

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

Resolution Number 25-038

Application No. PLN-2025-19212

Assessor's Parcel Number (APN): 508-242-042-000

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves The Ganjery, LLC Conditional Use Permit Modification

WHEREAS, The Ganjery, LLC submitted an application and evidence in support of approving a modification to the approved Conditional Use Permit for the operation of a microbusiness to allow for the addition of non-flammable manufacturing in the approximately 5,600 square feet existing commercial building located on APN 508-242-042; and

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

WHEREAS, that the proposed project meets the criteria to be considered categorically exempt from environmental review per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and

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

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 7, 2025; and

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

- 1. FINDING:** A Modification to an approved Conditional Use Permit for a Microbusiness on APN 508-242-042 (PLN-2019-15574). The Applicant was previously approved to operate a Microbusiness, including distribution, manufacturing (infusion), and retail on the

parcel. The Applicant proposes to modify the permit to include manufacturing (non-flammable extraction). The Applicant estimates an additional 6,000 gallons of water will be required annually for the additional manufacturing activities and expects no change or negligible changes to power use, staffing needs, and traffic volumes. No changes to hours of operation are proposed. The subject parcel is served by the water and sewer system of the McKinleyville Community Services District. Electricity is sourced from PGE and a backup generator.

EVIDENCE: a) Project Files: PLN-2019-15574 and PLN-2025-19212

2. FINDING: **CEQA:** The proposed project does not present substantial changes; thus, the project is exempt from environmental review pursuant to Section 15301 – Existing Facilities.

EVIDENCE: a) The proposed project is exempt from environmental review pursuant to Section 15301 – Existing Facilities, as it will utilize an existing structure for cannabis production purposes.

FINDINGS FOR CONDITIONAL USE PERMIT MODIFICATION

3. FINDING: The project is consistent with the development policies of the Humboldt County General Plan (HCGP) and the McKinleyville Area Plan (MCCP).

EVIDENCE: a) Land Use (HCGP 4.8): The project is situated within the Commercial Services (CS) designation, which is intended to classify lands that, due to their location, access, and availability of services, are suitable for commercial development. This includes a full range of urban services where primary and compatible uses include heavy commercial, neighborhood commercial, retail sales and services, office and professional uses, warehousing, storage and distribution, research and light industrial, civic uses, and subordinate residential uses. Project PLN-2019-15574 was previously approved for a Conditional Use Permit to operate a Microbusiness, which included distribution, manufacturing (infusion), and retail on parcel APN-508-424-042.

b) Hazards 3100 (MCCP): Specific resource values and hazards must be

considered in determining the principal uses of the land, which include natural hazards such as geological, flood, fire, and man-induced hazards, as well as man-made hazards such as noise, air quality, and industrial hazards. Geologic hazard maps indicate that the property is relatively stable, with a slope of less than 5%. Since no new exterior construction is proposed, no soil report is required. People and property on the project site will not be unnecessarily exposed to geologic and seismic risks. The parcel is not located within a 100-year floodplain nor within an Airport Compatibility Zone. The subject parcel is located within the Local Responsibility Area for fire protection where Arcata Fire District provides structural fire protection and emergency services.

- c) Cultural Resources 10.6 (HCGP). Projects should protect cultural heritage, including historic, prehistoric, and architectural resources. The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The original project was referred to the Blue Lake Rancheria, NWIC and Wiyot Tribe. No new construction is proposed so that no ground disturbance will occur. Nonetheless, the project is conditioned to include an inadvertent discovery protocol should it encounter undocumented cultural resources.
- d) Sensitive and Critical Habitats 3420 (MCCP). The protection of sensitive habitats is a crucial aspect of planning and environmental assessment for land use development. The project is located on a commercially zoned developed parcel. According to the California Natural Diversity Database (CNDDB), there are no mapped sensitive habitat areas on the proposed project parcel or in the vicinity, and no known threatened or endangered species are present. The parcel is paved, and the use will be conducted within an existing structure.
- e) Scenic Resources 10.7 (HCGP). This section is for the protection of outstanding scenic resources that may be adversely affected by land use and development. The subject parcel is zoned Community Commercial and is not within a designated scenic area or viewshed. No outstanding scenic resources are impacted by the proposed project.

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

EVIDENCE: a) The project can be found consistent with the Open Space Plan and Open Space Action Program because the proposed project is not located on a parcel that is identified as part of the Open Space plan or Open Space Action Program. The project situates a commercial activity on a commercially designated parcel. The project site is fully paved, and no additional structures are proposed. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

5. FINDING: The proposed development conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The C-2 zone allows for commercial facilities that are of a light commercial character, conducted entirely within an enclosed building. The project has a Conditional Use Permit for microbusiness facilities, which are entirely performed within an enclosed building. The proposed facility is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55.4.5.1.4. of the Commercial Cannabis Land Use Ordinance (CCLUO).

b) Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations. The parcel of land known as APN 508-242-042 was created in its current configuration by an approved lot line adjustment (file number LLA-03-16) and is referred to as Parcel B in the Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded as document 2005-34383 of Official Records on October 11, 2005.

c) The Noise Impact (N) combining zone establishes regulations to maintain within single-family and multi-family structures, as well as structures designed for transient habitation and noise levels associated with airports and major roads. In adherence with Section

314-55.4.12.6, the Applicant measured ambient noise levels in accordance with the specifications of the section.

6. FINDING: The modified project 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) Access to the property is via Nursery Way, a paved county roadway. The County Public Works Department has determined that Nursery Way and the property's existing driveway are adequate to accommodate the present uses. Parking facilities are shared with other businesses on-site.

b) The existing security procedures include restricted access to persons employed with (or those given explicit permission) The Ganjery, and each person must be at least 21 years of age. Cameras will be monitored in real-time, recording the property grounds and within each suite of the complex. The entire facility has been fitted with security cameras that monitor the premises 24 hours a day, seven (7) days per week. Limited-access areas will be established and accessible only to authorized personnel. All cannabis products will be secured within locked storage to prevent diversion, theft, or loss.

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 the housing element law.

EVIDENCE: a) The subject parcel is zoned Community Commercial (CS) and was not included in the 2019 Adopted Housing Element Inventory. The proposed modification for manufacturing (non-flammable extraction) 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.

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
- Approve the Conditional Use Permit Modification for the Ganjery, LLC to include manufacturing (non-flammable extraction) based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **August 7, 2025**.

The motion was made by Commissioner Noah Levy and second by Commissioner Jerome Qiriaz and the following vote.

AYES: Commissioners: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qiriaz, Peggy O'Neill, Sarah West, Lorna McFarlane

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

DECISION: Motion carried 7/0

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

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE INITIATION OF OPERATIONS.

1. Building permits are required for all tenant improvements. All work done shall meet the 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.
2. The approved project shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
3. 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.
4. Due to the project proximity to residential land uses and other commercial land uses, the project shall retain a security guard or designated staff member to monitor the parking lot during hours of operation and enforce the rules of the project, prohibiting loitering, smoking, or sharing of medicine on-site or in the vicinity. Project members who violate the terms
5. The approved building plans shall address odor management by incorporating the ventilation/air filtration system to limit 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 (California Licensed HVAC Installer) for review and approval by the Building Official.
6. A final Signage Plan shall be submitted subject to review and approval by the Planning Director. Signage shall be compatible and not distract from with surrounding uses in the area. All signs shall be installed in accordance with County Code Section 341-1 (Sight Visibility Ordinance).
7. Section 314-55.3.9.1 HCC, indicates that a Hazardous materials storage, handling, and disposal plan is to be developed for medical cannabis support facilities, approved by the Division of Environmental Health (DEH). The applicant is required to contact the DEH and secure a statement from that Division as to the need for preparation of this Report.
8. 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.

Operation Restrictions:

1. The hours of operation shall be daily from 10:00 AM to 7:00 PM.
2. The project 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.

3. The project shall operate, at all times, in conformance with the provisions of Humboldt County Commercial Cannabis Land Use Ordinance (CCLUO) meeting all applicable the Performance Standards in Section 314-55.4.12.
4. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
5. All electricity utilized by the Commercial Cannabis activity shall conform to one or more of the following standards:
 - Grid power supplied from 100% renewable source
 - On-site renewable energy system with twenty percent net non-renewable energy use
 - Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.
6. The project 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.
7. The project shall follow the staff screening process as detailed on page 3 of the Operations Manual that includes a criminal background check.
8. As identified under the 2008 Attorney General Guidelines (for the Security and Non-Diversion of Marijuana Grown for Medical Use), the project shall "track and record the source of their marijuana," and keep records of its division and distribution.
9. The project 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. 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. The project 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 project to whom one can provide notice if there are operating problems associated with the facility. The project 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.
11. 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 project, upon request.
12. 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.
13. The project shall participate in inspections to verify that all cannabis products are being distributed in compliance with all state and local regulations. Inspections are intended to

ensure that grower-members are legal and compliant in the products they store, and that storage is done in a safe and sustainable manner, away from public view, and inaccessible to minors.

14. Methods used to track inventories, quantities, and distribution between verified members will match "standard industry procedures" which includes the following:
 - All incoming medical cannabis will be assigned a lot number which will retained as medicine is subsequently divided and distributed to members
 - 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.
15. The cannabis project 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 cooperative or delivery service 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 cannabis project, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.
16. Non-compliance by the cannabis project in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" per the CCLUO section 314-55.4.5.7 for review by the Planning Commission shall be deemed grounds for a revocation of the conditional use permit and/ or subject the holder of the conditional use 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).

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

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Future signage proposals are subject to review and approval by the Planning Director.
3. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in Commercial Cannabis Land Use Ordinance (CCLUO), Humboldt County Code Section 314-55.4.1 et seq. and hereby incorporated by reference, and MAUCRSA as applicable by permit type. The requirements described are current at the time of approval but may be superseded or modified by changes to the laws and regulations governing commercial cannabis cultivation and associated activities.
4. 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.

5. For the life of the project, the project shall not result in a discernable odor at the property lines. Should the Department receive complaints regarding odor, the Department will work with the applicant/operator to resolve and return the project to compliance in a timely manner. Resolution may entail additional maintenance and/or replacement of the air filtration system. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
6. Any Commercial Cannabis Activity Conditional Use Permit issued pursuant to the CCLUO shall expire after 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 [Reference Humboldt County Code Section 314-55.4.5.6].
7. 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 Conditional Use Permit 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 re-inspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request re-inspection 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 Humboldt County Code Section 314-4.5.8.
8. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO 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.
9. 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.
10. 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.

11. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner.
12. The project shall use the following best management practices to ensure the safety of employees and the Cannabis product:
 - A. Ensure that the space in which any Cannabis product is to be consumed is a fully enclosed room and clearly designated on the approved floor plan.
 - B. Ensure that all applicable sanitary rules are followed.
 - C. Ensure that the standard operating procedure includes, but need not be limited to, step-by-step instructions on how to safely and appropriately:
 - a. Conduct all necessary safety checks prior to commencing handling;
 - b. Prepare Cannabis products handling;
 - c. Clean all equipment, counters and surfaces thoroughly; and
 - d. Dispose of any waste produced during the preparation or consumption of Cannabis in accordance with all applicable local, state and federal laws, rules and regulations.
 - D. Establish written and documentable quality control procedures designed to maximize safety for employees and minimize potential product contamination.
 - E. Establish written emergency procedures to be followed by employees in case of a fire, chemical spill or other emergency.
 - F. Have a comprehensive training manual that provides step-by-step instructions for preparation and consumption of cannabis products on its Licensed Premises. The training manual shall include, but need not be limited to, the following topics:
 - a. All standard operating procedures used at that Licensed Premises;
 - b. The quality control procedures;
 - c. The emergency procedures for the Licensed Premises;
 - d. The appropriate use of any necessary safety or sanitary equipment;
 - e. The hazards presented by all chemicals and solvents used within the Licensed Premises as described in the material safety data sheet for each chemical and solvent;
 - f. Clear instructions on the safe use of all equipment involved in each process and in accordance with manufacturer's instructions, where applicable; and
 - g. Any additional periodic cleaning required to comply with all applicable sanitary rules.
 - G. Provide adequate training to every employee prior that to that individual undertaking any step in preparation or consumption of a Cannabis product.
 - a. Adequate training shall include, but need not be limited to, providing a copy of the training manual for that Licensed Premises and live, in-person instruction detailing at least all of the topics required to be included in the training manual.
 - b. The individual training each employee shall sign and date a document attesting that all required aspects of training were conducted and that he or she is confident that the trainee can safely handle and distribute a Cannabis product.
 - c. The employee that received the training shall sign and date a document attesting that he or she can safely implement all standard operating procedures, quality control procedures, and emergency procedures, operate all equipment, use all safety, sanitary and other equipment and understands all hazards presented by the chemicals and solvents to be used within the Licensed Premises and any additional

period cleaning required to maintain compliance with all applicable sanitary rules.

H. Maintain clear and comprehensive records of the name and signature of every individual who engaged in any step related to the preparation or consumption of any Cannabis product and the step that individual performed.

13. Persons engaging in the preparation of any cannabis product shall:

- A. Be over 21 years of age.
- B. Not have been convicted of a felony for the illegal possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance; a violent crime, as specified in subdivision (c) of Section 667.5 of the Penal Code; a serious crime, as specified in subdivision (c) of Section 1192.7 of the Penal Code; or a crime involving fraud, deceit, or embezzlement
- C. Ensure that all equipment, counters and surfaces used in the preparation or consumption of any Cannabis product is food-grade including ensuring that all counters and surface areas were constructed in such a manner that it reduces the potential for the development of microbials, molds, and fungi and can be easily cleaned.
- D. Ensure that all equipment, counters, and surfaces used in the processing or distribution of any Cannabis product are thoroughly cleaned after the completion of each Production Batch.
- E. Ensure that the appropriate safety or sanitary equipment, including personal protective equipment, is provided to, and appropriately used by, each person engaged in the preparation or consumption of any Cannabis product.

14. Consent to annual on-site inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday-Friday, 9:00am -5:00 pm, excluding holidays).

15. Pay all applicable application and annual inspection fees.

D. 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 314-55.4.6.5.7 of the CCLUO.

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 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.

4. 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 Section 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

5. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with 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 \$50.00 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.

ATTACHMENT 2

REQUIRED FINDINGS FOR APPROVAL

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

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

1. The proposed development is in conformance with the County General Plan, Open Space Plan, and Open Space Action Program;
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 midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
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.

The following tables documents the evidence in support of making **all** of the following required findings.

1. The proposed development must be consistent with the General Plan, Open Space Plan, and Open Space Action Program. The following table documents 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, Open Space Plan, Open Space Action Program, and the McKinleyville Community Plan (MCP).

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4	The Commercial Services (CS) designation is intended for heavy commercial uses and compatible light industrial uses serving day to day needs. A full range of urban services is required. Primary and compatible uses include heavy commercial, neighborhood commercial, retail sales and services, office and professional uses, warehousing, storage, and distribution, research and light industrial, civic uses, and subordinate residential uses.	The project proposes use of an existing commercial building as a commercial cannabis manufacturing and distribution facilities. Warehousing, storage, distribution, and light industrial facilities are allowed uses within the CS designated areas.
Circulation Chapter 7	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, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5) Related policies: C-P3, Consideration of Transportation Impacts in Land Use Decision Making.	Access to the project is off of Nursery Way, a paved public road, to a paved parking lot. The Public Works Department has indicated that the road is adequate to serve the proposed use and that no improvements are required.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Conservation and Open Space Chapter 10 Open Space Section 10.2	Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3) Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.	The project can be found consistent with the Open Space Plan and Open Space Action Program because the proposed project is consistent with the allowable uses of the Land Use Designations. The project site is fully paved, and no additional structures are proposed. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
Biological Resources Section 10.3	Protect designated sensitive and critical resource habitats.	There are no mapped sensitive habitat areas on the proposed project parcel or in the vicinity. There are no known threatened or endangered species on the parcel. The parcel is paved, and the use will be conducted within an existing structure.
Cultural Resources Section 10.6	Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)	No new construction is proposed, so no ground disturbance will occur. Nonetheless, the project is conditioned to include an inadvertent discovery protocol should the project encounter undocumented cultural resources.
Safety Element Chapter 14 Fire Hazards	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	The parcel is in an area of Low Fire Hazard rating and within the Arcata Fire Protection District (AFPD) Local Responsibility Area. AFPD recommended approval of the project with no conditions.
Safety Element Chapter 14 Flooding	Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)	According to the Flood Insurance Rate Map (FIRM) Panel No. 06023 C0680G, the project site is located within an area minimal flood hazard.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</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>Related policies: S-P11, Site Suitability; and S-P7, Structural Hazards.</p>	<p>Geologic hazard maps show the property to be relatively stable with a slope of less than 5%. Since no new exterior construction is proposed, no soils report is required. People and property on the project site will not be unnecessarily exposed to geologic and seismic risks.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements. (AQ-G3)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>No ground disturbance is proposed for this project.</p> <p>As a conditional of approval, the approved building plans shall address odor management by incorporating the ventilation/air filtration system to limit 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 (California Licensed HVAC Installer) for review and approval by the Building Official.</p>

2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations: The following table documents the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and the Humboldt County Commercial Cannabis Land Use Ordinance (CCLUO).

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel of land known as APN 508-242-042 was created in its current configuration by an approved lot line adjustment (file number LLA-03-16), and is referred to as Parcel B in the Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded as document 2005-34383 of Official Records on October 11, 2005. There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-2.2 Community Commercial §314-29.14 Noise Impact (N) combining zone:	The C-2 zone allows for commercial facilities that are of a light commercial character, conducted completely within an enclosed building. The Noise Impact (N) combining zone establishes regulations to maintain within single family and multi-family structures and within structures designed for transient habitation, low exposure to levels of noise associated within airports and major roads.	The proposed project is a Conditional Use Permit for microbusiness facilities conducted completely within an enclosed building. The proposed facility is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55.4.5.1.4. of the Commercial Cannabis Land Use Ordinance (CCLUO). In adherence with Section 314-55.4.12.6, the applicant measured ambient noise levels in accordance with the specifications of the section.
Development Standards	Community Commercial Zone (C-2)	
Minimum Lot Area:	2,000 sq. ft.	The subject parcel is 2.74 acres in size.
Max. Lot Coverage:	(None specified)	N/A
Min. Yard Setbacks	Front: None, except that where frontage is in a block which is partially in a Residential Zone (RS, R-1, R-2, R-3, R-4) the front yard shall be the same as that required in such Residential Zone. Rear: Fifteen feet (15') except that where a rear yard may not be less than five feet (5').	Front: There are no residential zones on the block of the project site so no front yard setback required. Rear: 28 feet Side: 35 feet.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
	Side: None, except that a side yard of an interior lot abutting on a Residential Zone (RS, R-1, R-2, R-3, R-4) or Agricultural Zone (AE, AG) shall be no less than the front yard required in such Residential Zone or Agricultural Zone.	
Max. Building Height:	75 feet	Single story, less than 20 feet.

<p>Special Regulations:</p> <p><u>§314-31.1.4 Off-Street Parking Industrial Uses Management.</u> The parking requirements for office space associated with industrial uses shall be the same as identified for commercial type offices, or one (1) parking space for every 300 square feet of gross floor area plus one (1) space for each employee.</p> <p><u>Manufacturing.</u> The higher of one parking space for each 1,500 square feet of gross floor space within all enclosed building areas or one (1) parking space for each employee at the peak shift. A minimum of two (2) parking spaces are required.</p> <p><u>Warehouse.</u> The higher of one (1) parking space for every four (4) employees or one (1) parking space for each 2,500 square feet of gross floor area.</p> <p><u>Loading Spaces Required.</u> One (1) loading space for each 20,000 square feet of gross floor area, or portion thereof.</p>	<p>The proposed commercial cannabis distribution and manufacturing facilities would occupy 5,600 square feet tenant space within an existing commercial building. The proposed project and the adjacent leased space (not associated with the project) requires two (2) spaces for the manufacturing facility and two (2) spaces for the distribution facility, as there would be a maximum of three (3) full time employees and additional parking spaces. The parking requirement for the permitted distribution and manufacturing facilities. Based on the parking analysis provided, the parking lot contains 160 parking spaces, and therefore, adequate parking exists to accommodate the manufacturing and distribution facilities.</p> <p>There are adequate loading and unloading spaces located around the building.</p>
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314-55.4 Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis Land Use Regulation for the Inland Area of the County of Humboldt – Commercial Cannabis Land Use Ordinance (CCLUO)

Zoning Section and Summary of Applicable Requirement	Evidence that Supports the Required Finding
<p>Eligibility Criteria</p> <p>§314-55.4.6.3.1: Energy Source Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.</p>	<p>PGE will provide power for all the proposed facilities operations. The applicant has chosen to purchase only renewable energy from PGE as outlined in the Operations Manual. The project as proposed and conditioned in the operating restrictions section of approval will meet the requirements of HCC Section 314-</p>

	55.4.6.3.1.
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Zoning Section and Summary of Applicable Requirement	Evidence that Supports the Required Finding
<p>§314-55.4.5.1.1 No Commercial Cannabis Activity shall be permitted within six hundred feet (600') of a school.</p> <p>§314-55.4.5.1.2 No Commercial Cannabis Activity shall be permitted within Tribal Lands without the express written consent of the Tribe.</p>	<p>As discussed above for finding of conformance to HCC Section 314-55.4.65.4.4(c), there are no schools within 600 feet of the project site. The site is not located within tribal lands. The evidence supports a finding of consistency with the cited section.</p>
<p>§314-55.4.5.1.4 a) A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPA's)... McKinleyville... A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1,000') of any incorporated city, Tribal Lands, or any of the Community Planning Areas (CPA's) identified herein.</p>	<p>The subject property is located in the McKinleyville Community Planning Area. The project, however, is not located within 1,000 feet of any tribal lands. The project application includes a Conditional Use Permit.</p>
<p>§314-55.4.5.1.4 b) Early Notification to Surrounding Areas, nearby Cities, and Tribes. Whenever a permit application for a Commercial Cannabis Activity is located within any of the areas specified in Sections 55.4.5.1.4(a) and has been determined complete for processing in accordance with Section 312-6.1, notice of the proposed project shall be provided to all property owners and occupants by first class mail to the address(es) shown on the latest Assessment Roll within one thousand feet (1,000') of the perimeter of the parcel on which a permit is being requested. The notice shall include the location of the project and a description of the size and type of activity proposed.</p>	<p>Early notification was provided by way of the mailing of a Notice of Application (NOA) to all property owners and occupants within 1,000 feet of the perimeter of the subject property.</p>

§314-55.4.5.1.4 c) The Hearing Officer shall consider the potential impacts and cumulative impacts of proposed cannabis activities upon the community as a whole, including impacts to neighboring uses within Cities or their SOL's and buffers, and to residents within CPA's, or Tribal land. The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.	The subject property is located in the McKinleyville Community Planning Area. The project, however, is not located within 1,000 feet of any tribal lands. The project approval will result in a Microbusiness: distribution, manufacturing, and existing retail sales/dispensary businesses in an existing enclosed structure and will not result in any additional impacts. The project implementation in accordance with the proposal and conditions of approval will not have a significant adverse effect on the public health, safety, or welfare.
§314-55.4.11 Application Requirements Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.12.1.8 Performance Standards– Road System	As discussed above, Nursery Way will provide access to the project site. Nursery Way is a paved roadway and is adequate to serve the proposed use.
§314-55.4.12.5 Performance Standards– Energy Use All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards: <ul style="list-style-type: none"> • Grid power supplied from 100% renewable source • On-site renewable energy system with twenty percent net non-renewable energy use • Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits. 	Electricity will be supplied by Pacific Gas and Electric Company (PGE). The applicant has chosen to purchase only renewable energy from PGE as outlined in the Operations Manual. To ensure compliance with this requirement for the life of the project, the cited performance standard is incorporated into the under the operating restrictions within the Conditions of Approval, Attachment 1.

4. **Public Health, Safety and Welfare.** The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
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§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project is not expected to cause significant environmental damage.
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5. Residential Density Target: The following table documents 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 Density	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), 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 Microbusiness including distribution, manufacturing, and an already approved adult use retail/dispensary facilities on lands designated "Commercial Services (CS) and zoned C-2 Community Commercial. No residences exist on the parcel. The parcel was not inventoried as source of potential residential units. 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.

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§ 15301 of CEQA Guidelines	Categorically exempt from State environmental review.	The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities 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 proposed development will occupy 5,600 square feet of an existing structure Suites B-C and BP-Q). 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 because the lot is approximately 119,354 square feet in size and the proposed use will occupy a portion of an existing building on the property. 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.

GANJERY, LLC

1580 Nursery Way Suites B-C & P-Q
APN: 508-242-042



PLAN OF OPERATIONS

MICROBUSINESS

- Manufacturing (Non-Volatile Extraction)
- Distribution
- Retail

PLN-2019-15574

C12-0000347-LIC

Agent:

Karen Chew

(707)599-7697, karen@ganjerydistro.com

APPLICANT & PARCEL INFORMATION:

The applicant, Ganjery, LLC, is applying for a modification to PLN-2019-15574. This modification would be to operate a Microbusiness at 1580 Nursery Way in McKinleyville, APN# 508-242-042. Ganjery has an existing permit from Humboldt County Planning Division to operate a microbusiness with the retail portion in Suite B-C on the parcel and Distribution portion in Suite P-Q. Ganjery has secured an Annual Microbusiness License (C12-0000347-LIC) from the Department of Cannabis Control (DCC) which is valid through March 29, 2025; a copy is included in this application package.

The parcel is 2.7 Acres zoned C-2-N (Community Commercial - Noise Impact) and is currently the home of multiple small businesses including North Coast Appliance and Northern California Pet Supply & Grooming. The premises will consist of two (2)- double suites. Suite B-C will include the Retail and Manufacturing activities, while Suite P-Q will include all Distribution, select manufacturing, and administrative activities.

Now that Ganjery LLC is applying to modify the existing Microbusiness license, we respectfully request that this application continue to be considered as a "Support Facility", assisting other commercial cannabis operators to enter the marketplace, and ask to have this application fast tracked.

PROJECT SUMMARY:

Ganjery LLC is applying to modify permit PLN-2019-15574 from Humboldt County Planning Division to commercially operate a Microbusiness at 1580 Nursery Way Suite B-C, P-Q. The proposed microbusiness activities are Manufacturing (Type 6 Non-volatile extraction), Distribution, and Retail-Storefront. The intention of this application is to obtain a permit modification to operate with the Type 6 Non-volatile extraction, along with the existing retail storefront and distribution activities. The manufacturing activities would take place in a portion Suite B-C (separated from the Retail activities), and a portion of Suites P-Q (alongside the Distribution activities).

The ultimate goal for Ganjery is to modify the existing Type-12 Microbusiness license from the Department of Cannabis Control.

NEW CONSTRUCTION/TENANT IMPROVEMENTS

NO construction or improvements are necessary.

DESCRIPTION OF MANUFACTURING ACTIVITIES

General

Ganjery manufacturing division is proposing to conduct Non-volatile extraction activities in a portion of Suite B-C and infusion activities in Suite P-Q. Ganjery manufacturing division will use raw cannabis to produce both inhalable and edible cannabis products. This would occur within Suite B-C units of the property in a separate enclosed area adjacent to the retail storefront portion of the microbusiness. Infusion activities (Infused Prerolls) will be conducted within Suite P-Q in an enclosed area adjacent to Distribution. All incoming deliveries from an external Licensee will be received in the shared Distribution/Manufacturing "Shipping & Receiving" area located in the back of Suite P-Q. Cannabis and cannabis products being brought into the manufacturing area of Suite B-C will exclusively be from the Distribution or Manufacturing areas of Suite P-Q, and will do so through the shared Retail/Manufacturing "Receiving Area" in the back of Suite B-C.

Inventory Procedures

Ganjery manufacturing division will be responsible for maintaining strict inventory records of all incoming and outgoing cannabis material. An employee of Ganjery manufacturing division will assume the title of "Inventory Manager" and will uphold inventory protocol and maintain records. The records will include information about incoming raw material and manufactured cannabis products and information about outgoing manufactured cannabis batches.

Incoming raw material and manufactured cannabis products recordkeeping would include:

- The Cultivator licensee's name and license number (Chain of custody paperwork will be retained separately)
- The date of entry into the storage area of Ganjery's manufacturing facility.
- The date of sampling by a licensed testing lab employee for each manufactured batch. (Results will be retained separately as well as within the State Track and Trace system)
- The unique identifiers and batch number associated with the batch.
- A description of the cannabis goods with enough detail to easily identify the batch.
- The weight of or quantity of units in the batch.
- The best-by, sell-by, or expiration date of the batch, if any.

Storage and tracking

Ganjery manufacturing division shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches within the manufacturing areas. Ganjery manufacturing division shall ensure a label with the following information is physically attached to each container of each batch:

- The type or common name of the cannabis or cannabis products contained therein;
- The UID assigned to the cannabis or cannabis products;
- The ingredients of the cannabis products, including a list of any allergens present, if any
- The net weight or count of the cannabis or cannabis products.
- The best-by, sell-by, or expiration date of the batch, if any.

Quality control Procedures

Ganjery manufacturing division will maintain quality control procedures at the manufacturing facility. This includes temperature and humidity control in all storage areas. All products will be stored separately based on product type and batch in appropriate areas.

After the manufacturing process is complete and the product has been assigned a batch number it will be transported by foot to Ganjery distribution division located in Suite P-Q to go through final finished packaging and recorded into the state Track and Trace System.

Each batch of finished product will be stored in the distribution facility until sampled by a third party for the testing of potency, residual solvents, chemical contaminants and biological pathogens. Results will then be used to determine potency (cannabinoid content), terpene content and ensure overall product safety.

Products will be securely stored onsite in the distribution facility until ready for transportation to a retailer or another distributor. This process is further explained in the Description of Distribution Activities.

Manufacturing Security Plan

Ganjery manufacturing division shall maintain a commercial burglar alarm monitoring system. Ganjery manufacturing division and retail division (Unit B-C) will have a separate point of access with an access code specific for their areas. Only owners, employees and other authorized personnel of Ganjery will have access to the security code required for entry.

Ganjery manufacturing division will prevent access to the manufacturing area by unauthorized persons and protect the physical safety of employees by:

- Establishing physical barriers to secure perimeter access and all points of entry into the premises by locking primary entrances with commercial grade, non-residential door locks, and securing any secondary entrances including windows, roofs, or ventilation systems;
- Installing a real-time security alarm system operated by Advanced Security to notify and record incident(s) where physical barriers have been breached;
- Establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and visitors;
- Maintaining the premises such that visibility and security monitoring of the premises is possible; and
- Establishing procedures for the investigation of suspicious activities.

Other Security measures and protocols are outlined in the Facility/Premises Security Plan later in this document.

DESCRIPTION OF DISTRIBUTION ACTIVITIES

General

As part of the Microbusiness, Ganjery engages in Distribution activities. Ganjery distribution division activities occur in Suite P-Q. Suite P-Q has existing features that are ideal for distribution activities such as an overhead door and the ability for vehicles to enter/exit the unit. All proposed activities will be conducted in accordance with state regulations and our operating procedures.

Inventory Procedures

Ganjery distribution division will have strict inventory management procedures. The Ganjery distribution division will utilize unique identifiers (UID) pursuant to Section 26069 of MAUCRSA to organize products, secure packaging, and record Chain of Custody information consisting of:

- The licensee receiving the product (Ganjery distribution division).
- The transaction date(s).
- The licensee from which the product originated, including the associated unique identifier.

All products will be recorded, weighed and, if needed, separated into "batches" prior to lab testing. Cannabis flower batches will be separated into "harvest batches" that are determined by variety, cultivation area, date of harvest and/or 50-pound batch (maximum size). Manufactured cannabis products will be separated into "manufactured cannabis batches" based on product type.

Ganjery distribution division will utilize the State-wide electronic database (METRC) containing the electronic shipping manifests to facilitate the administration of the track and trace program, which shall include, but not be limited to, the following information:

- The variety and quantity or weight of products shipped.
- The estimated times of departure and arrival.
- The variety and quantity or weight of products received.
- The actual time of departure and arrival.
- A categorization of the product.
- The license number and the unique identifier issued by the licensing authority for all licensees involved in the shipping process, including, but not limited to, cultivators, manufacturers, distributors, and dispensaries.

Storage and tracking

Ganjery distribution division shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches within the distributor's area. Ganjery distribution division shall ensure a label with the following information is physically attached to each container of each batch:

- The type or common name of the cannabis or cannabis products contained therein;
- The UID assigned to the cannabis or cannabis products;
- The ingredients of the cannabis products, including a list of any allergens present, if any
- The net weight or count of the cannabis or cannabis products.
- The best-by, sell-by, or expiration date of the batch, if any.

Quality control Procedures

Ganjery distribution division will maintain quality control procedures at the facility. This includes temperature and humidity control in all storage areas. All products will be stored separately based on product type and batch in appropriate areas. All products stored at Ganjery distribution division will be separated into specific areas:

Material	METRC Location	Physical Location
Bulk Flower (untested)	Production Storage	*East Shelf* in Production Storage Room
Bulk Flower (tested)	Production Storage	*West Shelf* in Production Storage Room
Bulk Fresh Frozen	Production (Distro)	*Walk-in Freezer* in Caged Area
Bulk Rosin	Production (Distro)	*Walk-in Freezer* in Caged Area
Packaged Rosin (untested)	Production (Distro)	*Walk-in Freezer* in Caged Area
Untested Prerolls	Production (Distro)	*Testing Shelf* in front of *Walk in Freezer* in Caged Area
Packaged Rosin (tested)	Storage Distro	*Stand up Freezer* in Caged Area
Packaged Flower	Storage Distro	*West Shelves* in Caged Area
Finished Prerolls	Storage Distro	*East Shelves* in Caged Area
Trade Samples	Storage Distro	*Desk Shelf* in Caged Area
Cannabis Waste/Expired Product	"Quarantine"	*South Shelf* in Caged Area

Lab testing

A licensed laboratory will provide testing services to Ganjery distribution division for all in house and out of house products. After taking physical possession of a cannabis goods batch, and ensuring that the batch size from which the sample is taken meets the requirements outlined by the DCC, the Ganjery distribution division will contact a licensed testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a sample for laboratory testing. This licensed laboratory employee will collect a representative sample of each batch of cannabis products based on protocol outlined by the DCC.

An employee of Ganjery distribution division shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling will be video recorded with the batch number stated at the beginning of the video and a visible time and date indication on the video recording footage. After the sample has been selected, both the Ganjery employee and the laboratory employee shall sign and date the chain of custody form, pursuant to DCC regulations, attesting to the sample selection having occurred. No employee of Ganjery distribution division will assist the laboratory employee nor touch the cannabis goods or the sampling equipment while the laboratory employee is obtaining the sample.

The lab will conduct testing at its licensed facility and return the results to Ganjery distribution division. Ganjery distribution division will obtain results VIA mail or Email from the licensed lab and verify test results before any product is distributed. If and when Ganjery distribution division receives a certificate of analysis stating that the sample meets specifications required by law.

Before transporting the cannabis goods to one or more retailers, and employee of Ganjery distribution division shall ensure the following:

- The certificate of analysis the distributor received from the testing laboratory is the certificate of analysis that corresponds to the batch.
- The label on the cannabis goods is consistent with the certificate of analysis regarding cannabinoid content and contaminants required to be listed by law.
- The packaging complies with applicable packaging laws including, but not limited to, Business and Professions Code section 26120 of MAUCRSA.
- The packaging is tamper evident. "Tamper evident" means a one-time-use seal is affixed to the opening of the package, allowing a person to recognize whether or not the package has been opened;
- The weight or count of the cannabis batch comports with that in the track and trace system. A distributor shall use scales as required by the Act; and
- All events up to this point have been entered into the track and trace system.

Packaging/labeling

Ganjery distribution division will package and label cannabis and manufactured cannabis products for retail as long as the packaging and labeling is done in pursuant to Section 26120 of MAUCRSA. The cannabis and manufactured cannabis products may come from other licensed operators or from Ganjery manufacturing division.

Transportation Procedures

Prior to transporting cannabis goods, Ganjery distribution division shall generate an invoice and a shipping manifest (through the Track and Trace system) for the sale of cannabis goods to any licensee. The following conditions will be met during any and all deliveries:

- Cannabis goods transported by Ganjery's distribution division will only be transported inside of a vehicle or trailer and will not be visible or identifiable from outside the vehicle or trailer.
- Cannabis goods will be locked in a box, container, or cage that is secured to the inside of the vehicle or trailer.
- While left unattended, Ganjery's distribution division vehicles and trailers will be locked and secured. Ganjery distribution division will not leave a vehicle or trailer containing cannabis goods unattended in a residential area or parked overnight in a residential area.
- Ganjery distribution division shall have a vehicle alarm system on all transport vehicles and trailers. Motion detectors, pressure switches, duress, panic, and hold up alarms may be used at the discretion of Ganjery.
- All packages and containers holding cannabis goods will not be tampered with, or opened, during transport.
- Ganjery distribution division will only travel between licensees shipping or receiving cannabis goods and its own licensed premises when engaged in the transportation of cannabis goods.
- Ganjery distribution division will ensure that, except for Cannabis accessories and branded merchandise/promotional materials; non-cannabis goods will never be transported with cannabis goods.

Ganjery distribution division will provide the following required transport vehicle information to the DCC:

- Proof of ownership or a valid lease for any and all vehicles and trailers that will be used to transport cannabis goods.
- The year, make, model, license plate number, and numerical Vehicle Identification Number (VIN)
- Proof of Insurance for each vehicle and trailer used to transport cannabis goods.
- Ganjery distribution division will provide information to the DCC in writing for any new vehicle or trailer that will be used to transport cannabis goods prior to using the vehicle or trailer.

Transportation Personnel Requirements

- No person under the age of 21 years old and will be in a commercial vehicle or trailer when transporting cannabis goods.
- Only an Owner or an employee of Ganjery distribution division shall be in the vehicle while transporting cannabis goods.

Distribution Security Procedures

Individuals will only gain access to the distribution portion of the premises if:

- They are 21 years of age or older, and
- They are employed by or given explicit permission to enter by Ganjery distribution division.

There are multiple cameras located throughout Ganjery's facilities with live monitoring and recording. Some of these cameras are located in the distribution division portion of the premises. These cameras are strategically placed in each room of the distribution area and placed in positions so that every room can be monitored at all times. Video surveillance equipment is maintained regularly and footage from each camera is stored for no less than 90 days.

The distribution division portion of the premise has 1 entry access point, which remains locked 24 hours a day 7-days a week and can only be accessed by key/code. The distribution division portion of the premises is considered a "limited access area" because cannabis goods are stored and held inside, therefore only certain employees are allowed access to this area. Any person on the distribution division portion of the premises, except for employees and contractors of the licensee, are accompanied at all times by the licensee or at least one employee of the licensee when in the limited-access areas of the premises.

The distribution division portion of the premises is equipped with a security alarm system that is operated by Advanced Security, a local security firm in the Humboldt area. Services contracted through Advanced Security include 24-hour daily monitoring and contact with a designated Ganjery representative and local law enforcement in the event of a triggered alarm.

Facility/Premises Security Plan:

Ganjery shall secure the premises 24 hours per day, 7 days a week by implementing the following security measures:

- Preventing individuals from remaining on the premises if they are not engaged in activity expressly related to the operations of the permit with the use of security cameras and automatic notification systems. If an individual is loitering on the premises or acting suspicious, law enforcement will be notified.
- Establishing limited access areas accessible only to authorized personnel including security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products.
- Storing all finished Cannabis and Cannabis products in a secured and locked storage to prevent diversion, theft, or loss of cannabis materials.

Ganjery shall maintain a monitoring system and install a video surveillance system. There will be several cameras at the premises-

- Suite P/Q (Distribution and Manufacturing) will have 2 on the exterior of the building equipped for night and low light conditions, and 14 on the interior of the building.
- Suite B/C (Retail and Manufacturing) will have 3 on the exterior of the building equipped for night and low light conditions, and 9 on the interior of the building.

Security Access

Access to the facility is controlled for the purpose of monitoring employee access and non-employee visitor's access in the service of employee safety, public safety, and theft prevention.

Employee Access: Employees are all given keys that are used to access exterior doors as well as interior areas within the Ganjery premises.

3rd Party Delivery Drivers:

- Delivery drivers have no access to buildings or premises unless accompanied by Ganjery personnel.
- Delivery Drivers must sign in and out using Ganjery visitor logs.
- Delivery drivers are accompanied by Ganjery personnel for the entirety of their time in the facility.

State and Local Personnel:

- State and Local Personnel have complete autonomy for announced and unannounced site visits.
- Ganjery will accommodate any time/day site visits are required.
- Please contact the General Manager to schedule a visit and a Ganjery employee will greet you and grant full access to the premises at any time.

Electronic Records: Ganjery will secure and back up electronic records in a manner that prevents unauthorized access and that ensures the integrity of the records is maintained. All electronic records will be stored in a limited access area, accessible only to authorized personnel by key/key code.

Employee Belongings:

- Employees will be provided with designated lockers to place all personal belongings
- All personal belongings will be stored in lockers during the duration of their shift and/or at the employee's discretion
- All employee lockers will be stored in break rooms/common areas separated from all cannabis related manufacturing and activity.
- Are confined to non-cannabis space to serve in the prevention of theft.

Security video footage Maintenance

- Monthly maintenance:
 - All storage drives that are storing surveillance data, and security cameras are verified as fully operational.
- Storage capacity and available free hard drive space on the video recorder ensure 24 hour a day stored surveillance is maintained for at least the previous 90 days.

Security Alarm System: for the purpose of securing employee access and non-employee visitors' access in the service of employee safety, public safety, and the prevention of loss or theft.

- The security alarm system on the doors and windows is monitored on a 24hr. daily basis by Advanced Security Systems.
- Fire:
 - Manual fire alarms are located at both entrances of the building
 - Arcata Fire District McKinleyville Station is automatically notified if Fire Alarm is activated.

Security Breach:

- A permittee shall notify the Humboldt County Sheriff Office within 24 hours after discovering any of the following:
 - Diversion, theft, loss, or any criminal activity involving cannabis by any agent or employee of the permittee.
 - The loss or unauthorized alteration of records related to Cannabis, registered qualifying patients, primary caregivers, or employees or agents.
 - Significant discrepancies identified during inventory.
 - Any other breach of security.
- Security breaches will be addressed first by assessing the impact of the breach as well as the type and if warranted contacting the proper authorities (police, fire, ambulance, etc.) within 24 hours. If the breach takes place when management/Owner is off-site from the property and is notified by phone or text an additional step will be taken to physically verify either by watching video footage or in person that a breach has taken place before contacting any entity. This is to help prevent false alarms from being reported.

Ganjery will Prevent against theft or loss of cannabis and cannabis products. This includes but is not limited to:

- Establishing an inventory system to track cannabis and cannabis products and the personnel responsible for processing it throughout the manufacturing and distribution processes;
- Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties, including access by outside vendors, suppliers, contractors or other individuals conducting business with the licensee that requires access to the premises;
- Supervising tasks or processes with high potential for diversion, including the loading and unloading of cannabis transportation vehicles; and
- Providing areas in which personnel may store and access personal items that are separate from the manufacturing areas.

Stormwater Management Plan

The parcel is completely paved and has an existing stormwater drainage system. All the buildings have gutters which flow into storm drains. The parking area is sloped to capture rain water on the parcel to also flow into storm drains.

Ganjery will monitor the storm drains in the parking lot to ensure they do not fill up with debris. Ganjery will also monitor rain gutters to make sure they flow properly. If there are any issues, then the landlord will be notified.

Materials Management Plan

Ganjery will be receiving and products, materials, ingredients, labels, packaging, etc. All of these generate waste. Materials such as cardboard, plastics, food containers, etc. will be recycled. Other materials will be considered solid waste and hauled away weekly. The solid waste area is designated on the plot plan.

Ganjery will also be distributing cannabis and manufactured cannabis products - these product's packaging may generate some waste however recycling is a priority. Packaging design will consider waste implications and the ability for customers to recycle post consumption.

If cannabis waste is generated as a result of either the manufacturing or distribution divisions, it will be mixed with more than 50%, by weight, with other green waste material. Then the mixture can be accepted by authorized green waste facilities.

Sewage Disposal Plan

Both suites B-C and P-Q have existing ADA bathrooms for employees. They were installed with permits and are connected to the MCSD sewer system. This project will not add a significant amount of waste water into the sewer system. Two (2) DEH worksheets were submitted as part of this application, one for each activity.

Parking Plan

The project location is a developed retail/warehouse complex. There are approximately 135 parking spaces including ADA spots. This project utilizes four (4) suites, which would essentially mean thirty-two (32) dedicated parking spots. This is more than enough to accommodate the employees for the manufacturing, distribution and retail activities. There is also plenty of parking to accommodate the public who are patronizing the storefront retail. See plot plans for parking layout of the site.

Energy Plan

The project is 100% supplied by grid power from PG&E. Ganjery manufacturing division will be utilizing chest freezer for storing unfinished cannabis products. Ganjery distribution division will utilize a walk-in freezer for storing raw cannabis and unfinished cannabis products, and a stand up freezer for storing certain finished cannabis products.

Ganjery retail division will use electricity in a normal sense, mostly lighting and computers. All energy use is compatible with existing infrastructure.

Noise Source Assessment

The project does not anticipate an increase in the existing noise levels. Ambient noise levels were recorded and are as follows:

- Outside the rear door of Suite B-C has an ambient level of 40 decibels (quiet library). When one vehicle drives by the rear of Suite B-C the level increases 10 decibels. This would be for a very short time frame and the vehicle traffic is normal activity in a complex with so many suites.
- Outside the front door of Suite B-C has an ambient level of 55 decibels. Vehicle traffic in the parking area does increase the noise levels when driving by. This increase is a normal activity for the complex and should be considered as not significant.
- The same conditions are present outside of the front and rear doors for Suite P-Q, approximately 55 decibels. The walk-in freezer has the compressor installed within this suite, so there is no increased noise levels outside the unit. Vehicle traffic does occur behind this suite as well. The alleyway services adjacent suites as well.

MicroBusiness Distribution (Unit P/Q)

APPLICANT:
THE GANJERY, LLC
1580 Nursery Way Suite B
MCKINLEYVILLE CA 95519
707-362-6511

APN: 508-242-42
OWNER:
D & R Miller Family, LLC
400 G Street, Arcata, Ca 95521
707-498-6441



LEGEND

- APN (Property Boundary)
- Rental Unit on Property
- Toilet
- Sink
- Camera (number)
- Proposed Camera
- Chain Link Fence
- Parking

THE ENTIRE UNIT P/Q IS
LIMITED ACCESS AREA

APPROVED
AUG 7 2025
Humboldt County
PLANNING

