

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

Resolution Number 24-063

Record Number PLN-2019-15835-MOD01

Assessor's Parcel Number 201-311-016

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves Kamino, LLC Conditional Use Permit Modification

WHEREAS, Kamino, LLC provided an application and evidence in support of approving increased irrigation water use from 334,000 gallons annually to 937,000 gallons annually; and

WHEREAS, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

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

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

- 1. FINDING:** **Project Description:** A Modification to a Conditional Use Permit, PLN-2019-15835. The applicant proposes to increase annual irrigation water use from 334,000 gallons to 937,000 gallons. Water will be sourced from a 160' deep well installed in 2018 that is not hydrologically connected to surface waters. No additional modifications to the project are proposed.

EVIDENCE: a) Project File: PLN-2019-15835-MOD01

- 2. FINDING:** **CEQA:** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Final Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the Kamino, LLC project pursuant to Section 15164 of the CEQA guidelines.

- EVIDENCE:**
- a) Addendum Prepared for the proposed project.
 - b) The proposed project does not present substantial changes that would require major revisions to the previous Final Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
 - c) A Hydrogeologic Well Assessment of the well prepared by Lindberg Geologic Consulting identifies that the well is drawing water from a confined bedrock aquifer that is not significantly connected to the Eel River Groundwater basin or other surface waters.
 - d) The project was referred to the Humboldt County Groundwater Sustainability Agency (GSA) Administrator. GSA analysis concluded that the proposed increase water use would not affect interfere substantially with the Public Trust or substantially impair the public rights to navigation, fisheries, water related recreation, public access, open space, or other Public Trust needs and values. The analysis also concluded that the proposed increase in water use is consistent with the Eel River Valley Groundwater Sustainability Plan.
 - e) No changes to the approved energy use, traffic, fertilizer or pesticide use, noise levels, or staffing requirements are anticipated.

FINDINGS FOR CONDITIONAL USE PERMIT MODIFICATION

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE:**
- a) General agriculture is a use type permitted in the Agriculture Exclusive (AE) land use designation. The proposed increase in the volume of irrigation water for cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
 - b) The project parcel is within the Airport Safety Review (AP) land use designation. No changes in structure height or structure locations are

proposed. No changes are proposed that would result in non-compliance with the most recent Airport Land Use Compatibility Plan (ALUCP).

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Agriculture Exclusive (AE) zone in which the site is located.

- EVIDENCE:** a) General agricultural uses are principally permitted in AE zone.
b) No new structures are proposed.

- 5. FINDING:** The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.

- EVIDENCE:** a) No new cannabis activities are proposed.
b) The project will obtain water from a well that has been evaluated by a Lindberg Geologic Consulting, which concluded the groundwater is drawn from confined bedrock not significantly connected to the alluvial aquifer of the greater Eel River Groundwater basin or other surface waters.
c) The project was referred to the Humboldt County Groundwater Sustainability Agency (GSA) Administrator. GSA analysis concluded that the proposed increase water use would not affect interfere substantially with the Public Trust or substantially impair the public rights to navigation, fisheries, water related recreation, public access, open space, or other Public Trust needs and values. The analysis also concluded that the proposed increase in water use is consistent with the Eel River Valley Groundwater Sustainability Plan.
d) No increase in staffing or traffic is anticipated.
e) No timber conversion will occur.
f) The approved cannabis activities take place in an area of slopes 15% or less. No changes to cultivation activities or locations are proposed.
g) The location of the cannabis activities complies with the setbacks required in Section 314-55.4.6.4.4. No changes to structures are proposed.
h) Energy is provided by PGE through an eligible renewable energy program. No changes to energy use are proposed.

6. FINDING: The commercial cannabis cultivation and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) No new cannabis activities are proposed.
 - b) The project will obtain water from a well that has been evaluated by Lindberg Geologic Consulting, which concluded the groundwater is drawn from confined bedrock not significantly connected to the alluvial aquifer of the greater Eel River Groundwater basin or other surface waters.
 - c) The project was referred to the Humboldt County Groundwater Sustainability Agency (GSA) Administrator. GSA analysis concluded that the proposed increase water use would not affect interfere substantially with the Public Trust or substantially impair the public rights to navigation, fisheries, water related recreation, public access, open space, or other Public Trust needs and values. The analysis also concluded that the proposed increase in water use is consistent with the Eel River Valley Groundwater Sustainability Plan.
 - d) No increase in staffing or traffic is anticipated.
 - e) The location of the cannabis activities complies with the setbacks required in Section 314-55.4.6.4.4. No changes to structures are proposed.
 - f) The project is subject to noise limits.
 - g) The project is subject to Dark Sky standards for light pollution.
 - h) Energy is provided by PGE through an eligible renewable energy program. No changes to energy use are proposed.

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

- EVIDENCE:**
- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

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

EVIDENCE: a) No additional cannabis permit is proposed, and no expansion of the existing cannabis nursery area is proposed.

9. FINDING: The increased use of the well for irrigation purposes will not interfere substantially with the Public Trust or substantially impair the public rights to navigation, fisheries, water related recreation, public access, open space, or other Public Trust needs and values.

EVIDENCE: a) The project will obtain water from a well that has been evaluated by Lindberg Geologic Consulting, which concluded the groundwater is drawn from confined bedrock not significantly connected to the alluvial aquifer of the greater Eel River Groundwater basin or other surface waters.

According to a review by the Humboldt County Groundwater Sustainability Agency (GSA) Administrator, the proposed increase in water use would not affect interfere substantially with the Public Trust or substantially impair the public rights to navigation, fisheries, water related recreation, public access, open space, or other Public Trust needs and values. The analysis also concluded that the proposed increase in water use is consistent with the Eel River Valley Groundwater Sustainability Plan.

DECISION

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

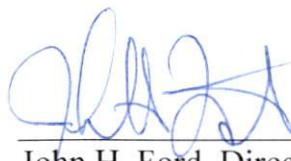
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit Modification for Kamino, LLC subject to the conditions of approval attached hereto as Attachment 1.

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

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

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

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



John H. Ford, Director
Planning and Building Department

ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit is conditioned on the following terms and requirements which must be satisfied before release of the building permit or initiation of operations, whichever occurs first.

1. Within 60 days of the effective date of project approval, the property owner shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC.
2. Within 60 days of the effective date of project approval, the applicant shall provide 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), to 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.
3. Within 60 days of the effective date of project approval, the applicant shall submit a revised site plan including the following elements:
 - a. Revised location of the well pump house and water tanks, at least 10 feet from the western property boundary
 - b. Include distance between all structures and nearest property line
 - c. Identify the nursery buildings as such
4. The applicant shall provide evidence prepared by a licensed engineer that the private lane extending from the Northwestern Pacific Railroad property to the project site occurs entirely on Assessor's Parcel 201-311-015 & 201-311-016 OR the applicant shall submit a revised Road Evaluation Report with a prescription to re-align the private lane to occur entirely on Assessor's Parcel 201-311-015 & 201-311-016 including any resulting changes to the recommendations related to functional capacity and biological concerns.
5. The applicant shall secure permits for the proposed nursery buildings. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A copy of the finalized inspection record card(s) or equivalent shall satisfy this condition.
6. The applicant shall provide substantial evidence that all recommendations included in the Road Evaluation Technical Memorandum have been completed.
7. Until the applicant shall complete construction of the ADA accessible restroom facility, the applicant shall retain receipts and invoices for the rental and cleaning of the portable facilities and provide the records annually during the site inspection until those facilities are replaced by the permanent restroom facility.
8. Unless and until the photovoltaic array provides sufficient energy to meet project demands that the applicant shall opt to purchase renewable energy from RCEA

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

1. The applicant shall adhere to all conditions of approval associated with SP-16-503, excepting those amended herein.
2. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Nursery Operations Plan, the Road Evaluation Technical Memorandum, the Biological Resources Assessment Technical Memorandum, the Invasive Species Management Plan, the Waste & hazardous Materials Management Plan, the Stormwater Management Plan and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCLUO and MAUCRSA, as applicable to the permit type.
4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California is required in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
5. Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
6. No light shall escape the nursery buildings between sunrise and sunset.
7. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
8. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d). The allowance for a setback reduction of 600 feet from a Public Park is approved as part of this project. The adjacent property owned by Six Rivers National Forest is managed for open space and/or wildlife habitat purposes, and no developed or designated recreational facilities are within 600 feet of the cultivation area.
9. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
10. A copy of the reporting form portion of the Monitoring and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.

11. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. R1-2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
12. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
13. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
14. Pay all applicable application and annual inspection fees.
15. The noise produced by a generator used on an emergency-only basis shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 3 decibels above ambient levels when measured at the nearest property line.
16. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's SPA program, and in such a way that no spillage occurs.
17. The Master Logbooks to track production and sales shall be maintained for inspection by the County.
18. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
19. The operation shall participate in any track and trace program mandated by state law.

Performance Standards for Cultivation and Processing Operations

20. Pursuant to the MAUCRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
21. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
22. Cultivators engaged in processing shall comply with the following Processing Practices:
 - I. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - II. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - III. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - IV. Employees must wash hands sufficiently when handling cannabis or use gloves.

23. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
- i. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - 1) Emergency action response planning as necessary;
 - 2) Employee accident reporting and investigation policies;
 - 3) Fire prevention;
 - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - 5) Materials handling policies;
 - 6) Job hazard analyses; and
 - 7) Personal protective equipment policies, including respiratory protection.
 - ii. Cultivation and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - 8) Operation manager contacts;
 - 9) Emergency responder contacts;
 - 10) Poison control contacts.
 - 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.
 - iv. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
24. All cultivators shall comply with the approved Processing Plan as to the following:
- i. Processing Practices.
 - ii. Location where processing will occur.
 - iii. Number of employees, if any.
 - iv. Employee Safety Practices.
 - v. Toilet and handwashing facilities.
 - vi. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
 - vii. Drinking water for employees.
 - viii. Plan to minimize impact from increased road use resulting from processing.
 - ix. On-site housing, if any.

25. Term of Commercial Cannabis Activity Conditional Use Permit. Any Commercial Cannabis Cultivation SP issued pursuant to the CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the SP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Conditional

Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.13.

26. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #25, 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.
27. Acknowledgements to Remain in Full Force and Effect. Permittee Acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code section 11362.5); and
 - (2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the California Medical Marijuana Regulation and Safety Act will be distributed within the State of California; and
 - (3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the California Medical and Adult Use Cannabis Regulation and Safety Act.
28. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- (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.
29. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. Pursuant to Section 314-55.4.6.5.7 of the CCLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to Section 314-314-55.4.6.5.7 of the CCLUO.
2. This provisional 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 the Compliance Agreement per COA #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval #25 and 26 of the On-Going Requirements /Development Restrictions, above.
3. 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.

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.

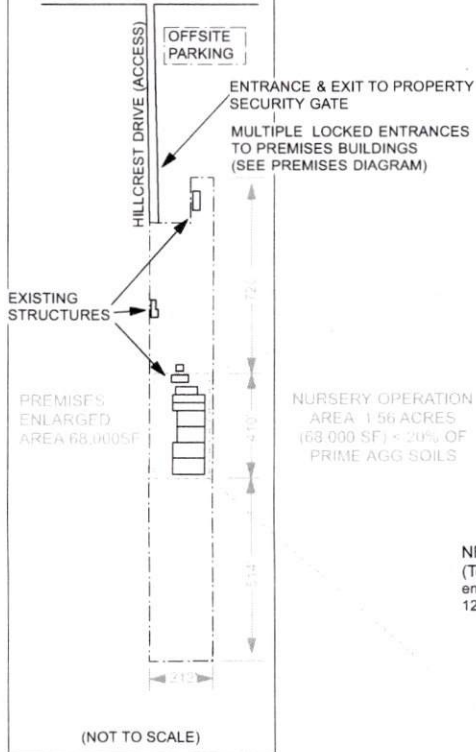
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding 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.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions 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 send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
6. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder.

If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.

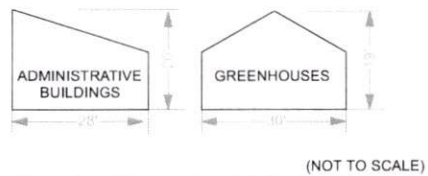
7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.
9. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.

PROPERTY LOCATION
APN: 201-311-016

HWY 36 - (HWY 101 .52 Miles East)



PROPOSED STRUCTURE PROFILES



FIRE SUPPRESSION & WATER STORAGE
(To be moved 10' from property line) 2.5" NH Male Connection 250g/min capacity 12,500 Gallon Water Tanks services entire property including cannabis operations

ACCESS ROAD & EASEMENT 14' WIDE
(With turnarounds & finished minimum 12' wide-72,000lbs capacity with 1' shoulder on either side.)

PAVED VAN ACCESSIBLE PARKING (CBC 11B-502)

APPROVED SHIPPING AREA & BREEZWAY
Greenhouse Type Structure 30'X70' (2,100SF)

PROPANE TANK

KAMINO LLC TRANSPORT PREMISES (Temporary) 8'x8'

STAFF, STORAGE & BREEZWAY
Greenhouse Type Structure 24'X60'

NEW WELL 160' & PUMPHOUSE Completed 2018
(To be moved 10' from property line) Services water to entire property including cannabis operations (40'32'39"N 124°08'06"W)

40'x8' CONTAINER
(Temporary Building Contractor)

BREEZWAY & WORK AREA
Greenhouse Type Structure 24'X120'

FIRE LANE ACCESS

EXISTING 30'X36' STRUCTURE
(NOT PART OF PREMISES)

ADMINISTRATIVE BUILDING W ADA BATHROOM UNDER CONSTRUCTION 28'X64' (1,792 SF)

PROPOSED STAFF AREA
Raised Structure 22'X36' (792SF)

SECURE COMPOST AREA

BACKUP GENERATOR

PROPERTY LINE

CLONE PRE-SHIPING INVENTORY 30'X108' (3,240 SF)
CLONING FACILITY IMMATURE PLANT AREA 30'X108' (3,240 SF)

NURSERY GREENHOUSE I 60'X108' (6,480 SF)

NURSERY GREENHOUSE II 60'X108' (6,480 SF)

NURSERY GREENHOUSE III 60'X108' (6,480 SF)

NURSERY GREENHOUSE IV 60'X108' (6,480 SF)

Emergency Turnaround (Fire Dept.)

SOIL STORAGE AREA (12'X12')

**KAMINO, LLC
SITE DIAGRAM**

APN # 201-311-016
HUMBOLDT COUNTY #SP16-503
CDFA NURSERY# CCL18-0000768
BCC TRANSPORT# C13-0000026-LIC

Address: 604 HWY 36
Fortuna CA 95540
Approximate Parcel Size: 7.96 AC
Approximate Operation Area: 1.56 AC
Nursery Cultivation Area: 32,400 SF
Property Owner: Kamino, LLC
Contact: Jonathan Monschke
Phone: 208-720-2287
Email: timberstone@mac.com

Erosion Control - Disturbed soils shall be landscaped and/or seeded and mulched prior to October 1st. Reference Grading Permit and Erosion Control Plan for additional erosion control specifications.

Water - No diversion or disturbance of natural ways.

Emergency & Fire - See Structural Drawing and Operations Plan for specified fire protection equipment and protocols.

Page 1 of 1
Drawn by: Jonathan Monschke
Scale 1"= 50'
Last Modified 9/01/2023

RECEIVED
By cslavey at 2:30 pm, Sep 07, 2023

