

6. CALFIRE does not support development in areas where there is no local agency fire service for structure fires and emergency medical response. Fire services should be extended into service gap areas as a condition of development. New development can adversely impact existing fire services. Careful consideration must be given where development may overload the local fire service's ability to respond.

RESOURCE MANAGEMENT

CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. Each project will be reviewed with additional input sent at a later date, if needed.

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

1. If this project reduces the amount of timberland, by policy, the Board of Forestry and CALFIRE cannot support any project that will reduce the timberland base of California. "Timberland" means land which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees regardless of current zoning (PRC 4526). However, if the zoning and intended use are consistent with the county's general plan; and if no land other than timberland can be identified to site the project; then CALFIRE may choose not to oppose the project.
2. If any commercial timber operations are involved with a project, the timber operations cannot be conducted without a CAL FIRE permit. Commercial timber operations include the cutting or removal of trees offered for sale, barter, exchange, or trade or the conversion of timberlands to land uses other than the growing of timber (PRC 4527). Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
3. If any timberlands are being converted to a non-timber growing use by this project, the conversion operations cannot be conducted without a CAL FIRE permit (PRC 4621). Conversion of timberland takes place when trees are removed and the land use changes, even without the sale, barter, exchange, or trade of the trees. Contact your nearest CAL FIRE Resource Management office for guidance on obtaining the necessary permits.
4. If timberland is in the viewshed of a project, the current and future owners should be overtly notified that changes will occur to their views due to timber management activities. Further, no project should be allowed to negatively affect access to timberland for timber management purposes; neither on the project parcel(s) nor any other timberland parcels.
5. If timber harvesting has occurred and post-harvest restocking and prescribed erosion control maintenance obligations have not been met on a parcel, future owners should be overtly notified (14 CCR 1042). The current owner of a parcel is responsible for restocking requirements and maintenance of roads whether or not they were involved in the actual harvest plan.
6. If the project involves the development of parcels zoned as Timber Production Zone (TPZ), CALFIRE cannot support the project. Dividing TPZ land into parcels of less than 160 acres requires a Joint Timber Management plan prepared by a Registered Professional Forester (RPF), recorded as a deed restriction for a minimum of 10-years on all affected parcels, and approved by a four – fifths vote of the full board (Govt. Code 51119.5). TPZ may be rezoned using a "Ten Year Phase Out," which precludes the need for a Timberland Conversion Permit. CALFIRE opposes immediate rezoning of TPZ land.

CANNABIS PROJECTS

Local Responsibility Areas:

CAL FIRE is the primary command and control dispatch center for many local agency fire districts and departments. Potential life hazard threats associated with a project must be identified and documented for the protection of the public and first responders. Projects which include timber harvesting or conversion of timberland are subject to the Forest Practices Act and Rules, regardless of wildland fire responsibility area.

State Responsibility Areas:

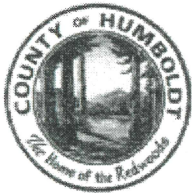
Should this project include State Responsibility Area (SRA) lands, the following are CAL FIRE's minimum input.

Conversion of timberland to a non-timber producing use is subject to permit from CAL FIRE. Commercial timber harvesting operations to facilitate cannabis cultivation and processing are subject to permitting and regulation under the Forest Practice Act and Rules. Please refer to the RESOURCE MANAGEMENT comments.

General Recommendations:

The following recommendations are made by CAL FIRE with the understanding that most areas of Humboldt County do not have a paid fire department providing fire prevention services.

1. Cannabis growing operations shall have easily accessible safety data sheets (SDS) for all chemicals and hazardous materials on site. Commercial operations must have a current Hazardous Materials Business Plan on file with Humboldt County Environmental Health, where applicable.
2. California Health and Safety Code (HSC 11362.769.) Requires that indoor and outdoor medical marijuana cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.
3. Cannabis growing and extraction shall be in accordance with Chapter N101.1 of the International Fire Code, the International Building Code, and the International Mechanical Code. Hazardous materials shall comply with Chapter 50. Compressed gases shall comply with Chapter 53. Cryogenic fluids shall comply with Chapter 55. Flammable and combustible liquids shall comply with Chapter 57. LP-gas shall comply with Chapter 61 and the International Fuel Gas Code. All applicable California State Fire Marshal standards and regulations for the designated occupancy must be met.
4. Growing and processing of cannabis is generally an agricultural operation. However, manufacture of marijuana extracts and concentrates are commercial or industrial activities, and may be subject to the county's SRA Fire Safe Ordinance. Any new residential units associated with cannabis cultivation and processing may also be subject to the SRA Fire Safe Ordinance. All materials hazardous and non-hazardous associated with the extraction process shall be utilized in conformance of the law and fire safe codes.
5. Humboldt County Ordinance 55.4.11(u) (a) states; "Those cultivators using artificial lighting for mixed-light cultivation shall shield greenhouses so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise." Failure to shield artificial light during the night creates a light pollution that is easily mistaken for a fire. As a result, a CAL FIRE wildland fire response may be initiated and ultimately terminated as a false alarm. This false alarm may result in citation and/or fine to the violator.



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541



12/19/2017

PROJECT REFERRAL TO: Garberville Fire Protection District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Intertribal Sinkyone Wilderness Council, Garberville Fire Protection District, SWRCB - Division of Water Rights, Humboldt County Sheriff, Southern Humboldt Joint Unified School District

Applicant Name RJ Flores **Key Parcel Number** 032-051-032-000

Application (APPS#) 12747 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** SP17-143

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than 1/3/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

- ☐ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested Conditions Attached.
- ☐ Applicant needs to submit additional information. List of items attached.

☒ Recommend Denial. Attach reasons for recommended denial.

☒ Other Comments: The district objects to the volatile manufacturing portion of the proposed operation

DATE: 12/20/17

PRINT NAME: KENT SCOWN, CHIEF



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CANNABIS SERVICES DIVISION

3015 H Street Eureka CA 95501
Fax: (707) 268-3792 Phone: (707) 445-7541

July 30, 2019

Garberville Fire Protection District
PO Box 288
Garberville, CA 95542

RE: Permit Application No. 12747

APN: 032-051-032

Case No.: SP17-143

To Whom It May Concern:

This letter is in response to concerns raised in the Garberville Fire Protection District's December 20, 2017, referral response to Application No. 12747. The application is for non-volatile manufacturing of cannabis products at 829 Redwood Drive. The project is forecast to be heard for decision at a Zoning Administrator hearing on September 5, 2019.

The referral response recommended denial because the district objected to the volatile manufacturing portion of the project. The proposed manufacturing activity would operate under a Type 6 state license. The California Department of Public Health Manufactured Cannabis Safety Branch defines a Type 6 license as "extraction using a mechanical method or non-volatile solvent (ex: CO2, ethanol, water, or food-grade dry ice, cooking oils or butter)."¹ The applicant is proposing to construct a 180 square foot metal building to house a fully engineered closed-loop ethanol extraction unit. Between 55 to 110 gallons of ethanol would be stored on-site at any given time.

The applicant has submitted an updated Operations Plan that includes fire prevention measures. These safety precautions include installation of automated chemical and/or water fire sprinkler suppression systems, installation of a fire monitoring system, safety training for employees, and providing a minimum of one (1) dry chemical fire extinguisher with a twenty pound capacity per portioned area. In addition, conditions of approval require the project meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary by the Building Division. No operations shall take place until the Building Division has signed off on the Occupancy Permit. In addition, a KNOX box shall be installed to allow emergency personnel to access the site.

If you have further concerns or questions, please contact Stephen Luther at 707-268-3737.

Sincerely,

Stephen Luther, Planner

¹ California Department of Public Health, Manufactured Cannabis Safety Branch, "Licensing FAQ," Accessed July 30, 2019. <https://www.cdph.ca.gov/Programs/CEH/DFDCS/MCSB/Pages/LicensingFAQs.aspx>