



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: January 10, 2019

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Calyx Mountain, Inc. Conditional Use Permit and Special Permit**
Application Number 11847
Case Numbers CUP16-1069 and SP16-331
Assessor's Parcel Numbers (APN) 509-221-048 and 509-221-049
1711 and 1715 Central Avenue, McKinleyville Area

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Please contact Elizabeth Schatz, Senior Planner, at (707) 268-3759 or by email at eschatz1@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date January 10, 2018	Subject Conditional Use Permit and Special Permit	Contact Elizabeth Schatz
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Project Description: Calyx Mountain, Inc. is applying for a Conditional Use Permit (CUP) to allow for the operation of a proposed medical cannabis dispensary in accordance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III *Medical Cannabis Dispensaries*. Also included is a Special Permit (SP) application for a proposed cannabis manufacturing operation that utilizes non-volatile extraction methods in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO).

The proposed medical cannabis dispensary and manufacturing facility will be located on two adjacent parcels that are developed with an existing commercial building (1,495 square feet). The project site is part of an existing commercial subdivision or medical plaza. The hours of operation for the proposed project will be Monday through Saturday from 10:00 AM to 6:30 PM. The dispensary will provide medical cannabis products for sale. The manufacturing component of the proposed project will manufacture cannabis extracts such as distillate, tinctures and oils, edibles such as candies, syrup, and flavored honey, topicals such as salves and balms, and other related products using non-volatile extraction methods. The applicant intends to employ up to five employees each day for the dispensary and up to three employees for the manufacturing operation. All employees will work within specified shifts. The use of medical cannabis will be strictly forbidden on site.

The subject parcels are served by public water and sewer service from the McKinleyville Community Services District (MCSD). Electrical power to the building is supplied by Pacific Gas & Electric Company (PGE).

Project Location: The Project is located in the McKinleyville area, on the east side of Central Avenue, approximately 200 feet north of the intersection of Sutter Road and Central Avenue, on the properties known as 1711 and 1715 Central Avenue.

Present Plan Land Use Designations: Commercial Services (CS), McKinleyville Community Plan (MCCP)

Present Zoning: Community Commercial (C-2), Noise Impact (N), Planned Development (P)

Application Number: 11847

Case Numbers: CUP16-1069 and SP16-331

Assessor Parcel Numbers: 509-221-048, 509-221-049, and 509-221-046

Applicant

Calyx Mountain, Inc.
Attn: KJ LaRose
2770 Terrace Avenue
Arcata, CA 95521

Owner

Kelly LaRose
2770 Terrace Avenue
Arcata, CA 95521

Agent

The Industry, LLC
Attn: Molly Robles
1532 Charles Avenue
Arcata, CA 95521

Environmental Review: California Environmental Quality Act (CEQA) Exemption Section 15301- Existing Facilities and 15303-New Construction/Conversion Small Structures.

State Appeal Status: The Project is NOT appealable to the California Coastal Commission.

Major Issues: None.

CALYX MOUNTAIN, INC.

Case Numbers CUP16-1069 and SP16-331
Assessor's Parcel Numbers 509-221-048 and 509-221-049

Recommended Commission 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 Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Calyx Mountain, Inc., project subject to the recommended conditions.

Executive Summary: A Conditional Use Permit (CUP) has been requested by Calyx Mountain, Inc. to authorize operation of a proposed medical cannabis dispensary in the McKinleyville area in compliance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III *Medical Cannabis Dispensaries*. A Special Permit (SP) has also been requested to authorize the operation of an on-site manufacturing facility utilizing non-volatile extraction methods in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and Medical Cannabis Safety and Regulation Act (MCRSA) (Project). The project site is not located within the Coastal Zone.

The project site includes two adjacent parcels (APNs 509-221-048 and 509-221-049 and a shared parcel 509-221-046) designated as Commercial Services (CS) per the Humboldt County General Plan (2017) and McKinleyville Community Plan (MCCP). The parcels are zoned Community Commercial (C-2), Noise Impact (N), and Planned Development (P). The two parcels are developed with one commercial building that was originally divided into two separate spaces, 450 sf and 1,045 sf, respectively. The previous tenant, CVS Pharmacy, modified the commercial space by opening it up as one commercial space for a total of 1,495 sf. The applicant proposes to revert the single space back to two separate spaces for the two proposed operations. The applicant proposes to conduct manufacturing operations in 967 sf in the back portion of the existing building, while the dispensary storefront will be the 528 sf in the front. The two areas will be separated by a dividing wall and locked door. One American with Disabilities Act (ADA)-compliant restroom will be located in the manufacturing area for use by manufacturing and distribution employees only. The hours of operation for the proposed project will be Monday through Saturday from 10:00 AM to 6:30 PM. The dispensary will have up to five employees each day, and the manufacturing operation will have up to three employees each day. All employees will work within specified shifts. The use of medical cannabis will be strictly forbidden on site. The application includes a detailed Plan of Operations (Attachment 3) on file for both the dispensary and the manufacturing components of the operation and addresses neighborhood compatibility, transparency of operations and public safety.

Cannabis manufacturing will occur in 967 square feet of the 1,495-square-foot building. The application includes floor plans (Attachment 3). The applicant will manufacture products under the Type 6 Cannabis Manufacturing license for products developed using non-volatile solvents. The applicant will manufacture cannabis extracts such as distillate, tinctures and oils, edibles such as candies, syrup, and flavored honey, topicals such as salves and balms, and other products such as joints. All products are produced by extraction methods. Extraction is performed in the 13-foot by 13-foot extraction room using food-grade ice, alcohol and/or glycerin. No hazardous chemicals or solvents will be used. The finished products will be sold on site at the co-located dispensary, as well as sold to other licensed dispensaries. The manufacturing operation will employ up to three full-time employees to support the manufacturing operations each day. The manufacturing operation is included under the umbrella of the dispensary and will not be included on the signage of the existing sign board associated with the medical plaza. The project is conditioned on the applicant receiving approval from the Division of Environmental Health.

The cannabis dispensary and wellness center will occur in 528 square feet of the 1,495-square-foot building (see Attachment 3). The applicant plans to provide high-end cannabis products for retail sale under the Medical Marijuana Regulation and Safety Act Type 10A Dispensary license. Products will be purchased from licensed cultivators and manufacturers and made available for retail sale in the dispensary. All products will be inventoried and batch labeled with strain identifiers, supplier, farm or region of origin, growing methods, lab results, and wholesale cost. All packages will be labeled with scannable strain and barcode stickers linked to the applicant's BioTrackTHC software program. The types of products available for sale include cannabis flowers, extracts (hash, tincture, oils), edibles, topicals, cannabis accessory products, and other non-cannabis related health and wellness products. The application includes a hazardous materials storage, handling, and disposal plan (see Dispensary Operations Plan, Attachment 3). The applicant states that there will be no cannabis waste coming from the dispensary as all cannabis products will be packaged for consumers before reaching the dispensary. The applicant does not plan to store fuel, diesel, or other flammable substances onsite. The applicant anticipates only to store cleaning supplies such as disinfecting sprays, wipes, cider vinegar dilutions and biodegradable soap based cleaning solutions. No medical cannabis will be sold to any person not in possession of a current, verified doctor's recommendation for use of medical cannabis pursuant to CA Health and Safety Code 11362.5. New patients and qualified caregivers will be required to complete electronic intake forms and demonstrate evidence of a current doctor's recommendation for use of medical cannabis. The dispensary will employ fewer than 10 employees, with an average of 2 to 3 per shift.

There are two other dispensaries in the vicinity of the project site. One permitted dispensary is located approximately 1,000 feet away on the northern end of Nursery Way. One proposed dispensary is located approximately 700 feet from the project site along the southern end of Nursery Way. These projects are located outside of the 600-ft setback requirement in Section §314-55.3.9.2.5. The medical plaza has an existing sign board. The sign board will contain a sign with the dispensary store's name. The sign will be blue print on a white board located to the front and center of the building facing Central Avenue traffic. The medical plaza sign is lit at night.

The project site is located within a commercial center (medical plaza) tailored for medical and dental related professional services. Properties surrounding the site are generally developed with commercial uses, including a nearby CVS retail store located to the west (across the street), Luzmila's Mexican Restaurant to the north, Midtown Storage to the east, and McKinleyville Community Services and a Chevron gas station to the south (across the street). Several other restaurants and eateries are also located within the vicinity of the medical plaza. The property is surrounded by other properties designated as Commercial Services (CS) with zoning of Community Commercial with a Noise Impact combining zone (C-2-N).

There are a few residential neighborhoods within the vicinity of the project, none of which are directly adjacent to the project site. The nearest residences are located approximately 460 feet southwest, 520 feet northeast, and 565 feet southeast of the project site. Other residential neighborhoods are located at distances greater than 600 feet to the northwest and southeast of the project site. Other uses within the vicinity of the project site include the Church of Jesus Christ of Latter Day Saints, the parking lot of which is located approximately 466 feet north of the project site, although the church itself is located approximately 700 feet away from the project site. No schools, residential treatment centers, or public parks are located within 600 feet of the project site. McKinleyville Union School District has submitted comments recommending denial due to the fact that cannabis is illegal under federal law and the district receives federal funds, and that students would be required to pass by it on their way to and from school. The comments are attached to this staff report in Attachment 4.

The dispensary portion of the proposed project is subject to the regulations found in Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III, *Medical Cannabis Dispensaries*, which states that the Planning Commission shall specifically regulate the location of cannabis dispensaries by considering the potential impacts and cumulative impacts of proposed cannabis dispensaries to the community area as a whole and specifically on the following uses located within a 600 foot radius of a

proposed dispensary: residential neighborhoods and their inhabitants, Church, playgrounds, public parks, libraries, day care facilities and places where children congregate, residential treatment facilities and the cumulative impacts resulting from the addition of another cannabis dispensary when there are others within 600 foot radius of the proposed new facility. Section 314-55.3.9.2 specifically states that the Planning Commission shall have the discretion to deny a conditional use permit for any proposed cannabis dispensary within 600 feet of residential neighborhoods and their inhabitants (55.3.9.2.1) and within 600 feet of a Church (55.3.9.2.2), if the Commission determines that the impacts of a proposed dispensary has the potential to be significant.

The manufacturing portion of the proposed project is subject to the regulations found in Section 314-55.4 of Chapter 4 of Division 1 of Title III of the CMMLUO. The applicant prepared plot plan (Attachment 3) shows that the proposed project is not within 600 feet of a school, library, day care facility, public park, playground or residential treatment facility. However, the site of one place of worship, the parking lot of the Church of Jesus Christ of Latter Day Saints is located within the 600 foot setback requirement of Section §314-55.3.9.2. The proposed dispensary and manufacturing facilities will be closed on Sundays, when the Church is presumably holding services. The applicant does not foresee a conflict with the Church of Latter Day Saints. According to Humboldt County GIS, the closest distance from the project site to the nearest residential property line is approximately 460 feet southwest of the project site. The APNs for these residential properties are 508-320-042 and 508-320-041. Other residential neighborhoods with inhabitants nearby include APNs 509-233-016 and 509-223-015 (located approximately 520 feet northeast of the project site) and APNs 509-191-050, 509-191-051, and 509-191-052 (located approximately 565 feet southeast of the project site). The impacts associated with the proposed project and these neighborhoods are anticipated to be minimal since the residences in these neighborhoods face the opposite direction of the proposed project and there is no direct access between these residences and the project site. The project is contained within an existing medical plaza that includes professional signage, products and medical/healing services. The project site is located in a built-up, urbanized area that is developed with commercial uses. Existing development and roadway infrastructure prevent direct access from the project site to the closest residence. Access from the residential properties located southeast of the project site are physically bounded by Center Street and several other commercial properties and associated parking areas. Access from the residential properties located northeast of the project site are physically bounded by light industrial and commercial properties as well as undeveloped land that serves as a buffer between the parcel and the residences. Access from the apartment complexes located southeast of the project site are physically bounded by Sutter Road and several other commercially developed properties. In addition to physical barriers, the applicant has prepared a security plan that includes safety measures to ensure public safety as well as employee safety. All staff will be screened thoroughly and will be subject to a complete criminal background check. No person with a felony conviction on record will be accepted for employment with the operation. Security for the proposed facility will include an Advanced Security Systems alarm system on all doors and windows. The exterior will be lit by motion detecting floodlights from dusk to dawn. Security cameras will be installed in sensitive areas for surveillance. Panic buttons with automatic law enforcement notification will be installed next to front counter, cash storage safe, and cannabis backstock storage areas. The project is also conditioned on the applicant retaining a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the dispensary prohibiting: loitering, smoking, or sharing of cannabis on-site or within the vicinity. Persons who violate dispensary rules shall be prohibited from returning to the dispensary and shall be subject to local law enforcement if necessary. Furthermore, no individual will be permitted to enter the dispensary without showing a valid, verified doctor's recommendation for use of medical cannabis pursuant to CA Health and Safety Code 11362.5. Anyone under the age of eighteen (18) are precluded from entering the premises unless they are qualified patients and they are accompanied by their parent or legal guardian.

The location of the proposed project is within an existing professional plaza focused on medical and dental services. The project site is zoned C-2 (Community Commercial). Section 314-55.3.8 of Chapter 4 of Division 1 of Title III (Ordinance 2554), *Medical Cannabis Dispensaries*, states that dispensaries may be located in zoning districts C-1, C-2, C-3, MB, ML and MH.

Water, Sewer, and Energy

The subject parcels are served by public water and sewer service from the McKinleyville Community Services District (MCSD). Electrical power to the building is supplied by Pacific Gas & Electric Company (PGE). The applicant plans to offset carbon emissions linked to commercial power use by participating in the PGE Solar Choice Program. The applicant also plans to use carbon footprint calculator software to evaluate carbon emissions associated with the project and engage in carbon reduction actions to offset any negative impacts. Solid waste will be collected weekly by Humboldt Sanitation and Recycling. Waste materials will be recycled and reused as much as possible. Electronic waste will be disposed of at the Eureka Recycling Center. All cannabis waste materials generated via the manufacturing process will be removed daily from the site to a green waste facility such as Wes Green Landscaping in Arcata.

Access and Parking

Access to the project site is via Central Avenue, a paved, County-maintained public road. Parking facilities are shared with other businesses in the medical plaza. There are existing permitted sidewalks, curbs and stormwater drainage infrastructure around the existing building and medical plaza. The building is equipped with two ADA-compliant access ramps/entrances, one from the parking area and the other from the side entrance. There are a total of 36 parking spots in the medical plaza, including three ADA-parking spaces. A total of 6 parking spaces are given priority to each legal parcel, for a combined total of up to 12 parking spaces. There will be up to 2 parking spaces dedicated to employees per each parcel. The applicant anticipates an average of 2 employees at a time for each parcel. The remaining 4 parking spaces available for each parcel would be used by customers per each parcel. As such, approximately 7 parking spaces are anticipated to be available for customers. The manufacturing parking demand will be approximately 1 to 2 employees, one drop off person and no customers. Dispensary parking demand is anticipated to be approximately 2 to 3 employees, and a random flow of customers. The applicant conducted a parking plan analysis on November 8, 2017 using criteria provided by the County. The analysis determined that approximately 9 employees within the Medical Plaza use the remainder of the 24 parking spaces as some employees of the medical plaza were found to park off site. The parking analysis determined that the average parking time was between 15 and 30 minutes and that there were no less than 9 vehicles and no more than 14 vehicles present at a given time. There is one commercial loading ramp associated with the building that is marked with 10 minute time limits for temporary loading.

The Humboldt County Department of Public Works (DPW) reviewed the proposed project and has determined that the existing commercial driveway apron (encroachment) that connects to the County road does not meet County and ADA accessibility standards. Although the commercial driveway and parking lot are existing, the DPW will require the applicant to retrofit the commercial apron to meet current County and ADA accessibility standards as a condition of approval. This requirement would involve constructing a 4-foot accessible path across the entrance. This condition has to be met prior to the applicant commencing operations in 2018. In addition, the applicant is also required to obtain an encroachment permit from DPW prior to making improvements within a County maintained road right-of-way.

Dispensary Registration / Verification / Recordkeeping

Calyx Mountain will display client rules and regulations in a conspicuous place that is easily seen by all persons entering the dispensary. All signage will comply with sections 313-87.3 and 314-87.2 of the County Zoning Regulations. A copy of the client rules and regulations will be provided to all qualified patients upon patient registration. Pursuant to CA Health and Safety Code 11362.5, new patients and qualified caregivers will be required to fill out an electronic intake form and produce proof of a current doctor's recommendation for use of medical cannabis. Patient records will be stored in a medical quality patient records CRM within a BioTrackTHC platform. The application includes a detailed Operations Plan addressing staff and patient requirements, security, and inventory control.

Operational Requirements & Restrictions

In addition to the self-imposed operational restrictions and obligations, Conditions of Approval include the following measures:

- Prohibiting the use of cannabis on the premises or in the vicinity
- Requiring that any cannabis-associated waste products are destroyed, prohibiting on-site sale of alcoholic beverages, maintaining records of all patients/members, conducting routine background checks for employees (prohibiting the employment of any member with a prior felony conviction for the sale and/or distribution of controlled substances)
- Restricting loitering on or about the premises
- Providing adequate security to insure the safety of persons and to protect the premises from theft.
- Restricting members to receive no more than one ounce of cannabis per visit.
- Restricting membership by patients under 18 years of age except under special circumstances where "documentation has been provided which demonstrates the patient suffers from a serious medical condition for which treatment with medical cannabis has been recommended"
- Requiring that Calyx Mountain, Inc. provide the Planning Director, the Sheriff, and all property owners within three-hundred (300) feet of the establishment the name and telephone number of an on-site representative of Calyx Mountain, Inc. for purposes of contact if operating problems are observed by nearby property owners and residents. The business is asked to make a good faith effort at solving problems if any are discovered. If unresolved problems persist, any aggrieved party may petition the Planning Commission to initiate the use permit revocation process
- Requiring that the operation is inspected annually and the Planning Commission is provided a "Performance Review Report." The annual monitoring and reporting requirement allows for adaptive management of the facility and annual evaluation of operational performance by the Planning Commission and Planning staff. Review of the report permits County staff and the applicant to review the adequacy of the operational restrictions, and, if appropriate, develop ways to better address any neighborhood impacts that may arise.

Based on the on-site inspection, application materials submitted, and a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for conditionally approving the Conditional Use Permit and Special Permit.

Staff Recommendation

If the Planning Commission is able to make all required findings based on evidence presented in the staff report, staff recommends that the Planning Commission approve the application subject to the recommended conditions. Given the evidence provided by the applicant and comments from participating referral agencies, the Department believes that the project may be found categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ALTERNATIVES: The Planning Commission could elect not to approve the Project, or require the applicant to submit further evidence or modify the Project. These alternatives could be implemented if the Commission is unable to make all the required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning Division staff does not recommend further consideration of either alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-_____**

**Case Numbers CUP16-1069 and SP16-331
Assessor Parcel Numbers: 509-221-048, 509-221-049, and 509-221-046**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Calyx Mountain, Inc. Conditional Use Permit and Special Permit request.

WHEREAS, Calyx Mountain, Inc. submitted an application and evidence in support of approving a Conditional Use Permit for the development and operation of a new medical cannabis dispensary and a Special Permit for cannabis manufacturing within an existing commercial building;

WHEREAS, the County Planning Division has reviewed the submitted application and 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 and 15303 of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit and Special Permit (Case Numbers CUP16-1069 and SP16-331); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on January 10, 2019.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The proposed Project is exempt from environmental review; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Numbers CUP 16-1069 and SP16-331 based on the submitted evidence; and
3. The Conditional Use Permit and Special Permit are approved as recommended and conditioned in Attachment 1 for Case Numbers CUP 16-1069 and SP16-331.

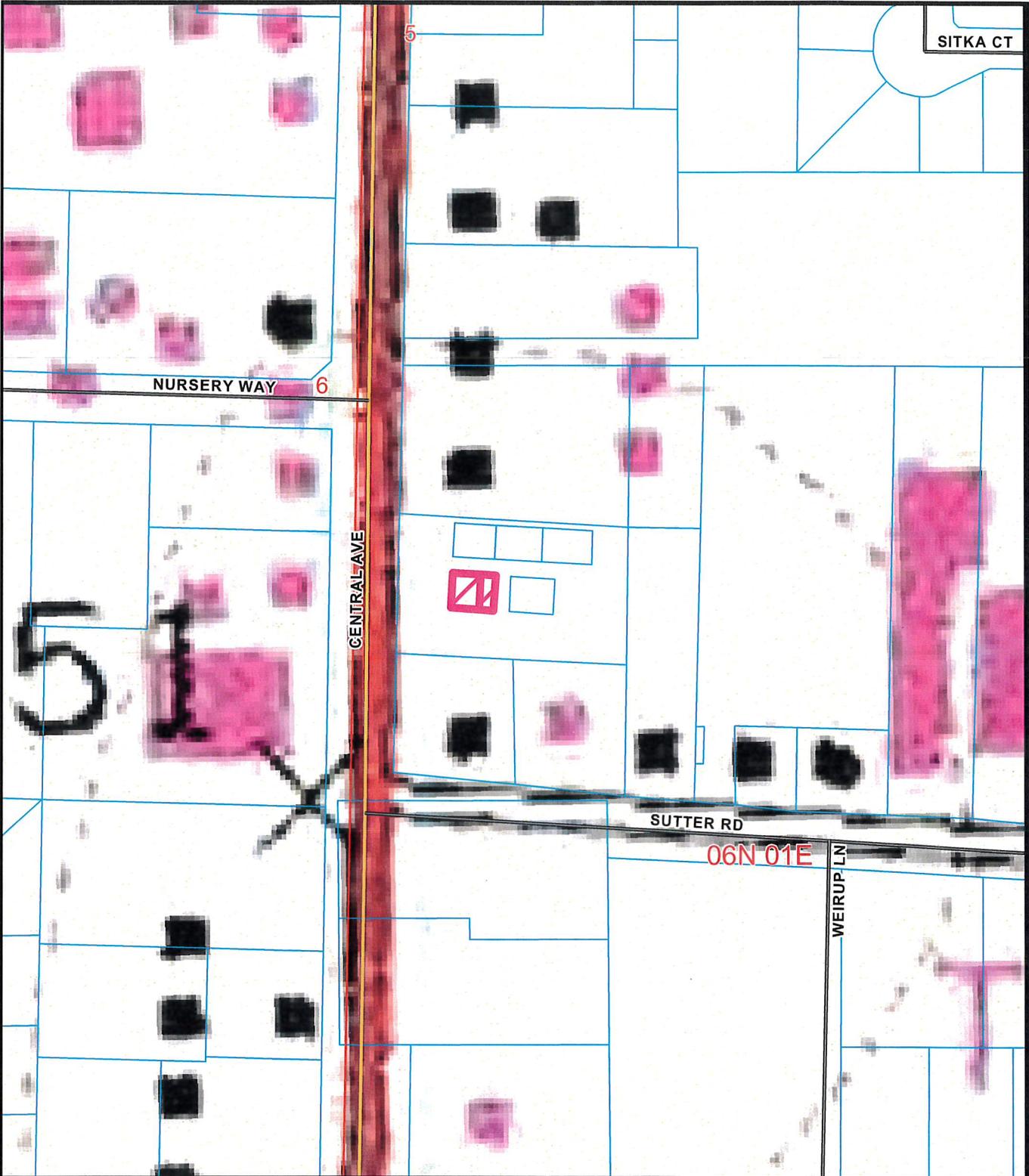
Adopted after review and consideration of all the evidence on January 10, 2019.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION: Motion carries

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

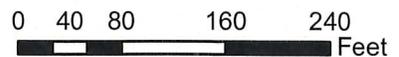
John Ford, Director
Planning and Building Department

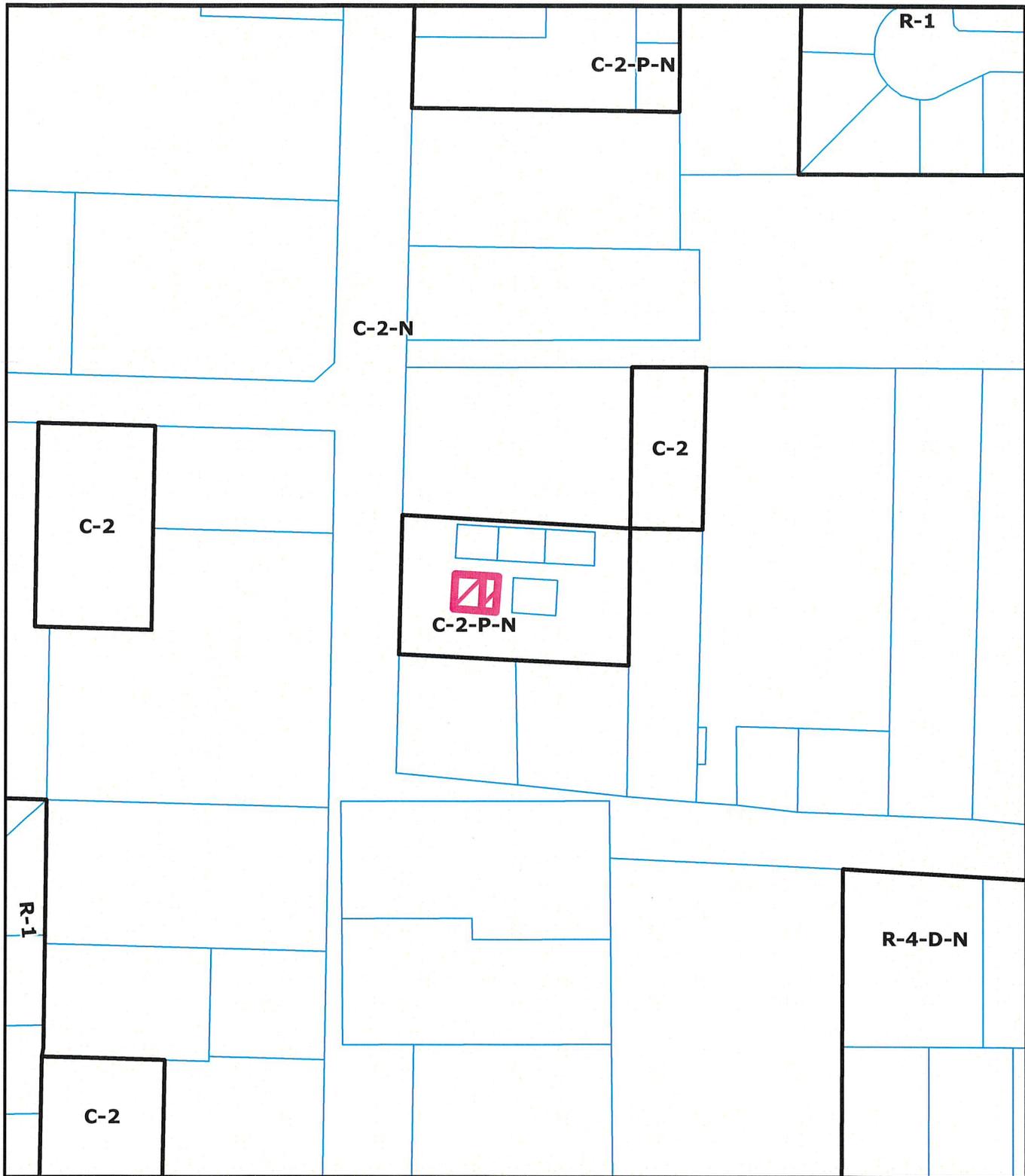


**TOPO MAP
 PROPOSED CALYX MOUNTAIN, INC.
 MCKINLEYVILLE AREA
 CUP-16-1069, SP-16-331
 APN: 509-221-048, 509-221-049
 T06N R01E S5 HB&M (ARCATA NORTH)**

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.



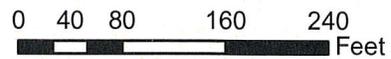


**ZONING MAP
 PROPOSED CALYX MOUNTAIN, INC.
 MCKINLEYVILLE AREA
 CUP-16-1069, SP-16-331
 APN: 509-221-048, 509-221-049
 T06N R01E S5 HB&M (ARCATA NORTH)**

Project Area = 



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AERIAL MAP
PROPOSED CALYX MOUNTAIN, INC.
MCKINLEYVILLE AREA
CUP-16-1069, SP-16-331
APN: 509-221-048, 509-221-049
T06N R01E S5 HB&M (ARCATA NORTH)

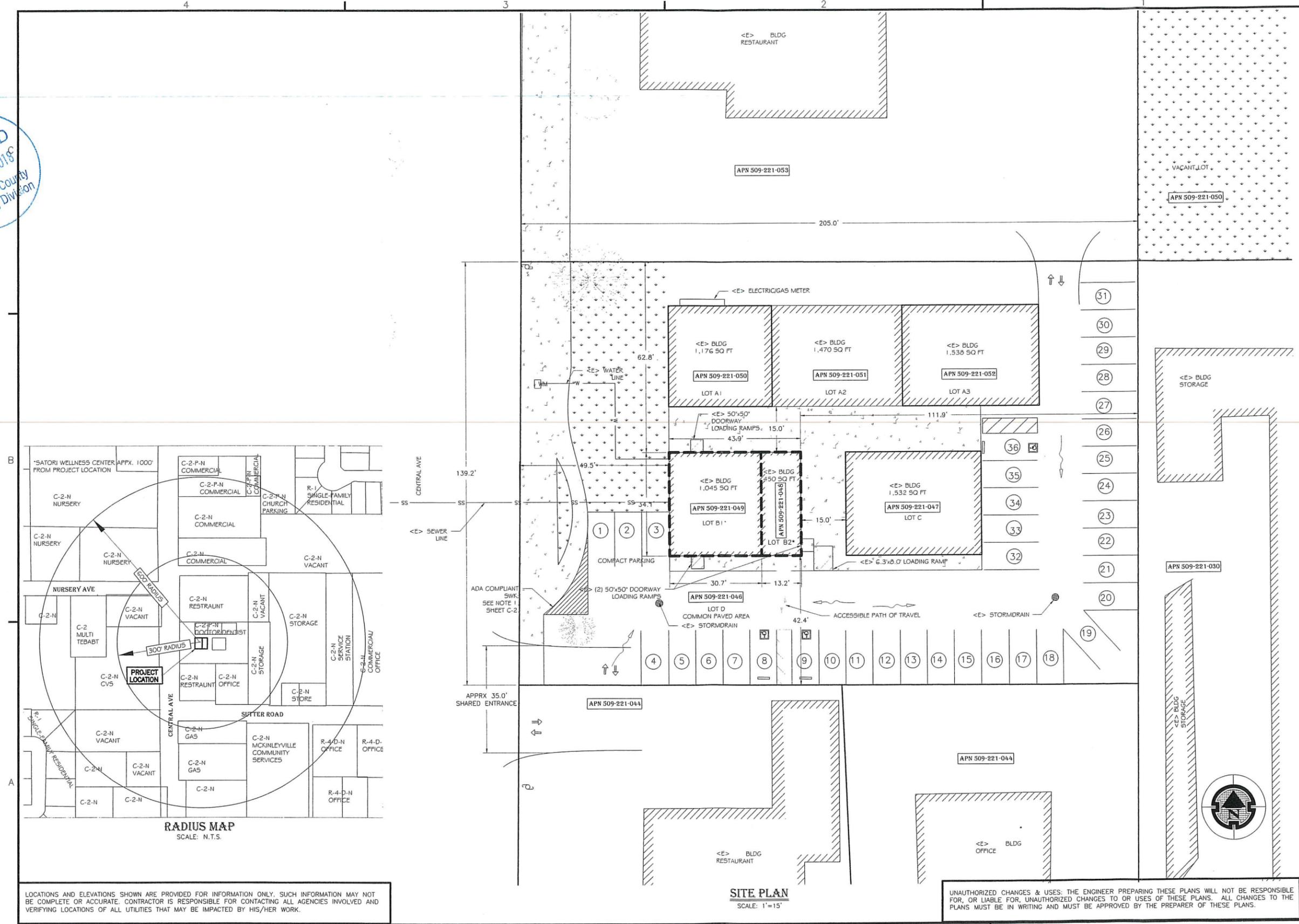
Project Area = 



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 Humboldt County
 Planning Division



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SITE PLAN
 SCALE: 1"=15'

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

PACIFIC AFFILIATES
 CONSULTING ENGINEERS
 990 W WATERFRONT DRIVE, EUREKA, CA 95501
 TEL (707) 445-3001



REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 67393
 EXP. 12-31-2025

SITE PLAN

PACIFIC AFFILIATES AND OTHER ENGINEERS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PACIFIC AFFILIATES.

LAROSE
 1715 CENTRAL AVE
 MCKINLEYVILLE, CA 95519
 APN 509-221-048, -049

Date:
 JUNE 27, 2018
 Scale:
 AS NOTED
 Drawn by:
 EJ

SHEET NUMBER
C-1
 JOB NUMBER
 18-2314

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE CANNABIS DISPENSARY AND MANUFACTURING PERMITS CAN BE FINALIZED

1. The applicant shall be responsible for obtaining all necessary County and State permits or licenses and for meeting all of the requirements set forth by other regulatory agencies.
2. Building permits are required for all tenant improvements. The applicant must specify on the building plans the prior use of all tenant spaces in the building. All work done shall meet current Structural, Electrical, Plumbing and Mechanical Codes. Issuance of a building permit for the necessary tenant improvements, or written documentation from the Building Department that no building permits are required shall satisfy this condition.
3. Prior to the issuance of a building permit, the applicant shall obtain a Business License from the Humboldt County Tax Collector.
4. To insure the safety of patients, applicant shall have a qualified laboratory test samples of all medicine for pesticides, herbicides, mold, mildew, and pests.

5. The business shall retain a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the collective prohibiting: loitering, smoking, or sharing of medicine on site or within the vicinity. Collective members who violate the terms of this permit shall be subject to suspension and/or exclusion from membership.
6. The project shall 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 for review and approval by the Building Official.
7. The applicant shall meet all of the requirements and obtain all necessary permits and approval by the Division of Environmental Health. The applicant shall submit written verification from that agency verifying this requirement has been met.
8. Prior to commencing operations, the commercial driveway shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. The project is required to retrofit the existing commercial apron to meet County and ADA accessibility standards. This will involve constructing a four-foot accessible path across the entrance. Prior to construction improvements, the applicant shall obtain the required encroachment permits from the Department of Public Works (DPW). Upon completion of the retrofit, the applicant shall submit communication from DPW demonstrating satisfaction.
9. The project shall be developed in accordance with the description and approved operations plan and site plan.
10. The applicant shall request and receive a "will serve" letter from the McKinleyville Community Services District indicating that they will provide water and sewer services for the project prior to commencement of project activities. The applicant must submit the letter to the County to meet this condition.

11. The applicant shall submit \$50.00 cash or check payable to the Humboldt County Recorder's Office to file the Notice of Exemption pursuant to Section 15062 of the CEQA Guidelines.
12. The applicant shall execute an Affidavit for Non-diversion of Commercial Cannabis on a form provided by the Planning Division.
13. A Signage Plan shall be submitted subject to review and approval by the Planning Director. Signage shall be compatible with surrounding uses and not distract from visitor serving uses in the area.
14. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

A. Dispensary Operation Restrictions

1. The hours of operation shall be six days a week (Monday through Saturday), 10:00 AM to 6:30 PM.
2. The business will provide adequate security on the premises, including lighting, alarms and law enforcement notification, to insure the safety of persons and to protect the premises from theft. The business shall retain a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the dispensary prohibiting loitering, smoking or sharing cannabis onsite or within the vicinity.
3. The business shall operate at all times in conformance with the provisions of Humboldt County Ordinance #2554, including the Operational Standards in Section 314-55.3.11 and the requirement for annual Performance Review Report per Section 314-55.3.12.
4. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
5. The business shall not hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.
6. The business shall maintain records of all patients using only the identification card number issued by the county, or its agent, pursuant to California Health and Safety Code Section 11362.7 et seq., as protection of the confidentiality of the cardholders, or a copy of the written recommendation.
7. The business shall follow the staff screening process as detailed in the Operations Manual, which includes a criminal background check for employee and prohibiting the employment of any person with a prior felony conviction for the sale and/or distribution of a controlled substances.
8. As identified under the 2008 Attorney General Guidelines (for the Security and Non-Diversion of Marijuana Grown for Medical Use), the business shall "track and record the source of their marijuana", and keep records of its division and distribution.
9. The business shall permit the Planning Director or his/her designee to have access to the entities' books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination in order to determine compliance with the conditions of the Conditional Use Permit and Special Permit. Books, records, accounts, and any and all relevant data will be produced no later than twenty-four (24) hours after the request from the Planning Director or his/her designee.

10. All compensation to Grower/Patients providing excess medicine to the Collective shall be made by check instead of cash as soon as banking is available. The Grower/Patient shall provide or verify their Social Security Number (SSN) to the collective in association with each transaction. SSN's will be kept on file with the Collective and used to file 1099 forms for each Grower/Patient at the end of each fiscal year.
11. The business shall provide the Planning Director or his/her designee, the Sheriff, and all neighboring property owners within three-hundred (300) feet of the establishment with the name, telephone number of an on-site representative of the business to whom one can provide notice if there are operating problems associated with the facility. The collective shall make every good faith effort to encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code.
12. There is to be no loitering on or about the premises at any time. Further, the Sheriff shall provide to the Planning Director and/or his/her designee a list of any complaints and law enforcement related problems associated with the business, upon request.
13. The business shall participate in inspections to verify that all cannabis is being grown and distributed in compliance with all state and local regulations. Inspections are intended to ensure that grower-members are legal and compliant in the numbers of plants they grow, and that growing is done in a safe and sustainable manner, away from public view, and inaccessible to minors.
14. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.
15. Patients younger than 18 will not be allowed entry except under special circumstances where they can provide "documentation of a serious condition for which treatment with medical cannabis has been recommended".
16. Methods used to track inventories, quantities, and distribution between verified members will match "standard industry procedures" which includes the following:
 - All incoming medicine will be assigned a lot number which will retained as medicine is subsequently divided and distributed to patients.
 - All medical cannabis will be tracked by the gram.
 - 'Quickbooks' or similar software shall be used as a point of sale to record transactions, inventory, invoicing, and revenue-related record keeping.
17. Patients shall receive medicine in individual units no more than twice during a 24-hour period. Patients are required to take the medicine directly home and not to share it with absolutely anyone. Membership shall be immediately revoked for any Patient found violating this rule.
18. The medical marijuana cooperative, collective or delivery service shall be inspected by the Humboldt County Sheriff or his/her designee and either members of the Code Compliance Division of Planning and Building or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission, to determine if the business is in compliance with its Conditional Use Permit and Operations Manual. After payment of the

inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the medical marijuana collective, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.

19. Non-compliance by the medical marijuana business in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" per Section 314-55.3.12 for review by the Planning Commission shall be deemed grounds for a revocation of the conditional use permit/special permit and/ or subject the holder of the conditional use permit/special permit to the penalties outlined in this Code, above. A deposit shall be collected for the County's time spent performing the inspection (based on the fees in effect at the time the request is submitted).

B. On-Going Requirements/Development Restrictions Which Must Continue to be satisfied for the Life of the Project:

Dispensary

1. Operations shall be consistent with the Project Description, Site Plan (i.e., approved site plan, floor plan and elevations) and the Plan of Operations (i.e., provisions for staff screening, hours and days of operation, security, customer screening, inventory control, chemical storage, quality control and health and safety), as modified by Conditions of Approval A.1 through A.19, inclusive.
2. Applicant shall submit a request for Agency Review for substantial conformance on any proposed changes of the operation, including but not limited to: changes to operational procedure or policy. Changes in operation may be processed as a minor deviation if all the findings of §312-11.1 can be made.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
4. Future signage proposals subject to review and approval by the Planning Director.
5. 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 Cannabis Regulation and Safety Act (MCRSA), as may be amended from time to time, as applicable to the permit type.
6. Possession of a current, valid required license or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder.
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. If the County receives any odor complaints, the permit holder shall work with the building Official to correct odor concerns.
8. The operation shall be inspected annually and the Planning Commission shall be provided a "Performance Review Report." The annual monitoring and reporting requirement allows for adaptive management of the facility and annual evaluation of operational performance by the Planning Commission and Planning staff. Review of the report permits County staff and the applicant to review the adequacy of the operational restrictions, and, if appropriate, develop ways to better address any neighborhood impacts that may arise.
9. The applicant and successors in interest shall participate in the track and trace program administered by Humboldt County.

Informational Notes:

1. Applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. This permit 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. The period within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.
3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
5. Medical cannabis cultivation and other commercial medical 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 Cannabis Regulation and Safety Act (MCRSA), as may be amended from time to time, as applicable to the permit type.
5. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner or state equivalent.
6. The Project operator shall possess a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
7. The Project operator shall possess a current, valid permit or license, issued by the Humboldt County Department of Health and Human Services-Environmental Health Division, as soon as such permits or licenses become available.
8. **Transfers.** Transfer of any leases or permits approved for this project is subject to the review and approval of the Planning Director for conformance with section 314-55.3 of the Zoning regulations. The fee for required conformance with conditions review shall accompany the request. The request shall include the following information:
 - A. Identifying information for the new owner(s) and management as required in an initial permit application;
 - B. A written acknowledgment by the new owner in accordance as required for the initial permit application;
 - C. The specific date on which the transfer is to occur;

D. Acknowledgement of full responsibility for complying with the existing permit.

D. On-Going Requirements/Development Restrictions Which Must Continue to be Satisfied for the Life of the Project:

Manufacturing

1. The project shall be developed, operated and maintained in accordance with the project description, Manufacturing Plan, (i.e., medical marijuana concentrate production, solvent-based medical marijuana concentrate and water-based medical marijuana concentrate and food-based medical marijuana), Employee Safety Practices (i.e., sanitary processing practices, emergency contact list), and the approved project site plan, floor plan and elevations. Changes to the project except for Minor Deviations to the Plot Plan as provided in Section 312- 11.1, shall require Modification of this permit.
2. Consistent with Section 11362.775 of the Health and Safety Code, until or unless amended, all manufacturing operations shall comply with the following standards:
 1. Operations consist of either or both of the following:
 - (1) Utilizes only manufacturing processes that are either solvent-less or that employ only nonflammable, nontoxic solvents that are generally recognized as safe pursuant to the federal Food, Drug, and Cosmetic Act (21 U.S.C. Sec. 301 et seq.).
 - (2) Utilizes only manufacturing processes that use solvents exclusively within a closed-loop system that meets all of the following requirements:
 - (a) The system uses only solvents that are generally recognized as safe pursuant to the federal Food, Drug, and Cosmetic Act (21 U.S.C. Sec. 301 et seq.).
 - (b) The system is designed to recapture and contain solvents during the manufacturing process, and otherwise prevent the off-gassing of solvents into the ambient atmosphere to mitigate the risks of ignition and explosion during the manufacturing process.
 - (c) A licensed engineer certifies that the system was commercially manufactured, safe for its intended use, and built to codes of recognized and generally accepted good engineering practices, including, but not limited to, the American Society of Mechanical Engineers (ASME), the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), or OSHA Nationally Recognized Testing Laboratories (NRTLs).
 - (d) The system has a certification document that contains the signature and stamp of a professional engineer and the serial number of the extraction unit being certified.
 2. The collective or cooperative receives and maintains approval from the local fire official for the closed-loop system, other equipment, the extraction operation, and the facility.
 3. The collective or cooperative meets required fire, safety, and building code requirements in one or more of the following:
 - (1) The California Fire Code.
 - (2) The National Fire Protection Association (NFPA) standards.
 - (3) International Building Code (IBC).
 - (4) The International Fire Code (IFC).
 - (5) Other applicable standards, including complying with all applicable fire, safety, and building codes in processing, handling, and storage of solvents or gasses.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
4. Cannabis cultivation and other 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 Cannabis Regulation and Safety Act (MCRSA), as may be amended from time to time, as applicable to the permit type.

5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. Possession of a current, valid permit or license, issued by the Humboldt County Department of Health and Human Services-Environmental Health Division, as soon as permits or licenses become available.
7. All persons hiring employees to engage in commercial processing of medical 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:
 4. Operation manager contacts;
 5. Emergency responder contacts;
 6. 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.
8. 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 in the Commercial Medical Plaza. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
9. 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 55.4.1.3 of the CMMLUO.
10. Permit renewal per Ongoing Condition of Approval #9 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
11. 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.
12. 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.
 13. 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.

Information Notes

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist 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.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. 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 Conditions of Approval # 9 and 10 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.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General 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;
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 mid-point of the density range specified in the plan designation).
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. General Plan Consistency. 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 and the McKinleyville Community Plan (MCP).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4 Land Use Designations Section 4.8</p> <p>§2742 (MCCP)</p>	<p>Commercial Services (CS).</p> <p>This designation is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal)</p> <p>Commercial Services (CS).</p> <p>Primary and Compatible Uses: Heavy retail trade, repair services, construction services,</p>	<p>The project proposes use of an existing commercial building as a medical cannabis manufacturing facility and dispensary where medical cannabis products will be provided to customers who are capable of providing sufficient documentation to demonstrate they have recently been recommended the medical use of cannabis by a California licensed physician.</p> <p>The dispensary component of the project will provide medical cannabis products for sale under the MMRSA Type 10A Dispensary license type. The manufacturing component of the project will produce medical cannabis concentrates for wholesale distribution</p>
	<p>wholesale trade, research and development, medical facilities, institutional uses, and apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in other uses designated "Primary and Compatible" in the CS Plan designation. Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.</p>	<p>under the Type 6 Manufacturing license type. The manufacturing process will only use non-volatile solvents and extraction methods. Example products that will be developed include extracts, edibles, and topicals.</p> <p>The project site for the dispensary and manufacturing facility is in an existing commercial building that is located in an area designated for commercial medical services. The type of commercial services offered in the vicinity of the project site include medical, dental and pharmacy related services. The site is served by adequate public services (access, public sewer and water, electricity, waste disposal and fire protection).</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Circulation Chapter 7	<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-G2 through C-G5).</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making</p>	<p>The project site is served by adequate road and parking infrastructure. Access to the project site is via Central Avenue, a paved, County-maintained public road. Parking facilities are shared with other businesses in the medical plaza. There are existing permitted sidewalks, curbs and stormwater drainage infrastructure around the existing building and medical plaza. The building is equipped with two ADA-compliant access ramps/entrances, one from the parking area and the other from the side entrance. There are a total of 36 parking spots in the medical plaza, including three ADA-parking spaces. A total of 6 parking spaces are given priority to each legal parcel, for a combined total of up to 12 parking spaces. There is one commercial loading zone/ramp associated with the building that is marked with 10 minute time limits for temporary loading. See Zoning Section §314-109.1.3.3 further below for more information about vehicle parking.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element, Chapter 14 (GP)</p> <p>Geologic/Seismic Hazards</p>	<p>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)</p> <p>New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.</p> <p>Related policies: S-P11. Site Suitability, S-P6. Structural Hazards</p>	<p>Geologic hazard maps show the slope instability of the property to be relatively stable. Since no new exterior construction is proposed, a soils report of the slope stability is not required. No applicable referral agencies have provided comments that identified any issues relating to geologic hazards.</p>
<p>Flooding</p> <p>Fire Hazards</p>	<p>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 to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</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>According to the Flood Insurance Rate Map Panel No. 06023C0690F, the Project site is located within an area of minimal flood hazard. No new construction is proposed.</p> <p>The parcel is in an area of Low Fire Hazard rating. The parcel is located in a Local Responsibility Area (LRA) for fire response services. Local responsibility area fire protection is typically provided by city fire departments and fire protection districts.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources, Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and 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)</p>	<p>The Biological Resource mappings of the General Plan do not identify any sensitive or critical habitat areas on the subject parcel, or in the vicinity of the project area. The parcel is located in a developed, urban area. The parcel has no watercourses on the property, and there are no watercourses in the vicinity of the project site.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>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)</p>	<p>No new construction requiring ground breaking or grading is proposed. Nonetheless, the project is conditionally based on including an inadvertent discovery protocol should the Project encounter undocumented cultural resources.</p>
	<p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation</p>	
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<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-G10 and WR-G11).</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures; WR-P40. Commercial and Industrial Activities; WR-P41. Oil/Water Separation; WR-P45. Reduce Toxic Runoff.</p>	<p>The project site is developed with an existing commercial building and stormwater infrastructure. No construction activities that require groundbreaking will occur. The entire commercial center (medical plaza) is equipped with existing stormwater infrastructure.</p> <p>The project site is located in an urban area. There are no water bodies within the vicinity of the project site.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Resources Chapter 11 Onsite Wastewater Systems	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, and WR-G11) Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements.	The project site is served by existing sewer service from the McKinleyville Community Services District (MCSD). No referral response was received from MCSD. The project has been conditioned on receiving a "will serve" letter from MCSD.
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	The proposed project does not include use of a generator or the generation of noise in excess of 60 decibels. Operating hours will be 10 am to 6:30 pm Monday through Saturday. The nearest residence is located over 450 feet from the proposed project parcels. Noise levels are anticipated to be consistent with the existing uses in the commercial medical plaza.
Air Quality Chapter 15	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 and federal requirements (AQ-G4) Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.	The project site is developed with an existing 1,495-square foot commercial building. 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 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.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all 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
§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 subject parcels were created as Lots B1 and B2 of Tract Map 292 recorded in book 19 of Maps pages 38 and 39. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcels were lawfully created in its current configuration and can be developed as proposed.
§314-2.2 Community Commercial §314-55.3.8.2 Medical Cannabis Dispensaries §314-55.4 CMMLUO	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 proposed project is a Conditional Use Permit (CUP) for a medical cannabis dispensary and Special Permit (SP) for medical cannabis manufacturing. The proposed cannabis dispensary is specifically allowed with a CUP in this zone district under Section 314-55.3 of the Humboldt County Code. The proposed manufacturing facility is specifically allowed with a Special Permit (SP) in this zone district under Section 314-55.4
314-31 Planned development	The purpose of the Planned Development zone is all flexibility in the administration of development standards	The proposed project is a medical cannabis dispensary and manufacturing facility. The subdivision that created the lots allowed for shared parking on an adjacent lot for the entire development.
314-29 Noise impact	The purpose of the Noise Impact Combining Zone is to establish regulations to maintain, within single family and multi-family structures and within structures designed for transient habitation, low exposure levels to noise associated with airports and major roads.	The site is within the Noise Impact Combining Zone and is located near the California Redwood Coast Humboldt County Airport and on a major road; however, the proposed project does not include any residences or transient habitation. Therefore, the project is consistent with this section.
Development Standards		
Minimum Lot Area:	2,000 sq. ft.	The combined area of the two subject parcels is approximately 1,495 square feet, and even though this does not meet the minimum parcel size requirement, this project will not increase the pre-existing non-conformity.
Max. Lot Coverage:	(None specified)	N/A

Zoning Section	Summary of Applicable Requirement	Evidence
Min. Yard Setbacks	Front: None. Rear: Fifteen feet (15'). Side: None.	Existing structure ; Front: 0 feet Rear: 0 feet Side: 0 feet The existing structure occupies both parcels entirely. The setbacks from the exterior property lines of the common parcel are as follows: Front: 52 feet Rear: 155 feet Side: 49 feet
Max. Building Height:	75 feet	16 feet

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-109.1.3.3: Commercial Uses Off-Street Parking</p> <p>§314-109.1.3.4: Industrial uses</p> <p>§314-109.1.4: Loading Spaces Required</p>	<p><u>Retail Uses</u> §314-109.1.3.3.1: One space for 300 square feet of gross floor area and one parking space per employee. A minimum of four parking spaces are required at minimum</p> <p><u>Manufacturing</u> §314-109.1.3.4.2: The higher of one parking space for each 1,500 square feet of gross floor space or one parking space for each employee at the peak shift. A minimum of two parking spaces are required.</p> <p><u>Loading Spaces:</u> One space for each 20,000 square feet of gross floor area or portion thereof.</p> <p>Per §314-109.1.4: The loading space requirement for uses containing 10,000 square feet or less may be eliminated upon issuance of a Special Permit by the Director, in conjunction with the Public Works Department, based on the type and intensity of the proposed use.</p>	<p>The existing structure contains two parcels with a combined size of 1,495 square feet. The space is to be used as a medical cannabis dispensary in the front (528 sf) and a medical cannabis manufacturing facility in the back (967 sf) The building is located in a medical plaza that is used for medical, dental and pharmacy related services. There are a total of 36 parking spots in the medical plaza, including three ADA-parking spaces. A total of 6 parking spaces are given priority to each legal parcel. The project site has a combined total of up to 12 parking spaces.</p> <p>The parking requirement for the proposed dispensary and manufacturing facility is 9 spaces (6 for the dispensary and 3 for the manufacturing facility). The site plan shows a total of 12 dedicated parking spaces available to the project and one 10-minute loading zone located in front of the building.</p> <p>The anticipated parking demand is as follows:</p>
		<p>There will be up to 2 parking spaces dedicated to employees per each parcel. The applicant anticipates an average of 2 employees at a time for each parcel. The remaining 4 parking spaces available for each parcel would be used by customers per each parcel (combined total of 8). At peak times, there could be a total of 8 employees (5 for dispensary and 3 for manufacturing). As such, approximately 4 parking spaces are anticipated to be available for customers at peak times. Therefore, the project meets the required parking requirements.</p> <p>The applicant conducted a parking study on November 8, 2017 using criteria provided by the County. The study concluded that there was an average of 11 vehicles parked total in the Medical Plaza throughout the day; and on average, there were at least 9 vehicles and no more than 14 vehicles present at a given time. Parking is therefore considered adequate.</p>

Zoning Section	Summary of Applicable Requirement	Evidence
§314-87.2 Signs	<u>Commercial:</u> Not more than 3 sq. ft. for each 100 foot of lot frontage not to exceed 300 sq. ft. divided into no more than 6 single- or double-faced signs	The Medical Plaza has an existing Sign Board on which the dispensary's name will be displayed. The Sign Board is blue print on a white board located front and center of the building facing Central Avenue traffic. The Medical Plaza sign is lit at night. A Signage Plan shall be submitted subject to review and approval by the Planning Director. Signage shall be compatible with surrounding uses and not distract from visitor serving uses in the area.

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.8 Dispensaries	All medical cannabis Dispensaries shall operate in compliance with this Code, the MCRSA, and all other applicable state and local laws. Medical cannabis Dispensaries are a conditionally permitted use in zone districts C-1, C-2, C-3, MB, ML, MH.	The proposed project will receive deliveries from cultivators and manufacturers that are verifiably compliant with California Health and Safety Code 11362, Medical Cannabis Safety and Regulation Act (MCRSA), and other applicable state and local laws.
	Dispensaries shall at all times be operated in such a way as to ensure the safety of patients and staff; to ensure the security of the medical cannabis; and to safeguard against the diversion of medical cannabis for non-medical purposes.	The subject property is zoned C-2 Community Commercial. The Operations Plan and conditions of approval require the proposed use is operated consistent with this Code, the MCRSA, and all other applicable state and local laws, and to ensure the security of the medical cannabis; and to safeguard against the diversion of medical cannabis for non-medical purposes.
§314-55.3.9.1 Medical Cannabis Dispensary Requirements	Preparation of a hazardous materials storage, handling, and disposal plan approved by the Division of Environmental Health, if applicable.	The applicant prepared Operations Plan includes detailed information about hazardous materials storage, handling, and disposal. The plan indicates that there will be no cannabis waste coming from the dispensary. All cannabis products will be packaged for consumers before reaching the dispensary. The applicant does not plan to store fuel, diesel, or other flammable substances onsite. The applicant also does not plan to store fertilizers, soil amendments or pesticides onsite. The applicant plans to store cleaning supplies such as disinfecting sprays, wipes, cider vinegar dilutions and biodegradable soap based cleaning solutions. The Division of Environmental Health did not have comments regarding the dispensary.

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.9.2.1 Medical Cannabis Dispensary Requirements</p>	<p>The Planning Commission shall have the discretion to deny a conditional use permit for any proposed medical cannabis Dispensary within 600 feet of residential neighborhood and their inhabitants, Church, playgrounds, public parks, libraries, licensed day care facilities, places where children congregate, residential treatment facilities, or cumulative impacts resulting from the addition of another cannabis dispensary, delivery service or other distribution or transfer facility when there are others within a 600 foot radius of the proposed new facility.</p>	<p>There are no playgrounds, public parks, licensed day care facilities, or residential treatment facilities within 600 feet of the project site. However, measured from the County's GIS, the nearest residences and residential neighborhoods are located approximately 460 feet southwest, 520 feet southeast, and 565 feet northeast of the building where the proposed dispensary is located. The nearest Church is the Church of Christ of Latter Day Saints, the property line of which is located approximately 466 feet north of the project site. There is one permitted dispensary located approximately 1,000 ft from the project site (northern end of Nursery Way). A proposed dispensary is located approximately 700 feet from the project site (on Nursery Way).</p>
		<p>Section 314-55.3.9.2 of the Zoning Ordinance provides the Planning Commission discretion to deny a conditional use permit for a dispensary within 600 feet of a residential neighborhood, Church, public park, libraries, playgrounds, day care facilities, residential treatment facilities, and places where children congregate "if the Commission determines that the impacts of a proposed dispensary have the potential to be significant".</p> <p>The impacts of the dispensary on local neighborhoods within 600 feet of the project site are not anticipated to be significant. The project site is surrounded by physical boundaries such as road infrastructure and urban development. There is no direct access between the proposed dispensary location and residences within the vicinity of the project area. An undeveloped parcel with land use designations of Commercial Services (CS) and Residential Low Density (RL 1-7) is located 200 feet north of the project site, which serves as a buffer between the project site and the residential land uses located to the northeast.</p> <p>The project is contained within an existing professional medical plaza that provides medical professional services. The applicant has provided a security and safety plan that</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
		<p>describes which measures will be utilized, including the screening of patients, the prevention of loitering, upkeep of business grounds, professional signage, the use of onsite security, and the emphasis on professional quality medical/herbal products.</p> <p>Conflicts with the Church are not anticipated as the proposed project's dispensary and manufacturing operations will be closed on Sundays, presumably when the Church is holding services.</p> <p>The closest dispensary to the site is Satori Wellness which is located more than 600 feet to the northwest of the project site.</p> <p>The noticing for the project included all properties within a 600 foot radius.</p>
<p>§314-55.3.9.3 Medical Cannabis Dispensary Requirements</p>	<p>No medical cannabis dispensaries, operators, establishments, or providers who possess, cultivate, or distribute medical cannabis shall be located within a 600-foot radius of a school.</p>	<p>There are no schools within 600 feet of the proposed Project. Although the McKinleyville Union School District Superintendent recommended denial of the project, they also indicated that the proposed facility is not within 600 feet of a school or existing bus stop.</p>
<p>§314-55.3.10 Operations Manual</p>	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <p>Authorization for the County, its agents, and employees, to seek verification of the information contained within the conditional use permit application.</p> <p>A description of the staff screening processes, including a requirement for criminal background checks.</p>	<p>A detailed Operations Plan is included in Attachment 3 that contains all the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the business will be regulated by numerous state and local regulations including Article 2.5 of the Health and Safety Code (Senate Bill 420). The retail dispensary is also regulated by the MAUCRSA and will be subject to state licensing in 2018 once available.</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.10 Operations Manual</p>	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <p>The hours and days of the week when the Dispensary will be open.</p> <p>Text and graphic materials showing the site, floor plan and facilities. The material shall also show structures and land uses within a 600-foot radius.</p> <p>A description of the security measures located on the premises, including but not limited to, lighting, alarms, and automatic law enforcement notification, and how these will assure the safety of staff and clients and secure the medical cannabis against diversion for non-medical purposes.</p>	<p>A detailed Operations Plan that contains all the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the business will be regulated by numerous state & local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420). The retail dispensary is also regulated by the MAUCRSA and will be subject to state licensing.</p>
	<p>A description of the screening, registration and validation process and procedures for qualified patients and primary caregivers.</p> <p>A description of qualified patient records acquisition and retention procedures and policies.</p> <p>A description of the processes, procedures and inventory controls for tracking the disparate strains, the source of supply, and amounts of medical cannabis that come in and go out of the Dispensary.</p>	

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.10 Operations Manual</p>	<p>Description of measures taken to minimize or offset the carbon footprint from operational activities.</p> <p>Description of chemicals stored, used and any effluent discharged as a result of operational activities.</p> <p>The procedure, documentation, and notice process for assuring the quality and safety of all medical cannabis distributed. The procedure and documentation process for determining patient dosage, including any testing for the major active agents in medical cannabis offered to qualified patients, such as cannabinoids tetrahydrocannabinol (THC), Cannabidiol (CBD), and Cannabinol (CBN).</p>	<p>A detailed Operations Plan is included in Attachment 3 that contains all the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the business will be regulated by numerous state and local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420). The retail dispensary is also regulated by MAUCRSA and will be subject to state licensing.</p>
<p>§314-55.3.11 Operating Standards</p>	<p>Dispensaries that function as medical cannabis delivery services shall not operate from an address of convenience located in a residential zone.</p>	<p>The proposed site is zoned C-2 Community Commercial, Noise Impact (N), and Planned Development (P).</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.11 Operating Standards</p>	<p>Medical cannabis Dispensaries may not be operated by any persons who have been convicted of a felony in the last five (5) years.</p> <p>No dispensing of medical cannabis to an individual qualified patient shall be permitted more than twice a day.</p> <p>The hours of operation of medical cannabis Dispensaries shall be no earlier than 10 a.m. and no later than 7 p.m.</p> <p>Dispensaries shall only provide medical cannabis to an individual qualified patient who has a valid, verified physician's recommendation issued in the State of California. Dispensaries shall verify on an annual basis, or more frequently if required by the State of California, that the physician's recommendations of their clients are current and valid.</p> <p>Dispensaries shall display their client rules and/or regulations in a conspicuous place that is readily seen by all persons entering the Dispensary. A copy of the client rules and/or regulations shall be provided to the qualified patient by a medical cannabis delivery service.</p> <p>Smoking, ingesting or otherwise consuming medical cannabis products on the premises of a medical cannabis Dispensary is prohibited. Each building entrance to a medical cannabis Dispensary shall be clearly and legibly posted with a notice indicating that smoking, ingesting or consuming medical cannabis or medical cannabis edibles on the premises or in the vicinity of the Dispensary is prohibited.</p>	<p>All operating standards have been made conditions of approval.</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.11 Operating Standards</p>	<p>Each building entrance to a medical cannabis Dispensary shall be clearly and legibly posted with a notice indicating that persons under the age of eighteen (18) are precluded from entering the premises unless they are qualified patients and they are accompanied by their parent or legal guardian.</p> <p>No medical cannabis Dispensary or delivery service shall provide medical cannabis to any qualified patient or holder of a medical cannabis recommendation who is under 18 unless their parent or guardian has previously given written permission that is on file with the delivery service and that same parent or guardian is present to accept the delivery of medical cannabis.</p> <p>All medical cannabis Dispensaries shall display a copy of the inspection receipt issued by the Humboldt County Sealer of Weights and Measures for all weighing and measuring devices.</p> <p>All medical cannabis dispensed by Dispensaries must be obtained in accordance with the MCRSA and other applicable state and local laws.</p> <p>All signs for medical cannabis Dispensaries must comply with sections 313- 87.3 and 314-87.2 of the County Zoning Regulations.</p> <p>An up-to-date inventory of all hazardous materials stored and used on site shall be maintained on the premises of the Dispensary with a copy of this inventory provided to the Humboldt County Division of Environmental Health.</p>	<p>All operating standards have been made as conditions of approval.</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.11 Operating Standards	<p>Dispensaries shall maintain all necessary permits, and pay all required taxes and fees. Dispensaries shall also provide invoices to vendors to ensure vendor's tax liability responsibility.</p> <p>Dispensaries shall implement their policies and procedures as outlined in their Operations Manual.</p> <p>Medical cannabis Dispensaries shall comply with any and all conditions of their conditional use permit.</p>	All operating standards have been made conditions of approval.

314-55.4 Commercial Medical Marijuana Land Use Ordinance (CMMLUO)

Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.4.8.5 Manufacturing	<p>Manufacturing of commercial cannabis for medical use shall be a permitted use in zoning districts C-2, C-3, MB, ML, U (where developed as industrial use), and MH, subject to a Special Permit and the conditions and limitations set forth in this Section.</p>	<p>The business will:</p> <ol style="list-style-type: none"> 1. Receive deliveries from cultivators and manufacturers; 2. Grade, trim, and package cannabis; 3. Manufacture extracts using non-volatile solvents <p>The subject property is correctly zoned, Community Commercial (C-2) and the applicant will comply with all conditions of the CMMLUO ordinance, as specified in the recommended conditions of approval.</p>

<p>§314-55.4.11 a) through u) Performance Standards</p>	<p>All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:</p> <p>i. cultivation and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:</p> <ol style="list-style-type: none"> 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. 	<p>The applicant submitted a detailed Operations Plan for Manufacturing Attachment 3. The Operations Plan includes details such safety procedures and protocols, the use of Personal Protection Equipment (PPEs), employee accident reporting and investigation protocols, hazardous communications policies, heat illness prevention plan, emergency escape plans, product safety materials, chemical spill procedures, potable water access, and toilet and handwashing facilities. The applicant anticipates hiring no more than 10 employees at any given time for the manufacturing component of the operation.</p> <p>The applicant will produce high-end medical cannabis products for wholesale distribution under the Type 6 Manufacturing license type. The applicant will manufacture medical cannabis concentrates using only non-volatile solvents and extraction methods.</p>
	<p>ii. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum: 1) Operation manager contacts;</p> <ol style="list-style-type: none"> 2) Emergency responder contacts; 3) Poison control contacts. <p>iii. 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.</p> <p>iv. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.</p>	<p>All processing will occur in a raw materials processing area and a separate extraction area. Any employees involved in the processing of raw material will wear clean, disposable gloves and a dust mask. After inspection and preparation for processing, all raw batches will be stored in labeled containers in a covered and locked storage closet pending extraction and manufacturing processes. Waste materials will be separated for readmission to the biological cycle through composting of leaves for recycling of stalks and stems. The extraction area will be used for the proprietary extraction methods to separate medicinal compounds from plant matter. All utensils, containers, and workspaces will be made of non-porous materials and will be sanitized between batches. Any employee involved in extraction processes will wear clean, disposable gloves, and a dust mask to avoid contamination. Finished extracts will be either packaged and labeled for resale or used in house for further manufacturing of medical cannabis topical or edible preparations. Final extracted plant waste will be contained and secured in a closed waste container and removed daily from the property to a green waste facility such as Wes Green Landscaping on West End Road in Arcata.</p>

§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person.	According to records maintained by the Department, the applicant also has an approved project for 10,000 square-foot of new cultivation, and is entitled to four permits.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	All the required information was received.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of Project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.17 Sunset Date	No application for any Special Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant submitted the Special Permit application on December 14, 2016.

4. Public Health, Safety, and Welfare and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4 Conditional Use Permit Findings	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.	With the exception of McKinleyville Union School District which recommended denial of the project although there is no school or school bus stop within 600 feet of the property boundaries, all responding referral agencies have either provided no comment or recommended approval or conditional approval of the proposed use. The proposed commercial use is consistent with the type of development in the area. There is no evidence that the Project will be materially injurious to properties or improvements in the vicinity.
§15301 of CEQA Guidelines §15303 of CEQA Guidelines	Categorically exempt from State environmental review.	The project has been determined to be exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15301 – Existing Facilities and 15303 – New Construction or Conversion of Small Structures of the Guidelines for the Implementation of CEQA. Section 15301 exempts from environmental review the operation, repair maintenance, permitting, licensing, or minor alteration of existing private structures or facilities where involving negligible or no expansion of use. The Project site is an urbanized area served by community water and on-site sewer. The proposed use within the existing building will not result in any significant adverse impact on the environment.

		<p>Section 15303 exempts from environmental review the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another use where only minor modifications are made in the exterior of the structure.</p> <p>A project is exempt from CEQA if 1) the project is exempt by statute 2) the project is exempt pursuant to a categorical exemption (Article 19, Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15000.2 Per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to this project.</p>
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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 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), except where: 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.	The proposed Project involves operation of a dispensary and manufacturing facility on lands designated "Commercial Services" (CS) and zoned C-2 Community Commercial. The parcel was not inventoried as source of potential residential housing. Therefore, 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.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

- Application Form [on file]
- Grant Deed [on file]
- Plot Plan [attached]
- Floor Plan [attached]
- Parking Study [attached]
- Dispensary Operations Plan including security plan [attached]
- Manufacturing Operations Plan [attached]
- DEH Worksheet [on file]
- Consent for On-site Inspection [on file]
- Indemnification Agreement [on file]
- Acknowledgement Form [on file]

Humboldt County Planning Department:
Commercial Medical Marijuana Land Use Permit Application

3015 H St.
McKinleyville, CA, 95501
(707) 445-7541



Calyx Mountain Inc

Site Address

1711 and 1715 Central Avenue
McKinleyville, CA, 95501
APN: 509-221-049, 509-221-048

Mailing Address

2770 Terrace Ave
Arcata, CA, 95521

Primary Contacts

Attorney: Lori Varaich (858)442-3309
CEO/Manager: Kelly LaRose (703)625-8205
Administrative Assistant: Molly Robles (707)267-0609

Pursuant to Humboldt County Ordinance #2534: Calyx Mountain Inc, Calyx Mountain Wellness Center, Calyx Mountain, LLC and any subsidiaries thereof agree to indemnify and hold harmless the County of Humboldt and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the operations of medical cannabis dispensaries and for any claims brought by any of their clients

for problems, injuries, damages, or liabilities of any kind that may arise out of the handling or dispensing of medical cannabis.

Calyx Mountain Wellness Center

Operations Plan

Location Description

Building

Calyx Mountain Inc. will operate its wellness center in a General Commercial zoned, 528 square foot space on Central Avenue in McKinleyville, Ca. The facility is well positioned, and as a former pharmacy location, it matches the ideal picture of a community dispensary. The space is one of two units in the building. The other unit is a planned non-volatile medical cannabis manufacturing facility also managed by Calyx Mountain Inc.

Calyx Mountain's Wellness Center will be located on the busiest street in McKinleyville, California, U.S. We plan to be the preeminent representation of retail medical cannabis dispensaries in McKinleyville and county-wide.

Calyx Mountain locations will not possess, cultivate, or distribute medical cannabis within a 600-foot radius of a school [Health & Safety Code section 11362.768 (b)].

Given a 600 foot radius, the impacts of the proposed dispensary do not have significant potential to negatively impact residential neighborhoods and their inhabitants, playgrounds, public parks, libraries, licensed day care facilities, or places where children congregate, residential treatment facilities, or the cumulative impacts resulting from the addition of another cannabis dispensary, delivery service or other distribution or transfer facility when there are others within a 600 foot radius of the proposed new facility.

Electrical Power

The building is supplied by PG&E. Calyx Mountain plans to offset carbon emissions linked to commercial power use by participating in the PG&E Solar Choice program.

Water and Sewer

Water and sewer utilities are served by McKinleyville Community Services District.

Waste Management

Calyx Mountain, Inc.'s waste stream will be separated into recyclables, compostables, and solid waste. Waste materials will be recycled and reused as much possible. All solid waste will be disposed of in accordance with state and local laws and applicable safety regulations.

Solid Waste

Solid waste, plastic recycling, glass recycling, paper recycling, metal recycling and other/miscellaneous recycling will be stored in separate, sealed, labeled containers pending transfer to the appropriate waste management and/or recycling facility.

Most items in our waste stream will be collected weekly by Humboldt Sanitation and Recycling. The following materials will be diverted from the waste stream for transfer to the HWMA recycling center:

- #1 - #7 Plastic Containers & Bottles
- glass bottles and jars
- aluminum foil/formed containers
- tin
- steel cans
- scrap metal
- cardboard & paper bags
- magazines, chipboard, paper, newspaper, softcover books
- telephone books
- fluorescent tubes
- compact fluorescent lights

- HID Lights
- household batteries (alkaline and rechargeable)

E-Waste

Electronic waste or “E-Waste” may contain lead, mercury, cadmium, chromium or other heavy metals. When disposed in the landfill, these toxic materials can leach into our waterways and soil, damaging personal and environmental health. Any and all electronic waste will be separated for e-waste disposal at the Eureka Recycling Center.

The following items are considered E-Waste:

- TVs
- Computer Monitors
- Printers
- Computer Towers, Keyboards, Mice, Wires
- Cell Phones
- Microwaves
- Items with circuit boards or a digital face

Staff Requirements

The staff at Calyx Mountain will be an integral part of our success. All staff will be screened thoroughly to ensure goodness of fit and regulatory compliance. This process will include a complete criminal background check. No person with a felony conviction on record will be accepted for employment with our company. The following positions will be available at Calyx Mountain Wellness Center through Calyx Mountain Management LLC:

- CEO
- Operations Manager
- Merchandise Manager
- Bud Tender
- Information Technologist (Contract)
- Cleaners
- Delivery Service

Roles and Responsibilities

Chief Executive Officer – CEO

- Provides financial direction for the business
- Creates, communicates, and implements the organization's vision, mission, and overall direction
- Leads the development and implementation of the organizational strategy
- Fixes prices and signs business deals
- Recruitment
- Responsible for payment of salaries
- Responsible for signing checks and documents on behalf of the company
- Evaluates the success of the organization
- Prepares financial report at the end of every working week
- Handles financial transaction on behalf of the company
- Interfaces with our bankers
- Responsible for payment of tax, levies and utility bills
- Models demographic information and analyzes the volumes of transactional data generated by customer purchases
- Responsible for promoting the company's image
- Responsible for creating marketing and sales strategies, etc.
- Represents the organization in some strategic business meetings

Operations Manager

- Responsible for managing the daily activities in the dispensary and delivery service
- Responds to customer enquiries
- Responsible for recruiting, training and managing staff
- Purchases and controls inventory
- Meets and interfaces with suppliers
- Manages budgets
- Keeps statistical and financial records
- Prepares publicity materials and displays

- Handles marketing services
- Interfaces with third – party providers (vendors)
- Controls the sales floor inventory
- Supervises the entire sales staff and workforce
- Handles any other duty as assigned by the CEO and CFO

Merchandise Manager

- Manages vendor relations, ongoing education and development of product mix
- Helps to ensure consistent quality of products
- Responsible for the purchase of goods and products
- Responsible for planning sales, monitoring inventory, selecting merchandise, and writing and pricing orders to vendors
- Ensures that the organization operates within stipulated budget
- Handles administrative and bookkeeping tasks, inventory control, stocking shelves, and data entry
- Performs monthly inventory counts, files paperwork, and stocks inventory

Bud Tender

- Ensure that the store facility is in tip top shape and conducive enough to welcome customers (This includes turning on equipment such as computers, scales, and printers)
- Ensures that products are properly arranged
- Responsible for processing new patient enrollment
- Responsible for sterilizing the counter tops, scales, and other work surfaces
- Handle any other duty as assigned by the operations manager
- Receives payments on behalf of the organization
- Issues receipt to customers

Information Technologist

- Manages the company website
- Handles commerce

- Installs and maintains computer software and hardware
- Manages BioTrackTHC software, servers, and data backup
- Manages the organization's security system
- Handles any other technological and IT related duties.

Cleaner

- Responsible for cleaning the store facility at the end of the day
- Ensures that toiletries and supplies are stocked
- Cleans both the interior and exterior of the dispensary facility
- Handles any other duty as assigned by the Operations Manager

Delivery Driver

- Will be trained in delivery regulations listed below
- Responsible for organizing orders and route before leaving
- Receives payments on behalf of the organization
- Issues receipt to customers
- Handles any other duty as assigned by the Operations Manager

Hours of Operation

Calyx Mountain Wellness Center will be open 6 days a week, Mon - Sat, from 10 am to 6:30 pm.

Security Plan

- Upon hiring, staff will be issued security manuals, briefed on security measures, and evaluated for understanding of security protocols.
- Exterior will be lit by motion detecting floodlights from dusk to dawn.
- Building will be served by Advanced Security Systems alarm system on all doors and windows.
- Because the space was formerly a pharmacy, patient service area is separated from dispensing area by a closed, locked door.
- Security cameras will be installed in sensitive areas for surveillance.

- Panic buttons with automatic law enforcement notification will be installed next to front counter, cash storage safe, and cannabis backstock storage areas.
- Cash drawer currency exceeding minimum till reserves will be counted, recorded, labeled and stored in a locked safe every 4 hours (or more frequently if necessary), pending daily closing deposits.
- Cash, excepting the next day's change, will be removed from the premises at closing each evening.
- Bulk cannabis products will be secured in a locked storage area each evening at closing.
- All products will undergo bar coding and digital inventory management (including regular inventory audits) through BioTrackTHC to prevent internal loss and diversion.
- Internal servers will be setup for automatic backup to secure cloudware at the close of each business day.

Patient Registration, Verification and Screening

Calyx Mountain will display client rules and regulations in a conspicuous place that is easily seen by all persons entering the dispensary. All signage will comply with sections 313-87.3 and 314-87.2 of the County Zoning Regulations. A copy of the client rules and regulations will be provided to all qualified patients upon patient registration.

No medical cannabis will be sold to any person not in possession of a current, verified doctor's recommendation for use of medical cannabis pursuant to CA Health and Safety Code 11362.5. New patients and qualified caregivers will be required to fill out an electronic intake form and produce proof of a current doctor's recommendation for use of medical cannabis. Patient records will be stored in a medical quality patient records CRM within our BioTrackTHC platform.

Patients' recommendations will be verified upon registration with the dispensary. Patient ID card will be scanned and saved to the BioTrackTHC CRM platform. The CRM platform will inform the dispensary when a patient's recommendation is near or past the renewal/expiration date. CRM

data will be stored on local servers and backed up to secure cloudware daily. Incomplete patient records or expired 215 recommendations will disallow patients and caregivers from purchasing any medical cannabis from our dispensary.

Smoking, ingesting or otherwise consuming medical cannabis products on the premises is prohibited. Each building entrance shall be clearly and legibly posted with a notice indicating that smoking, ingesting or consuming medical cannabis or medical cannabis edibles on the premises or in the vicinity of the Dispensary is prohibited.

Each building entrance shall be clearly and legibly posted with a notice indicating that persons under the age of eighteen (18) are precluded from entering the premises unless they are qualified patients and they are accompanied by their parent or legal guardian.

No medical cannabis Dispensary or delivery service shall provide medical cannabis to any qualified patient or holder of a medical cannabis recommendation who is under 18 unless their parent or guardian has previously given written permission that is on file with the delivery service and that same parent or guardian is present to accept the delivery of medical cannabis.

Hazardous Materials Storage, Handling, and Disposal

- No fuel will be used or stored onsite
- No diesel, propane or other flammable substances will be used or stored onsite.
- No fertilizers, soil amendments or pesticides (including organic ones) and will be used or stored onsite.
- No compressed gases, cleaners or sanitizers, including, but not limited to, household chemicals, bleach and alcohol will be stored onsite. Cleaning supplies will be limited to disinfecting sprays and wipes, cider vinegar dilutions, and biodegradable soap based cleaning solutions. All cleaning solutions, regardless of formulation will be kept in clearly labeled containers in a separate closed storage cupboard.

Inventory and Quality Control

Purchasing

Products will only be purchased from cultivators and manufacturers that are verifiably compliant with CA Health and Safety Code 11362, as well as local regulatory frameworks specific to the county of origin.

All medical cannabis Dispensaries shall display a copy of the inspection receipt issued by the Humboldt County Sealer of Weights and Measures for all weighing and measuring devices.

All medical cannabis dispensed will be obtained in accordance with the MCRSA and other applicable state and local laws

Testing

Suppliers will be required to furnish batch specific testing results upon delivery wholesale products. Test result shall detail cannabinoid profiles as well as contaminant levels. Products contaminated with molds, mildews, fungi, fungicides, pesticides or other toxins will not be accepted.

Wholesale bulk flower product samples will be submitted to a local testing agency for secondary evaluation for contaminant levels, potency and cannabinoid. A licensed testing laboratory shall issue a certificate of analysis for each lot, with supporting data, to report the following:

1. Whether the chemical profile of the lot conforms to the specifications of the lot for compounds, including, but not limited to, all of the following:
 - a. Tetrahydrocannabinol (THC)
 - b. Tetrahydrocannabinolic Acid (THCA)
 - c. Cannabidiol (CBD)
 - d. Cannabidiolic Acid (CBDA)
 - e. The terpenes described in the most current version of the cannabis inflorescence monograph published by the American Herbal Pharmacopoeia
 - f. Cannabigerol (CBG)
 - g. Cannabinol (CBN)

- h. Any other compounds required by the State Department of Public Health
2. That the presence of contaminants does not exceed the levels that are the lesser of either the most current version of the American Herbal Pharmacopoeia monograph or the State Department of Public Health. For purposes of this paragraph, contaminants includes, but is not limited to, all of the following:
- Residual solvent or processing chemicals.
 - Foreign material, including, but not limited to, hair, insects, or similar or related adulterant.
 - Microbiological impurity, including total aerobic microbial count, total yeast mold count, *P. aeruginosa*, *aspergillus spp.*, *s. aureus*, aflatoxin B1, B2, G1, or G2, or ochratoxin A.
 - Whether the batch is within specification for odor and appearance.

Residual levels of volatile organic compounds shall be below the lesser of either the specifications set by the United States Pharmacopeia (U.S.P. Chapter 467) or those set by the State Department of Public Health.

Product	Metric ID	Strain	Category	Available	Total	Assigned	Time
1G Pre Rolled (38)			Joints	385	385		
3.5g Prepack (10)			PrePacked	189	189		
Birthday Cake (2)			Flower	1028.00g	1028.00g		
Bubba White (16)			Oils	26007.00g	26007.00g	Partially	
Charlottes Web (1)				1.00g	1.00g	No	
Clone (41)				47	47	No	
Cookie (153)			Edibles	2443	2443		
Durban Poison (9)				11671.00g	11671.00g	No	
4516 9303 4681 9150		Durban Poison		971.00g	971.00g	No	221 days
9694 3381 1637 5862		Durban Poison		1200.00g	1200.00g	No	201 days
6088 5617 6618 0175		Durban Poison		1000.00g	1000.00g	No	189 days
0467 1083 6684 9939		Durban Poison		1000.00g	1000.00g	No	76 days
9663 4048 6737 1263		Durban Poison		1200.00g	1200.00g	No	21 days
9790 1024 7065 7211		Durban Poison		1200.00g	1200.00g	No	18 days
7204 8378 8407 3645		Durban Poison		1200.00g	1200.00g	No	13 days
3880 4586 7750 1526		Durban Poison		1500.00g	1500.00g	No	4 days
8197 3631 3512 0496		Durban Poison		2400.00g	2400.00g	No	0 days
Food Grade Extract (1)				380.00g	380.00g		
Food Grade Solvent (14)			Oils	2165.00g	2165.00g		
Girl Scout Cookies (1)				1200.00g	1200.00g	No	

Inventory Tracking

Merchandise will be entered into inventory upon receipt. All inventory will be batch labeled with strain identifiers, supplier, farm or region of origin, growing methods (if applicable), lab results, and wholesale cost. All packages will be labeled with scannable strain and barcode stickers linked to our inventory control modules in the BioTrackTHC software system.

Product Descriptions

Flowers

Premium tested, graded and well packaged dried medical cannabis flowers

Extracts

Including, but not limited to: Bubble Hash, Rosin, Glycerin Tinctures, Oils

Edibles

Including, but not limited to: Hard Candies, Flavored Honey, Syrup, Butter, Oils

Topicals

Including, but not limited to: Salves, Oils, Balms

Other Cannabis Products

Including, but not limited to: Rolled Joints, Packaged Shake and Papers

Non-Cannabis products

We will also offer promotional merchandise, gifts, herbal supplements, and beauty and wellness products.

Packaging

Prior to sale at the dispensary, medical cannabis products shall be labeled and enclosed in a tamper-evident package. Labels and packages of medical cannabis products shall meet the following requirements:

1. Medical cannabis packages and labels shall not be made to be attractive to children.

2. All medical cannabis product labels shall include the following information, prominently displayed and in a clear and legible font:
 - a. Manufacture date and source.
 - b. The statement "SCHEDULE I CONTROLLED SUBSTANCE."
 - c. The statement "KEEP OUT OF REACH OF CHILDREN AND ANIMALS" in bold print.
 - d. The statement "FOR MEDICAL USE ONLY."
 - e. The statement "THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS."
 - f. The statement "THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
 - g. For packages containing only dried flower, the net weight of medical cannabis in the package.
 - h. A warning if nuts or other known allergens are used.
 - i. List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol (THC), cannabidiol (CBD), and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
 - j. Clear indication, in bold type, that the product contains medical cannabis.
 - k. Identification of the source and date of cultivation and manufacture.
 - l. Any other requirement set by the CA Bureau of Marijuana Control.
 - m. Information associated with the unique identifier issued by the Department of Food and Agriculture pursuant to Section 11362.777 of the Health and Safety Code.
3. Only generic food names may be used to describe edible medical cannabis products.

Performance Review Reports

Calyx Mountain will prepare and submit an annual "Performance Review Report" for review and approval by the Planning Commission. This annual

“Performance Review Report” is intended to identify the effectiveness of the approved conditional use permit, Operations Manual, Operating Standards, and conditions of approval, as well as the identification and implementation of additional procedures as deemed necessary.

Calyx Mountain shall be inspected by the Humboldt County Sheriff or his/her designee, and/or employees of the Humboldt County Planning and Building Department and/or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission to determine if the dispensary is in compliance with its conditional use permit, Operating Standards, and Operations Manual.

Patient Dosage:

Calyx Mountain Inc employees will not determine dosage as that is up to a physician. They will not prescribe or treat, but will only give acceptable dosages allowed by law and by the patient’s doctor’s prescriptions. All products will have accessible information detailing the potency, chemical profile and safety of that product on file at the dispensary.

Delivery

- (a) All deliveries of cannabis goods shall be performed by a delivery employee of a retailer. (b) Each delivery employee of a retailer shall be at least 21 years of age.
- (c) All deliveries of cannabis goods shall be made in person. A delivery of cannabis goods shall not be made through the use of an unmanned vehicle.
- (d) The process of delivery begins when the delivery employee leaves the retailer’s licensed premises with the cannabis goods for delivery. The process of delivering ends when the delivery employee returns to the retailer’s licensed premises after delivering the cannabis goods to the customer(s).

(e) A delivery employee of a retailer shall, during deliveries, carry a copy of the retailer's current license, the employee's government-issued identification, and an identification badge provided by the employer pursuant to section 5043 of this division.

(f) A retailer shall maintain an accurate list of the retailer's delivery employees.

Delivery to a Physical Address

(a) A retailer may only deliver cannabis goods to a physical address in California.

(b) A retailer delivery employee shall not leave the State of California while possessing cannabis goods.

(c) A retailer shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency. This prohibition applies to land held in trust by the United States for a tribe or an individual tribal member unless the delivery is authorized by and consistent with applicable tribal law.

Methods of Delivery

(a) A retailer's delivery employee, carrying cannabis goods for delivery, shall only travel in an enclosed motor vehicle operated by a delivery employee of the licensee.

(b) While carrying cannabis goods for delivery, a retailer's delivery employee shall ensure the cannabis goods are not visible to the public.

(c) A retailer's delivery employee shall not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is locked and equipped with an active vehicle alarm system.

(d) A vehicle used for the delivery of cannabis goods shall be outfitted with a dedicated Global Positioning System (GPS) device for identifying the geographic location of the delivery vehicle.

A dedicated GPS device must be owned by the licensee and used for delivery only. The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery. At all times, the retailer shall be able to identify the geographic location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the Bureau upon request.

(e) Upon request, a retailer shall provide the Bureau with information regarding any motor vehicles used for the delivery of cannabis goods, including the vehicle's make, model, color, Vehicle Identification Number, license plate number and Department of Motor Vehicle's registration.

(f) Any motor vehicle used by a retailer to deliver cannabis goods is subject to inspection by the Bureau. Vehicles used to deliver cannabis goods may be stopped and inspected by the Bureau at any licensed premises or during delivery.

Cannabis Goods Carried During Delivery

While making deliveries, a retailer's delivery employee shall not carry cannabis goods worth in excess of \$3,000 at any time. This value shall be determined using the current retail price of all cannabis goods carried by the delivery employee.

Cannabis Consumption During Delivery

A retailer's delivery employees shall not consume cannabis goods while delivering cannabis goods to customers.

Delivery Request Receipt

A retailer shall prepare a delivery request receipt for each delivery of cannabis goods.

(a) The delivery request receipt shall contain the following:

- (1) The name and address of the retailer;
 - (2) The first name and employee number of the retailer's delivery employee who delivered the order;
 - (3) The first name and employee number of the retailer's employee who prepared the order for delivery;
 - (4) The first name of the customer and a retailer assigned customer number for the person who requested the delivery;
 - (5) The date and time the delivery request was made; (6) The delivery address;
 - (7) A detailed description of all cannabis goods requested for delivery. The description shall include the weight, volume, or any other accurate measure of the amount of any cannabis goods requested.
 - (8) The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery; and
 - (9) Upon delivery, the date and time the delivery was made, and the signature of the customer who received the delivery.
- (b) At the time of the delivery, the delivery employee of the retailer shall provide the customer, who placed the order a copy of the delivery request receipt. The delivery employee shall retain a signed copy of the delivery request receipt for the retailer's records.

Delivery Route

While making deliveries of cannabis goods, a retailer's delivery employee shall only travel from the retailer's licensed premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to the retailer's licensed premises. A delivery employee of a retailer shall not deviate from the delivery path described in this section, except for necessary rest, fuel, or vehicle repair stops, or because road

conditions make continued use of the route unsafe, impossible, or impracticable.

Business Plan

Executive Summary

Calyx Mountain will provide high-end medical cannabis products for retail sale under the MMRSA Type 10A Dispensary license type in collaboration with an adjacent Type 6 manufacturing facility in our McKinleyville, CA location. We will offer medical cannabis patients a safe, comfortable, and educational space in which medical cannabis products can be sourced and procured. We are dedicated to serving medical cannabis patients with only organically and ethically produced products. We plan to implement cradle-to-cradle sustainable business practices to ensure that our products and processes are beneficial to our community, our patients, our supply chain, our environment, and our investors.

Company Description

Calyx Mountain, Inc is an emerging production corporation in the medical cannabis industry. Our focus is on purity of products and sustainability of processes.

Calyx Mountain, Inc is a C Corporation operating as a non-profit entity. Kelly LaRose of Arcata, CA is the President and the sole shareholder of CMI. Kelly LaRose is also the owner on record of the property to be used for this project. Calyx Mountain Wellness Center LLC is a partner organization of Calyx Mountain Inc. Both companies are managed by CEO Kelly LaRose.

Market Analysis

The California Medical Cannabis market is on shifting sand right now. As recreational cannabis regulations are ushered in and the medical cannabis regulations are shifting into a more regulated framework, cannabis is becoming a bigger and more complex industry than it has ever been.

New medical cannabis operations in California will succeed by using technology to effectively manage their business by plugging financial leaks, which happens to be one of the biggest challenges that retail businesses faces. The use of technology, including inventory track-and-trace and CRM software will be critical in helping retail businesses establish and maintain a competitive edge.

Competitive Advantage

In every business there is competition. In the shifting commercial cannabis landscape, competition is likewise changing by the day. The medical, recreational, and underground cannabis markets are in competition with each other, just as cannabis itself is in competition with pharmaceuticals, alcohol, and tobacco. Because of this, Calyx Mountain Inc is electing to primarily focus in medical cannabis, because it has the most benefits.

Our competitive advantage in the medical cannabis market is our location in McKinleyville Medical Plaza, integrative wellness approach and our unparalleled attention to detail. Through dispensary level organization, naturopathic professionalism, and top tier patient care protocols, we will stand out as leaders in the local medical cannabis dispensary market.

In this industry, most of the competitive dynamics center around the quality of cannabis dispensed, the service offered, the location where the dispensary is at, discounts offered for the products, and the brand of the business. Even though competition may be rigorous at times, we are confident that we can gain a sizeable share of the market in the long and short term. Our buying power will be substantial because the local cannabis cultivation market far exceeds the demand capacity of local distributors and retailers. For this reason, we will have our choice of medical cannabis products at the some of the lowest possible prices.

Calyx Mountain Wellness Center is coming into the market well prepared to compete in the industry. Our store will be attractively decorated, well positioned and visible, and because it is on Central Avenue (the main street

and bus route destination in McKinleyville), it is easily accessible to anyone in northern Humboldt County.

At Calyx Mountain Wellness Center, we will ensure that we have a wide range of products for all types of patients. We will also offer beauty and wellness products, postcards and greeting cards, convenience foods, gifts, and household products geared toward natural health and wellness. One of our business goals is to make our medical marijuana dispensary store a destination for natural wellness products.

SWOT ANALYSIS

Calyx Mountain Wellness Center aims to become the highest quality medical marijuana dispensary store in California. We want our dispensary store to be the number one choice of all residences of and visitors to Humboldt County. We know that if we are going to achieve the goals that we have set for our business, then we must ensure that we build our business on a solid foundation and follow due process in setting up our dispensary.

We have conducted a detailed SWOT analysis to examine the potential advantages and challenges within and without the business.

This is the summary of the SWOT analysis that was conducted for Calyx Mountain Wellness Center:

Strengths:

- Location
- First-to-market status in McKinleyville
- Business model
- Payment options
- Packages and presentation
- Customer service standards

Weakness:

- Lack of established branding

- Startup capital limits

Opportunities:

- Recreational Cannabis market opening up
- MMRSA license

Threats:

- Unknown and shifting regulatory environment
- Economic shifts
- Unfavorable federal government policies

Sales And Marketing Strategy

Sources of Income

We know that it is vital to state and act on the ways through which we have decided to raise funds. Our source of income will be the revenues from cultivation activities on our outdoor cannabis cultivation farm.

Calyx Mountain Wellness will also generate income from the sale of natural wellness and beauty products, cosmetics, postcards, greeting cards, convenience foods, gifts, and other related products.

Sales Forecast

The marketing and sales strategy of Calyx Mountain Wellness Center will be based on generating long-term personalized relationships with customers and suppliers.

All our employees will be well trained and equipped to provide excellent and knowledgeable customer service. We know that if we are consistent with offering high quality medical cannabis products, premium wellness and excellent customer service, we will increase the number of our customers by more than 25% for the first year and then more than 30 percent subsequently.

Before choosing a location for our medical marijuana dispensary store, we conduct a thorough market survey and feasibility studies in order for us to be able to penetrate the available market and become the preferred choice for residence of Arcata – CA. We have detailed information and data that we were able to utilize to structure our business to attract the numbers of customers we want to attract per time.

We have hired experts who have good understanding of the retail industry to help us develop marketing strategies that will help us win a corner of the available market in Arcata. We do not see hiring the best hands in marketing as a waste of money; rather we see it as a wise investment that will guarantee a lot within a short period of time.

Calyx Mountain Wellness Center will adopt the following sales and marketing approach to attract customers:

- A robust website
- Advertisements in the North Coast Journal, Emerald Magazine, and Savage Henry
- Local directory listing
- Social media menu campaigns to engage existing customers and attract new ones
- Leverage word of mouth marketing/referrals
- Loyalty rewards program
- Partnerships local 215 recommendation providers
- Attend and sponsor medical cannabis related events

Publicity and Advertising Strategy

Regardless of the fact that our medical marijuana dispensary store is well located, we will actively pursue publicity for Calyx Mountain Wellness Center. The following are the platforms we intend to leverage to promote and advertise Calyx Mountain Wellness Center:

- Place advertisements on both print (community based newspapers and magazines) and electronic media platforms
- Sponsor relevant community programs and events

- Social media platforms like; Instagram, Facebook, twitter, YouTube, Google + et al to promote our brand
- Install billboards in strategic locations all around Humboldt County.
- Distribute our flyers at local events
- Position banners at strategic positions near our retail store

Pricing Strategy

Our pricing strategy will revolve around cost metrics. Because of the seasonality of costs and pricing, we will use keystone pricing to markup products from wholesale to retail prices. However, in order to remain competitive, we may elect to offer discounts based on local retail price thresholds.

Point of Sale

At Calyx Mountain Wellness, BioTrackTHC software will integrate our inventory management, Customer Relationship Management (CRM), and point of sale transactions.

To circumvent to barriers to banking in the medical cannabis business, an affiliated LLC will conduct management activities for the dispensary. This will include the management of payment options, bookkeeping, marketing, banking, and human resource management.

Sustainability

As an aspiring Benefit Corporation (B Corp), we will implement Environmental, Social, Governance, and Economic actions that advocate for all possible stakeholder groups. As such, our sustainability plan includes provisions to guide our efforts to benefit people, the planet, and profits in equal measure.

We are initiating B Corporation impact assessments and applications to become a certified B Corp. Part of this certification is the dedication to producing an annual sustainability report that will detail annual ESGE efforts and achievements.

People

Governance

We will develop KPIs specific to our sustainability efforts. Among these will be waste diversion rates, water use rates, alternative energy use metrics, social investment ROIs, employee benefits, and a corporate sustainability index rating (to compare performance year-over-year).

Transparency

Financials will undergo voluntary outside auditing to ensure fiduciary accuracy and honesty. Financials will be made available by request to any registered patient, employee, or supplier.

Patients are able and encouraged to voice opinions, questions, and concerns on the company website. Feedback will be catalogued and made available to all website visitors.

Employment

All part and full time employees will be able to earn performance based bonuses. Part time hourly wage employees will be compensated at least 20% more than the current state minimum wage. Full time hourly wage employees will be paid at least 25% more than the current state minimum wage.

All full time employees will be eligible to enroll in health care coverage plans after 3 months of employment. Calyx Mountain will pay 80% of individual and family insurance plan premiums. Annual deductibles for will not exceed \$1,000 for individual plans and \$2,000 for family plans. Worker co-pays will not exceed \$20 per primary care visit. Employees may elect to decline coverage in favor of a 50% of premium equivalent contribution to a qualified HSA.

Full time employees may elect to participate in a 2% matching 401k retirement plan with Socially Responsible Investing options.

Compliance

Calyx Mountain will participate in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) permit program. As it becomes available in 2018, we will also enroll in the state MMRSA licensing program for dispensaries. We plan to meet or exceed all performance standards for both state and local agencies.

Community Involvement

We will sponsor local events that benefit social or environmental non profit organizations. Additionally, we will maintain membership and participate in the local NORML chapter, Americans for Safe Access, the Humboldt County Cannabis Chamber of Commerce, and the California Cannabis Industry Association.

Planet

Waste Reduction

Waste stream will be monitored by weight of refuse directed to landfill. Recycled materials will be recorded on a ledger by weight (for items collected by Humboldt Sanitation) or by quantity.

Water Use

Even though our operation is now water intensive, employees will be trained to reduce water use. Signage will be posted in sink areas to remind users to conserve water.

Power Use

In year one, we will purchase solar power from PG&E's solar choice program. In year 2, we will install a rooftop photovoltaic system to eliminate dependence on purchased power and return electricity to the power grid.

Carbon Emissions & Offset

As part of the annual sustainability report, we will use carbon footprint calculator software to evaluate carbon emissions linked to our business. We will then engage in carbon reduction actions such as tree planting, urban gardening or permaculture to offset any negative impacts.

Additional Information:

Type of Business License

Although we primarily will focus on Medical Cannabis, we want to be able to provide the medicine to all who are over 21. So we are applying for both Medical and an Adult Licence for all permits having to do with Calyx Mountain Inc.

Hours of Business

10 am - 6:30 pm Monday - Saturday

Employees

For the Dispensary, there will be 3-4 employees each day depending on the load. There will be 1 extra employee for the delivery service who will come and go.

Building Height

9' inside floor to ceiling, 16' building height

Disposal

There will be no cannabis waste coming from the dispensary. All cannabis products will be packaged for the consumer before reaching the dispensary and delivery.

Preliminary Signage Plan

The Medical Plaza has an existing Sign Board that the store's name will be displayed on. It is blue print on a white board located front and center of the building facing Central Ave traffic. There is a light on it at night.

Respecting Our Neighbors

We will keep regular, reasonable business hours. We hope to bring health and conscious awareness to our community. We will be offering all sorts of herbal remedies. We hope to truly provide relief to people with the medicines we provide. We will keep our grounds clean and will tend respectable patients with the assistance and access to natural medicines they need and want. We respect our neighbors' needs. We hope to add to the other local dispensaries in town by attracting more tourists and interested people to our area in general. We will work with our local medical practitioners to carry products that they

prescribe for their patients. We hope that we are part of making McKinleyville a diverse, productive and healthy town.

Humboldt County Planning Department:
Commercial Medical Marijuana Land Use Permit Application

Calyx Mountain Inc.

Site Address

1715 Central Avenue
McKinleyville, CA, 95519
APN: 509-221-048



Mailing Address

2770 Terrace Ave.
Arcata, CA, 95521

Primary Contacts:

Attorney: Lori Varaich
Manager: Kelly LaRose
Administrative Assistant: Molly Robles

Manufacturing Operations Plan

Executive Summary

We will produce high-end medical cannabis products for wholesale distribution under the Level 1, Type 6 Manufacturing license type. In our McKinleyville, CA facility, we will manufacture medical cannabis concentrates using only non-volatile solvents and extraction methods. We are dedicated to serving medical cannabis patients and dispensaries with organically and ethically produced products. We plan to practice cradle-to-cradle production methods to ensure that our products and processes are sustainable.

Company Description

Calyx Mountain, Inc (CMI) is an emerging production corporation in the medical cannabis industry. Our focus is on purity of products and sustainability of processes.

Calyx Mountain, Inc is a close corporation operating as a non-profit entity. Kelly LaRose of Arcata, CA is the President and the sole shareholder of CMI. Kelly LaRose is also the owner on record of the property to be used for this project.

Product Descriptions to be Manufactured

Extracts

Examples are but not limited to: Bubble Hash, Rosin, RSO, Distillate, Tinctures, Oils

Edibles

Examples are but not limited to: Hard Candies, Flavored Honey, Syrup, Butter, Oils

Topicals

Examples are but not limited to: Salves, Oils, Balms

Other

Examples are but not limited to: Rolled Joints, Packaged Shake and Papers

Location Description

Building

Calyx Mountain Inc will manufacture in a zoned General Commercial 449.46 square foot space in McKinleyville, Ca. The space will include separate areas for extraction, manufacturing, and packaging, with eventual plans for edible product preparation space.

Electrical Power

It is on the grid, supplied by PG&E.

Water and Sewer

Public water and sewer.

Waste Management

Calyx Mountain, Inc's cannabis waste will be recycled and reused as much possible and disposed properly in accordance with state and local laws and safety regulations.

Raw Material Processing Area

Raw materials will be procured in batches separated by strain and cultivator. Room one will be 20'X13' space for the intake of raw materials. Raw materials will be opened, inspected, labeled, bar coded and entered into inventory batch-by-batch and unit by unit in this room. Any extra separation of leaf, flower, and stem materials will occur here. This space will be kept clean and sanitary at all times. Work surface areas will be made of non-porous materials and will be disinfected in between each batch to prevent cross contamination between batches. Any person involved in the processing of raw material will wear clean, disposable gloves and a dust mask to avoid contamination of plant materials by direct contact. After inspection and preparation for processing, batches will be stored in labeled containers in a covered and locked storage closet pending extraction or manufacturing processes. Waste materials will be separated for readmission to the biological cycle through composting of leaves or recycling of stalks and stems. Compost will be taken off-site to a green waste facility such as Wes Green Landscaping.

Extraction Space

After preparation for processing, raw plant materials slated for extraction processes will be taken to the extraction room. This space will be kept clean and sanitary at all times. Plant materials will undergo proprietary extraction methods to separate medicinal compounds from plant matter. All utensils, containers and workspaces will be made of non-porous materials and will be sanitized between batches. Any person involved in the extraction process will wear clean, disposable gloves and a dust mask to avoid contamination of plant materials by direct contact. Finished extracts will be either packaged and labeled for resale or used in house for further manufacturing of medical cannabis topical or edible preparations.

Manufacturing Area

Extracts slated for further manufacturing will be combined into herbal, topical or edible preparations in the manufacturing area. Pre-rolls will be made here.

Packaging Area

Maintenance of Sanitary Processing Facility

To ensure quality of finished product it is important to maintain a clean working environment during the processing and packaging stages of manufacturing to ensure unnecessary potential contamination occurs between crop batches. Though all raw

materials will be batch tested prior to processing, in the event of recall, it will be assured that each batch or variety was not contaminated during these stages and rather that there could have been an issue in the representative testing sample. This would ensure only a recall of a specific variety or batch, rather than the crop as a whole.

Quality Assurance & Control of Product

Dust Control Measures

To prevent potential dust exposure to employees the processing environments will maintain clean working environments and provided with PPE, in the event of high dust.

Prevention of Contamination Protocol

To ensure quality of the product in processing environments, dust control protocols will be issued and enforced to prevent potential contamination of the product.

Maintenance of sanitary working environments and industrial air filtration systems will protect operators and prevent contamination of products materials.

Testing Procedure

All raw materials batches will be tested by SC Labs, or the like, for: purity; presence of pesticide; presence of fungicides; presence of harmful biologics; cannabinoid profile; and potency, prior to onsite raw material processing.

Grading

Products will be graded based on testing results, maturity, and specific intended uses of the product (i.e. Flower, Manufacturing of Finished Products, Topicals, etc.)

Storage

Storage of finished products will adhere to a stringent protocol to ensure security, safety and quality control of the product. Measures such as temperature controls, moisture content controls, and inventory management controls will ensure suitable quality for medical consumption. Storage protocols will be adjusted to comply with Department of Public Health regulations, once they are issued.

Packaging

Packaging will adhere to the California State and California Department of Public Health guidelines for package type, quantity/weights, warning labels and stamping procedures once developed.

Safety Procedures & Protocols

Emergency Contacts

Emergency: 911

Hospitals: Mad River Community Hospital (707) 822-3621 (Arcata)

Poison: AAPCC (800) 222-1222

Job Hazard Analysis

Labor duties will vary throughout the manufacturing, processing and packaging stages of the operation. With each given task, an analysis is conducted to identify any potential hazards associated with the task including, weather conditions, physical aptitude of employee, tools used, and potential exposure to chemicals and other substances. Mitigation of potential job hazards is the intent of identifying these hazards and advising employees of safety practices.

Personal Protective Equipment Policies

It is the responsibility of the manager to ensure that PPE policies are adhered to under certain working conditions. In the event of product application by an employee, the applicator must be designated an operator ID and is required to employ the proper Personal Protective Equipment in during application, as well as abide by warnings on labels in the event of exposure, poisoning or spills.

Processors may be required by State laws to employ PPE equipment for the duration of their shifts to ensure no exposure and/or contamination to the product.

Employee Accident Reporting

The company adheres to protocols for Employee Accident Reporting; the manager is responsible for clearly documenting any incidents on site using Form 5020, such as:

1. Time and date of accident/event
2. Employer's name, address and telephone number
3. Name and job title of the person reporting the accident
4. Address of accident/event site
5. Name of person to contact at accident/event site
6. Name and address of injured employee(s)
7. Nature of injuries

8. Location where injured employee(s) was/were taken for medical treatment
9. List and identity of other law enforcement agencies present at the accident/event site
10. Description of accident/event and whether the accident scene or instrumentality has been altered.

Accidents need to be reported immediately to Cal/OSHA in Redding, CA at **(530) 224-4743**.

Contact the business' medical provider or your employee's designated medical provider or 911. Follow up with contact to your Worker's Compensation coverage and inform them of the scenario.

Employee Accident Investigation

An investigation will be conducted to determine what the next action steps to take are.

Hazard Communication Policies

Hazard communication is important to ensure safety of all employees, contractors, and subcontractors on site. Any potential hazards and known hazards must be made clear prior to conducting tasks and activities. Implementing this procedure is important in ensuring that employees, contractors, and subcontractors are informed about the relevant risks associated with certain tasks on site and reducing the likelihood of liabilities against the employer for improper use of equipment, machinery and tools.

Heat Illness Prevention Plan

In order to prevent Heat Illness Stress of employees in the field, it is important to consider several factors such as:

- (1) Size of the crew
- (2) The length of the work-shift
- (3) The ambient temperature (which can be taken either with the aid of a simple thermometer or by monitoring the weather)
- (4) The presence of personal protective equipment or additional sources of heat.

Providing factors to consider with labor:

Readily accessible drinking water

Access to shade and shade structures

Period rest breaks

Reminders to employees to stay hydrated

Written protocols will be available to employers, managers, supervisors, and employees on how to handle certain Heat Illness incidents.

Emergency Escape Plan

In the event of emergency, protocols concerning fire evacuation plans, earthquake safety and other emergency scenarios will be implemented and enforced. Employees and subcontractors will be informed of emergency procedures prior to working on the premises. Emergency procedures will be outlined in site binders, to be present and accessible in each room of the facility.

Product Safety Materials

MSDS

Any input products used on site will be accompanied by the Material Safety Data Sheets, which will be available to inspectors and employees and kept on site.

Eye Washing Station

In the event that MSDS sheets indicate that an applicator would need to utilize an eye washing station it will be made available to employees within 20' of the manufacturing area.

Chemical Spill Procedure:

Call 911

Then report to: Cal OES State Warning Center (800) 852 - 7550 or (916) 845 - 8911

Employees, Labor & Subcontractors

This project proposed to employ no more than 10 laborers at any given time. Any housings, buildings, and structures will be subject to the *California Building Code*, possible permitting requirements, inspections and certificate of occupancy(s). The site will comply with OSHA Guidelines pertaining to light industrial manufacturing employment.

Labor Management

All labor, payroll, and recordkeeping services will be kept and supplied through The Industry Business Solutions, LLC or other qualified business service professionals.

Agricultural Employee Postings & Notifications

As per the California Department of Industrial Relations and the U.S. Department of Labor all notices and labor postings will be provided and visible to all employees on site if and when the project requires employing outside labor.

Potable Water Access

Employees will have access to potable water on site at all times during their employment.

Toilet and Handwashing Facilities

Hand washing and an ADA compliant toilet facility will be available to employees at all times.

Appendix



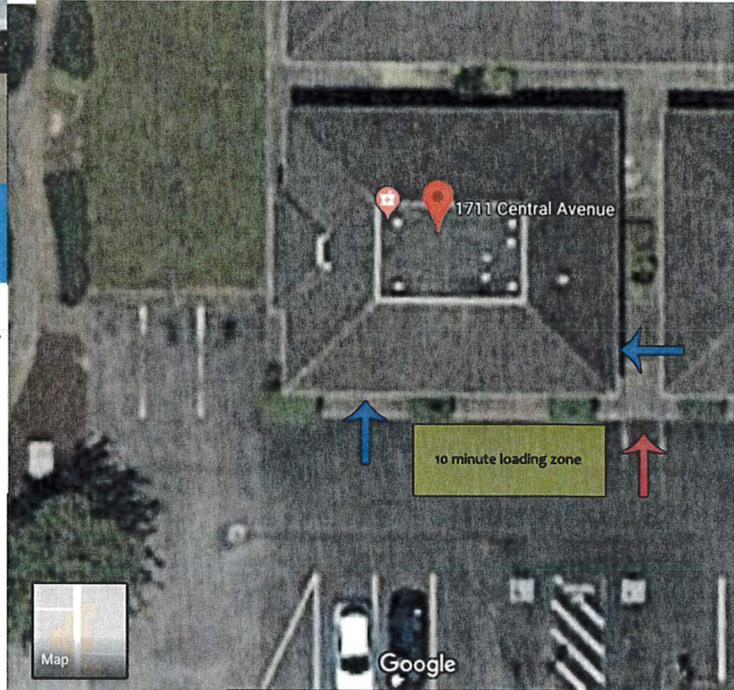
There is one loading ramp onto the Medical Plaza (red arrow). There are 2 ADA compliant ramps into 1711 and 1715 Central Ave buildings (blue arrows).

There are existing permitted sidewalks, curbs and gutters around the building and whole Medical Plaza.

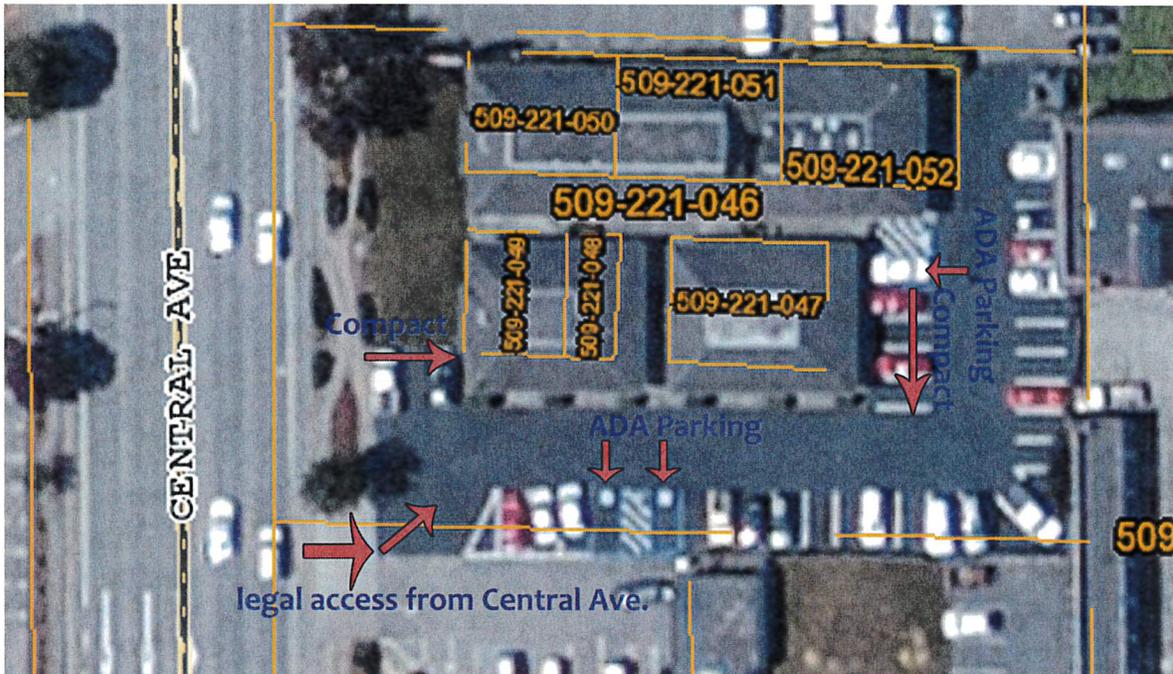
There are no kerosene and propane tanks on site.



At this location



1711 & 1715 Central Avenue
McKinleyville, CA 95519
APN: 509-221-049, 048
Zoned: C-2-P-N
General Commercial
Kelly LaRose, Owner
703-625-8205



There are a total of 36 parking spots for this "Medical Plaza" shared by 6 legal. 3 ADA parking spaces. We share all parking spots, while giving 6 priority parking spots to each legal parcel. There will be an average of 2 employees at a time in each parcel. 1-2 parking spaces will be dedicated to employees per parcel. Leaving 4-5 parking spaces for customers per legal parcel. The other 4 legal parcels sharing the Medical Plaza parking are doctor's and dentist's offices.

Manufacturing parking demand will be 1-2 employees, one drop off person, no customers. Dispensary parking demand will be 2-3 employees, and a random flow of customers. Combining these two parcels' allotted 12 spaces, 7+ spaces should be more than suitable for customer traffic. (This building was the old CVS Pharmacy).

Parking Study on Wednesday, November 8, 2017: Combined in all offices, there are about 9 employees using the remainder 24 parking spaces. (Some employees park off-site). Surveying the lot from 10 a.m. to 4 pm, the average amount of cars present were 11. At 10 am, there were 11 cars. By 4 pm, there were 12 cars present. A car would come and go maybe one every 15-30 minutes. There was not more than 14 cars present at a time and minimum was 9 cars present.

Additional Information:

Product Descriptions to be Manufactured

Extracts*

Examples are but not limited to: RSO, Distillate, Tinctures, Oils

Edibles**

Examples are but not limited to: Hard/Soft Chews, Flavored Honey, Syrup, Oils

Topicals

Examples are but not limited to: Salves, Oils, Balms

Other

Examples are but not limited to: Rolled Joints, Packaged Shake and Papers

* Extracts will be made using food grade ice, alcohol, ethanol or glycerin. All Alcohol, ethanol and glycerin will be used and/or recovered and reused for a no-waste process. There will be no hazardous chemicals disposed. We will order supplies as needed and have any extra stored in a locked cabinet.

** Edibles and Topicals - preparation of edibles and topicals will be combined with extracts separately made by common household ingredients. No extra chemicals will be used.

PLEASE NOTE: There will be no hazardous chemicals used in these processes.

Finished Products:

The finished products will be tested, then will be sold via the dispensary on-site, the delivery service, and/or through a licensed distributors.

Disposal

All final extracted plant waste (including waste that could have leftover cannabinoids, although unlikely due to our extraction methods) will be contained and secured in a

closed and labeled waste container in the outtake room. It will be removed daily along with other compost from the property to a green waste facility such as Wes Green Landscaping on West End Rd., Arcata.

Hours of Business

10 am - 6:30 pm Monday - Saturday

Type of Business License

Although we primarily will focus on Medical Cannabis, we want to be able to provide the medicine to all who are over 21. So we are applying for both Medical and an Adult Licence for all permits having to do with Calyx Mountain Inc.

Employees

For the Manufacturing, there will be 1 - 3 employees each day depending on the load.

Security

- Upon hiring, staff will be issued security manuals, briefed on security measures, and evaluated for understanding security protocols.
- Exterior will be lit by motion detecting flood lights from dusk to dawn.
- Building will be served by Advanced Security Systems alarm system on all doors and windows.
- Manufacturing area is separated from dispensing area by a closed, locked door.
- Security cameras will be installed in sensitive areas for surveillance.
- Panic buttons with automatic law enforcement notification will be installed next to front counter, cash storage safe, and cannabis backstock storage areas.
- Bulk cannabis products will be secured in a locked storage area each evening at closing.
- All products will undergo bar coding and digital inventory management (including regular inventory audits) through BioTrackTHC to prevent internal loss and diversion.
- Internal servers will be setup for automatic backup to secure cloudware at the close of each business day.

Parking

There are a total of 36 parking spots for this "Medical Plaza". 3 ADA parking spaces. We share all parking spots, while giving 6 priority parking spots to each legal parcel.

There will be an average of 2 on-site employees at a time. This leaves 4 extra parking spaces for the Dispensary/Delivery Service needs. As there are no customers that will visit the manufacturing side of this building.

The Dispensary will require an average of 4 employees with one delivery man coming and going. This leaves 5 priority parking spots to dispensary customers.

Actual Sq ft

1715 Central Avenue McKinleyville, CA, 95519, APN: 509-221-048 = proposed manufacturing = 449.46 sq ft.+ 517.41 sq ft of APN: 509-221-049

(1711 Central Avenue McKinleyville, CA, 95519, APN: 509-221-049 = proposed cannabis dispensary / herbacy = 527.78 sq ft.)

Building Height

9' inside floor to ceiling, 16' building height

Preliminary Signage Plan

The Medical Plaza has an existing Sign Board that the store's name will be displayed on. It is blue print on a white board located front and center of the building facing Central Ave traffic. There is a light on it at night. The manufacturing is under the umbrella of the dispensary and needs no public attention, therefore does not require a separate sign.

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.

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval	On file
Public Works Land Use Division	✓	Conditional Approval	Attached
Division of Environmental Health Supervising Planner	✓	Approval	On file
Current Planning Division			
City Counsel	✓	Conditional Approval	On file
Department of Fish and Wildlife		No Response	
McKinleyville Community Services District		No Response	
McKinleyville Union School District	✓	Denial	Attached
Arcata Fire Protection District	✓	Approval	On file
North Coast Unified Air Quality Management District			
North Coast Regional Water Quality Control Board			

JUL 31 2017



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



7/24/2017

PROJECT REFERRAL TO: McKinleyville Union School District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, California Department of Fish And Wildlife, McKinleyville Community Services District, McKinleyville Union School District, Arcata Fire Protection District

Applicant Name Calyx Mountain **Key Parcel Number** 509-221-048-000
Application (APPS#) 11847 **Assigned Planner** Trevor Estlow (707) 268-3740 **Case Number(s)** SP16-331
CUP16-1069

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 8/8/2017 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: see attached
-

DATE: 8/31/17 PRINT NAME: Jan Schmitt, Superintendent

*From the Desk of Jan Schmidt, Superintendent
McKinleyville Union School District*

M E M O R A N D U M

Date: August 3, 2017

To: Humboldt County Planning Commissioners

Re: Conditional Use Permit SP16-331 Commercial Cannabis Dispensary

The proposed facility is not within 600 of a school or existing bus stop. However, McKinleyville Union School District has concerns about this proposed facility as cannabis is still illegal under federal law and our district receives federal funds. Additionally, the district has concerns about a cannabis operation in an area where current and/or future students may live in the area or near the facility, and be required to pass by it to and from school.



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	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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer II



DATE: 08/18/2017

RE: CALYX MOUNTAIN, APN 509-221-048, SP16- 331, CUP16-1069, APPS# 11847

The Department of Public Works reviews projects for issues relating to the adequacy of the roadway network to accommodate the proposed use; issues relating to encroachments (such as driveways and private roads) onto County maintained roads; ensuring that any outstanding violations relating to County Encroachment Permit Ordinance and Visibility Ordinance have been addressed; identifying any necessary frontage improvements that are required along County maintained roads; impacts of projects on nearby airports; ensuring that deferred subdivision improvements, if any, are completed; and identifying impacts of the proposed project to adjacent County owned properties or facilities.

The Department's review of this project is limited to what is shown on the submitted plot plan and accompanying materials.

ROADS: The County roadway serving the subject property is adequate to accommodate the proposed use.

DRIVEWAYS: The existing commercial driveway apron (encroachment) that connects to the County road does not meet County and ADA accessibility standards. Although the commercial driveway and parking lot are existing, the applicant shall retrofit the commercial apron to meet current County and ADA accessibility standards. This will involve constructing a four foot (4') accessible path across the entrance as shown on Urban Driveway #1 (attached). Prior to commencing operations, the commercial driveway shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. [References: County Code Sections 411-51(g)]

Prior to constructing improvements within a County maintained road right of way, the applicant shall apply for and obtain an encroachment permit from the Department of Public Works. [Reference: County Code 411-11(a)(b)]

AIRPORT: The subject property is not located near a public airport.

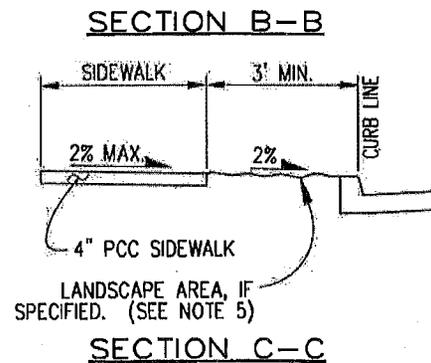
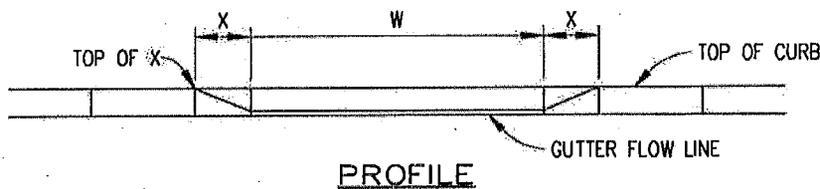
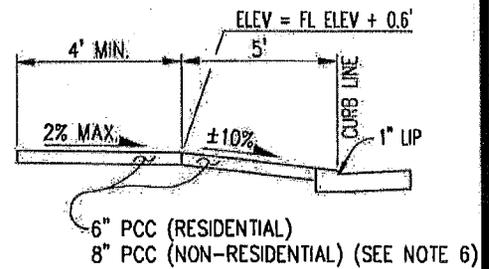
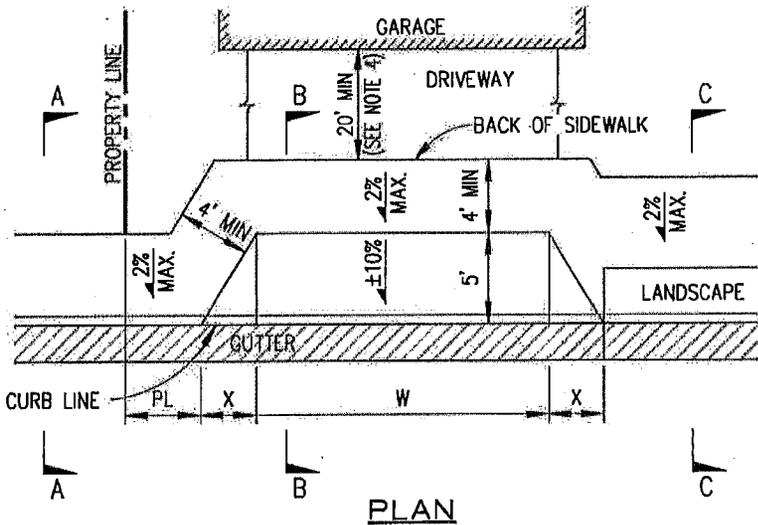
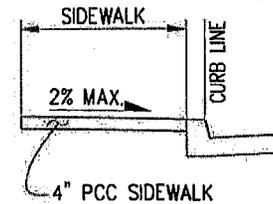
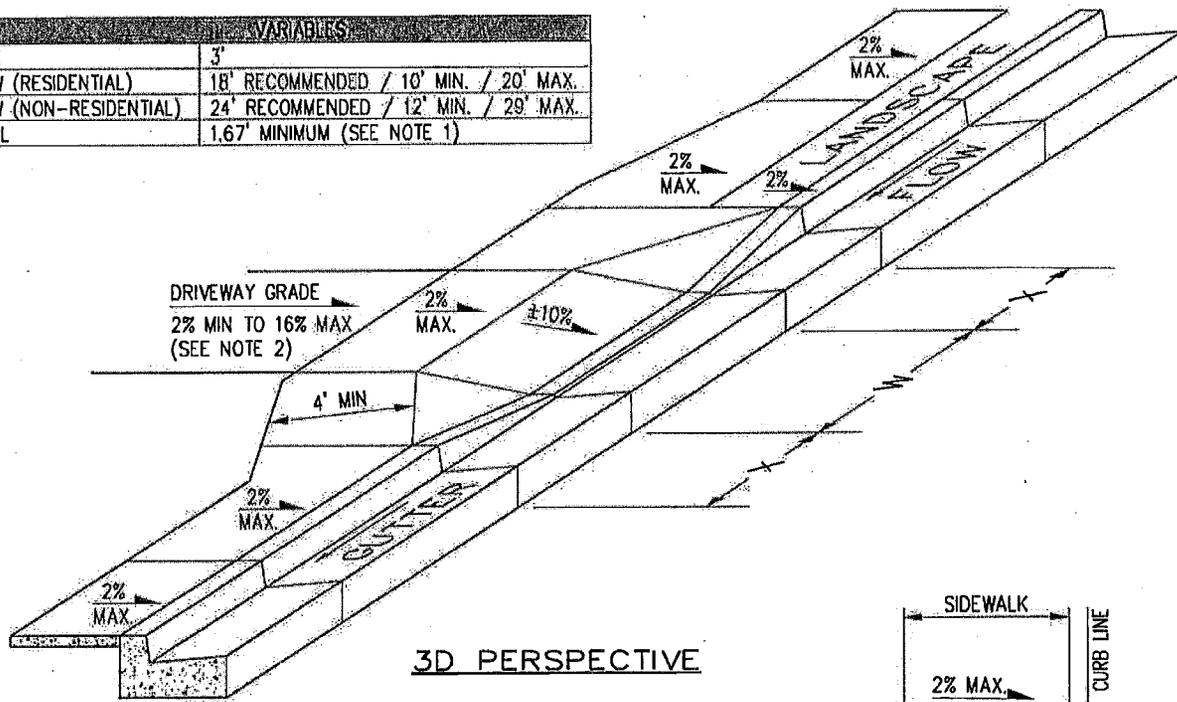
DEFERRED SUBDIVISION IMPROVEMENTS: The subject property does not have any deferred subdivision improvements that have not been fulfilled.

ADJACENT COUNTY OWNED PROPERTY OR FACILITIES: The proposed project does not have any impact on any adjacent county owned property or facilities.

// END //

SEE SHEET 3 FOR NOTES

VARIABLES	
X	3'
W (RESIDENTIAL)	18' RECOMMENDED / 10' MIN. / 20' MAX.
W (NON-RESIDENTIAL)	24' RECOMMENDED / 12' MIN. / 29' MAX.
PL	1.67' MINIMUM (SEE NOTE 1)



NOTE: FIGURES HEREON ARE NOT DRAWN TO SCALE, UNLESS OTHERWISE NOTED.



COUNTY OF HUMBOLDT
DEPARTMENT OF PUBLIC WORKS
1106 SECOND STREET * EUREKA * CA * 95501
TEL (707) 445-7377 * FAX (707) 445-7409

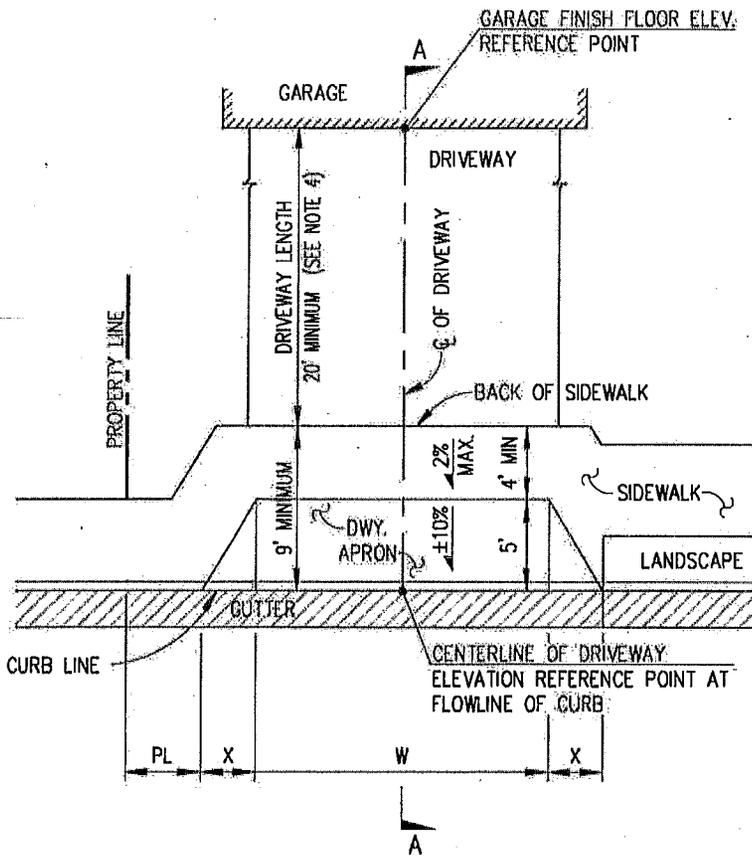
URBAN DRIVEWAY No. 1

ISSUED: 10/23/2015
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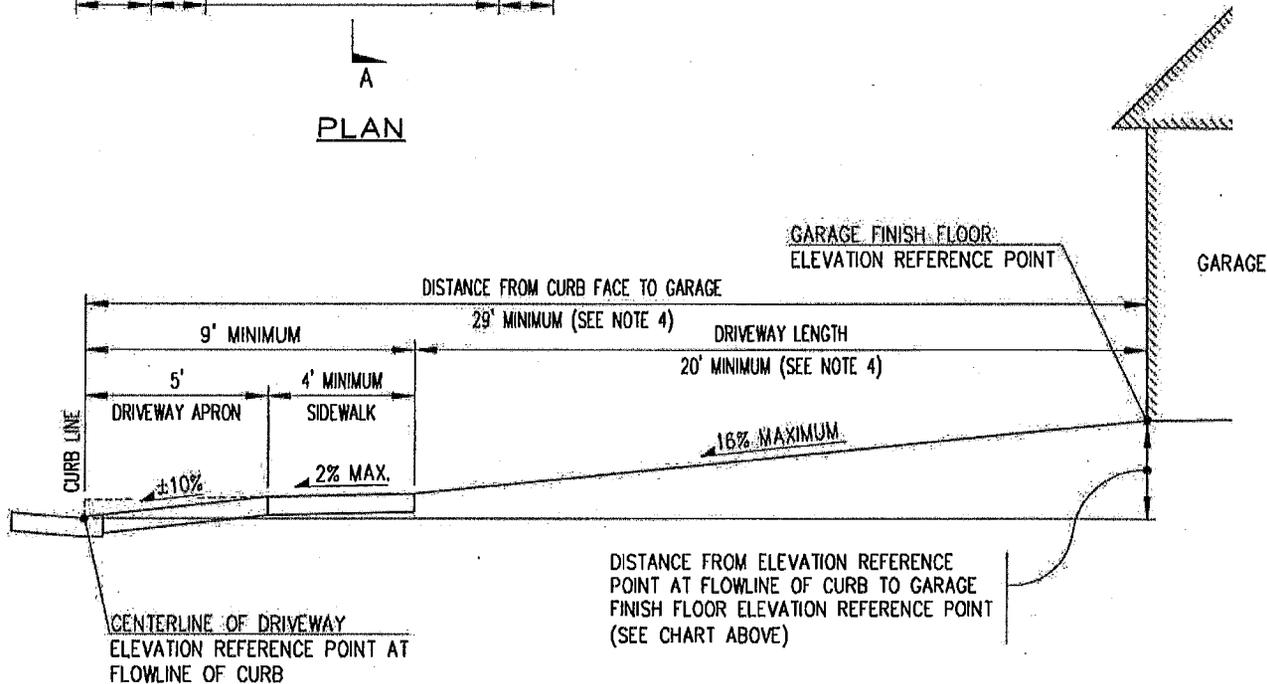
SEE SHEET 3 FOR NOTES



PLAN

DRIVEWAY LENGTH AND GARAGE FIN. ELEVATION TABLE FOR A 2% MIN. & 16% MAX. DRIVEWAY GRADE			
DISTANCE FROM CURBLINE TO GARAGE	DRIVEWAY LENGTH	DISTANCE FROM ELEVATION REFERENCE POINT AT FLOWLINE OF CURB TO GARAGE FIN. FLOOR ELEVATION REFERENCE POINT	
		MINIMUM	MAXIMUM
29'	20'	1.08'	3.88'
30'	21'	1.18'	4.04'
31'	22'	1.28'	4.20'
32'	23'	1.38'	4.36'
33'	24'	1.48'	4.52'
34'	25'	1.58'	4.68'
35'	26'	1.68'	4.84'
36'	27'	1.78'	5.00'
37'	28'	1.88'	5.16'
38'	29'	1.98'	5.32'
39'	30'	2.08'	5.48'
40'	31'	2.18'	5.64'
41'	32'	2.28'	5.80'
42'	33'	2.38'	5.96'
43'	34'	2.48'	6.12'
44'	35'	2.58'	6.28'

FOR DISTANCES NOT SHOWN ADD 0.16' ELEVATION FOR EACH ADDITIONAL FOOT OF DRIVEWAY LENGTH



SECTION A-A

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 DEPARTMENT OF PUBLIC WORKS
 1106 SECOND STREET * EUREKA * CA * 95501
 TEL (707) 445-7377 * FAX (707) 445-7409

URBAN DRIVEWAY No. 1

ISSUED: 10/23/2015
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STD DWG

SHT 2 OF 3

NOTES

1. DRIVEWAY MUST TRANSITION TO FULL HEIGHT OF CURB BEFORE NEXT DRIVEWAY.

CONTINUOUS DRIVEWAYS ARE NOT PERMITTED. IN CERTAIN INSTANCES, AND PRIOR TO CONSTRUCTION, THE DEPARTMENT MAY APPROVE CONTINUOUS DRIVEWAYS.

"TOP OF X" MUST BE LOCATED A MINIMUM OF 1.67' FROM THE PROPERTY LINE IN ORDER TO ACCOMMODATE A 4' WIDE SIDEWALK BEHIND THE DRIVEWAY APRON. THIS DISTANCE MAY NEED TO BE GREATER WHEN THE PROPERTY LINE DOES NOT INTERSECT THE SIDEWALK AT A 90° ANGLE.

2. MAXIMUM DRIVEWAY GRADE IS 16%.

UNDER SPECIAL SITE CONDITIONS, WHEN APPROVED BY THIS DEPARTMENT, DRIVEWAY GRADES MAY BE GREATER THAN 10%. AN ENGINEERED PROFILE IS REQUIRED TO ENSURE DERIVABILITY. PROFILE MUST BE PLOTTED AT 1"=2' HORIZONTAL & VERTICAL -OR- AT 1"=4' HORIZONTAL & VERTICAL. PROFILE MUST BE APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTING GARAGE FOUNDATION AND SHALL ACCOMMODATE THE COUNTY DESIGN VEHICLE.

3. NOTE: THE "1/4 INCH PER FOOT" RULE OF THUMB RESULTS IN A CROSS SLOPE OF 2.1% WHICH EXCEEDS ADA MAXIMUM OF 2%.

4. MUST MAINTAIN 20' MINIMUM SETBACK FROM BACK OF SIDEWALK AROUND DRIVEWAY APRON TO GARAGE DOOR. (SEE SHEET 2)

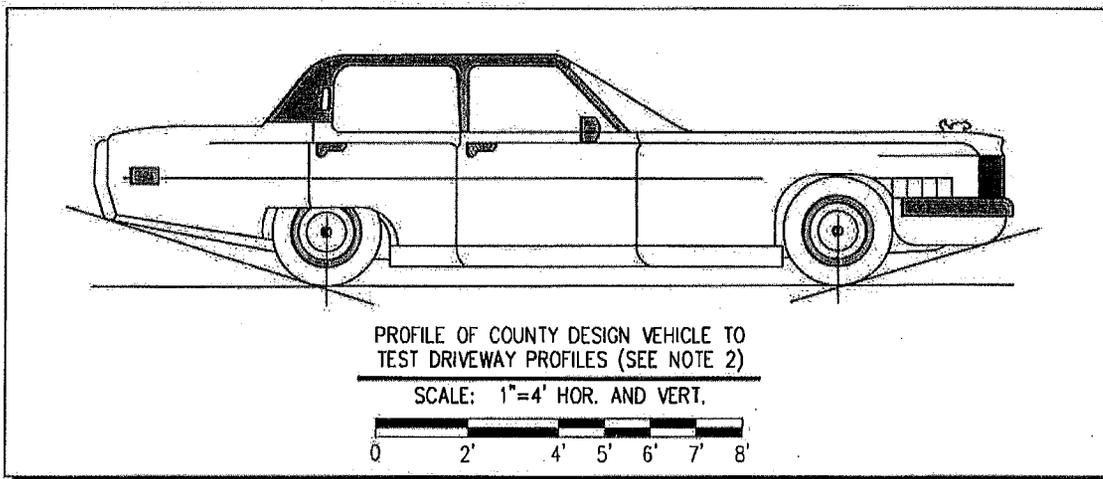
5. REPAIR SHALL BE MADE BY REMOVING AND REPLACING THE ENTIRE UNIT BETWEEN SCORING LINES OR JOINTS.

6. NON-RESIDENTIAL DRIVEWAY APRONS AND SIDEWALK REQUIRE REINFORCEMENT IN ALL AREAS SUBJECT TO VEHICLE LOADS. USE #3 REBAR @ 12" ON CENTER & EACH WAY -OR- 10 GAUGE 6" x 6" WIRE MESH.

7. DRIVEWAYS MUST COMPLY WITH COUNTY VISIBILITY CODE FOR PLACEMENT OF STRUCTURES, FENCES, AND LANDSCAPING.

8. WHEN AN OPENING FOR A DRIVEWAY OR ANY OTHER PURPOSE IS TO BE CONSTRUCTED THROUGH AN EXISTING PORTLAND CEMENT CONCRETE CURB, THE EXISTING CURB, OR CURB AND GUTTER, SHALL BE SAWCUT AT THE LIMITS OF WORK OR REMOVED TO THE NEAREST CONSTRUCTION JOINT(S) AND THE OPENING REPLACED WITH STANDARD CURB AND DRIVEWAY. NO SAWCUT IS ALLOWED ALONG THE FLOW LINE OF THE GUTTER.

WHEN A PROPOSED SAWCUT LINE IS WITHIN 18 INCHES OF A SCORE LINE OR CONSTRUCTION JOINT, THE SAWCUT SHALL BE ALONG THE SCORE LINE OR CONSTRUCTION JOINT.



NOTE: FIGURES HEREON ARE NOT DRAWN TO SCALE, UNLESS OTHERWISE NOTED.



COUNTY OF HUMBOLDT
 DEPARTMENT OF PUBLIC WORKS
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URBAN DRIVEWAY No. 1

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STD DWG

SHT 3 OF 3