



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: August 24, 2017

To: Humboldt County Planning Commission

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

Subject: **Humboldt Alchemy Group Zone Reclassification and Special Permit**
Application Number 13623
Case Numbers ZR 17-005, SP 16-067
Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009
77 Avenue of the Giants, State Route 254, Phillipsville area

The attached staff report has been prepared for your consideration of the Humboldt Alchemy Group Zone Reclassification and Special Permit at the public hearing on August 24, 2017. The staff report includes the following:

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Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date: August 24, 2017	Subject: Zone Reclassification and Special Permit	Contact: Michael Richardson
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Project Description: A zone reclassification to change the principal zone from Highway Service Commercial (CH) to Community Commercial Zone (C-2) for the subject parcels. No changes to the existing Design Control (D) or Qualified (Q) combining zones is proposed. Also, a Special Permit is proposed for commercial medical cannabis manufacturing facility inside an existing single story building that will be remodeled as required by the California Building Code. The operation consists of an extraction lab that will occupy an approximately 1,150 square foot interior space of the existing structure with some equipment being installed adjacent to the lab inside a fenced area. The operator will use the CO2 extraction method to produce polished/purified oil that can be formulated for different applications, e.g., vapor pens, tinctures, edibles, and encapsulated doses. The initial qualified-customer product line will be filled cartridges for vapor pens. In addition to the extraction lab, a separate building is used for leaf intake, drying and testing prior to and accessory to the manufacturing use. The operation will initially be staffed on a full time basis by two of the owners, with staffing transitioning to two full time employees. The applicant anticipates maximum staffing levels to be 10 full time employees. Hours of operation will be 6:30 am to 8:30 pm, Monday through Friday, but may expand operating hours to meet manufacturing goals. The final product will be shipped to a Type 11 Distribution facility by a Type 12 Transporter. The subject parcel is served by on-site water and sewage disposal systems. The Zone Reclassification to change the principal zoning of the property from Highway Service Commercial (CH) to Community Commercial (C-2) must be approved by the Board of Supervisors before the special permit for cannabis manufacturing is effective because cannabis activities are allowed on properties zoned C-2, but they are not allowed on properties zoned CH. While the zoning change is proposed for both properties, no development is proposed on APN 214-181-018, which is currently vacant.

Project Location: The project is located in Humboldt County, in the Phillipsville area, on the east side of State Highway 254, at the southern terminus of State Highway 254 and U.S. Highway 101, on the property known as 77 Avenue of the Giants, State Route 254.

Present Plan Land Use Designations: Commercial Recreation (CR), Avenue of the Giants Community Plan (AVES), Density: N/A, Slope Stability: High Instability (3)

Present Zoning: (CH-D-Q) Highway Service Commercial (CH), Design Control (D), Qualified (Q)

Case Numbers: ZR 17-005, SP 16-067

Application Number: 13623

Assessor Parcel Numbers: 214-181-017-000, 214-181-018-000

Applicant

Humboldt Alchemy Group
Attn.: Robert Wiener
PO Box 2168
Redway, CA 95560

Owner

Martin Rhona & Michael
Po Box 212
Phillipsville, CA 95559

Agent

None

Environmental Review: No. CEQA Exemption Section: 15305-Minor Alterations in Land Use Limitations, 15302-Replacement or Reconstruction, and 15301 Existing Facilities.

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

Humboldt Alchemy Group
Zone Reclassification and Special Permit
Case Numbers ZR-17-005, and SP-16-067
Assessor's Parcel Numbers (APNs): 214-181-017-000, 214-181-018-000

Recommended Commission Action:

1. Describe the application as part of the Consent Agenda;
2. Call for public testimony regarding the agenda item; and
3. If no one requests discussion, take the following action:

"Move to make all of the required findings, based on evidence in the staff report and public testimony, and approve the Humboldt Alchemy Group Special Permit application subject to the approved conditions by adopting the attached Resolution of Approval #1."

4. *"Move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors approve the Humboldt Alchemy Group Zone Reclassification by adopting the attached Resolution of Approval #2 (roll call vote)."*

Executive Summary: The ultimate objective of this application is to establish a commercial medical cannabis manufacturing facility inside an existing single story building on APN 214-181-017 that will be remodeled the proposed use. The operation will consist of an extraction lab that will occupy an approximately 1,150 square foot interior space of the existing structure with some equipment being installed outdoors adjacent to the lab inside a fenced area. The operator will use a CO2 extraction method to produce polished/purified oil that can be formulated for different applications, e.g., vapor pens, tinctures, edibles, and encapsulated doses. The final product will be shipped to a Type 11 Distribution facility by a Type 12 Transporter. In addition to the extraction lab, a separate building is used for leaf intake, drying and testing prior to and accessory to the manufacturing use.

The operation will initially be staffed on a full time basis by two of the owners, with staffing transitioning to two full time employees. The applicant anticipates maximum staffing levels to be 10 full time employees. Hours of operation will be 6:30 am to 8:30 pm, Monday through Friday, but may expand operating hours to meet manufacturing goals.

The subject parcel is served by a paved driveway off of State Highway 254 ("Avenue of the Giants"). It is adjacent to southbound Highway 101 Exit 645 "Hooker Creek Road", and there are other facilities nearby that provide direct access from the project site to Highway 101 both north and south. There are on-site water and sewage disposal systems.

A Zone Reclassification to change the principal zoning of the property from Highway Service Commercial (CH) to Community Commercial (C-2) must be approved by the Board of Supervisors before the special permit for cannabis manufacturing can become effective because cannabis activities are allowed on properties zoned C-2, but not allowed on properties zoned CH. While the zoning change is proposed for both properties, no development is proposed on APN 214-181-018, which is currently vacant.

The Q - Qualified Zone and D - Design Review Combining Zone that currently apply to the property will remain in place after the rezone from CH to C-2. The purpose of the Q Zone is to ensure development is consistent with the Commercial Recreation designation of the Avenue of the Giants Community Plan with visual buffering standards, limiting vegetation removal, and

restriction of off-site signs. Also, the uses allowed are limited to those uses allowed in the CR - Commercial Recreation land use designation.

The proposed light manufacturing use is allowed provided it also serves as a destination point, similar to a winery or burl shop. Conditions of approval require submittal and implementation of a Visitor Serving Operations Plan to ensure the proposed use is consistent with the Q-Zone.

Several structures on the property have been built without the required permits. Conditions of approval require the structure with the manufacturing facility to become permitted prior to the initiation of operations. Also, conditions of approval require the applicant enter into a compliance agreement with the County for permitting or removing all the other unpermitted structures.

There are a series of findings that must be made to approve the project. As described in the staff report, and based on the on-site inspection, a review of Planning Division reference sources, and comments from referral agencies, staff believes the necessary findings can be made to approve the proposed project.

Alternatives: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence supporting the required findings, or modify the project to conform to the required findings. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning Division staff believes that the required findings in support of the proposal can be made, so Planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE PLANNING COMMISSION #1
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Numbers SP 16-067
Assessor's Parcel Numbers: 214-181-017**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Alchemy Group Special Permit request.

WHEREAS, Humboldt Alchemy Group submitted an application and evidence in support of approving the Special Permit for a new commercial cannabis products manufacturing establishment; and

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

WHEREAS, the Special Permit application is exempt from environmental review per Section, 15302-Replacement or Reconstruction, and 15301 Existing Facilities of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Case Number SP 16-067); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 24, 2017.

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

1. The Planning Commission finds the proposed project is exempt from environmental review; and
2. The Planning Commission further makes the findings in Attachment 2 of the Planning Division staff report for Case Number SP 16-067 based on the submitted substantial evidence; and
3. The Planning Commission approves the Special Permit Case Number SP 16-067 as recommended and conditioned in Attachment 1. The Special Permit will become effective immediately after the Board of Supervisors approves the Zone Reclassification for the property, which replaces the CH - Highway Commercial zone with the C-2 Community Commercial zone.

Adopted after review and consideration of all the evidence on August 24, 2017.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
DECISION:

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

John Ford
Director, Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Number ZR 17-005
Assessor's Parcel Numbers: 214-181-017 and 214-181-018**

Recommending the Humboldt County Board of Supervisors certify compliance with the California Environmental Quality Act and approve the Humboldt Alchemy Group Zone Reclassification request.

WHEREAS, Humboldt Alchemy Group submitted an application and evidence in support of approving the Zone Reclassification (ZR); and

WHEREAS, on May 23, 2017, the Board of Supervisors County accepted a petition to allow submittal of a zone reclassification from CH - Highway Commercial to C-2 Community Commercial; and

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

WHEREAS, the project is exempt from environmental review per Section, 15305 - Minor Alterations in Land Use Limitations - of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Zone Reclassification; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 24, 2017.

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

1. The Planning Commission makes the findings in Attachment 1 of the Planning Division staff report for Case Nos.: ZR 17-005 based on the submitted evidence; and
2. The Planning Commission recommends that the Board of Supervisors of the County of Humboldt:
 - Hold a public hearing in the manner prescribed by law.
 - Adopt the Planning Commission's findings.
 - By ordinance, approve the Zone Reclassification from CH to C-2 on the subject parcels.
 - Direct the Planning Division to prepare and file a Notice of Exemption pursuant to CEQA for the project.
 - Direct the Clerk of the Board to publish a post approval summary in a newspaper of general circulation, and give notice of the decision to interested parties.

Adopted after review and consideration of all the evidence on _____, 2017.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

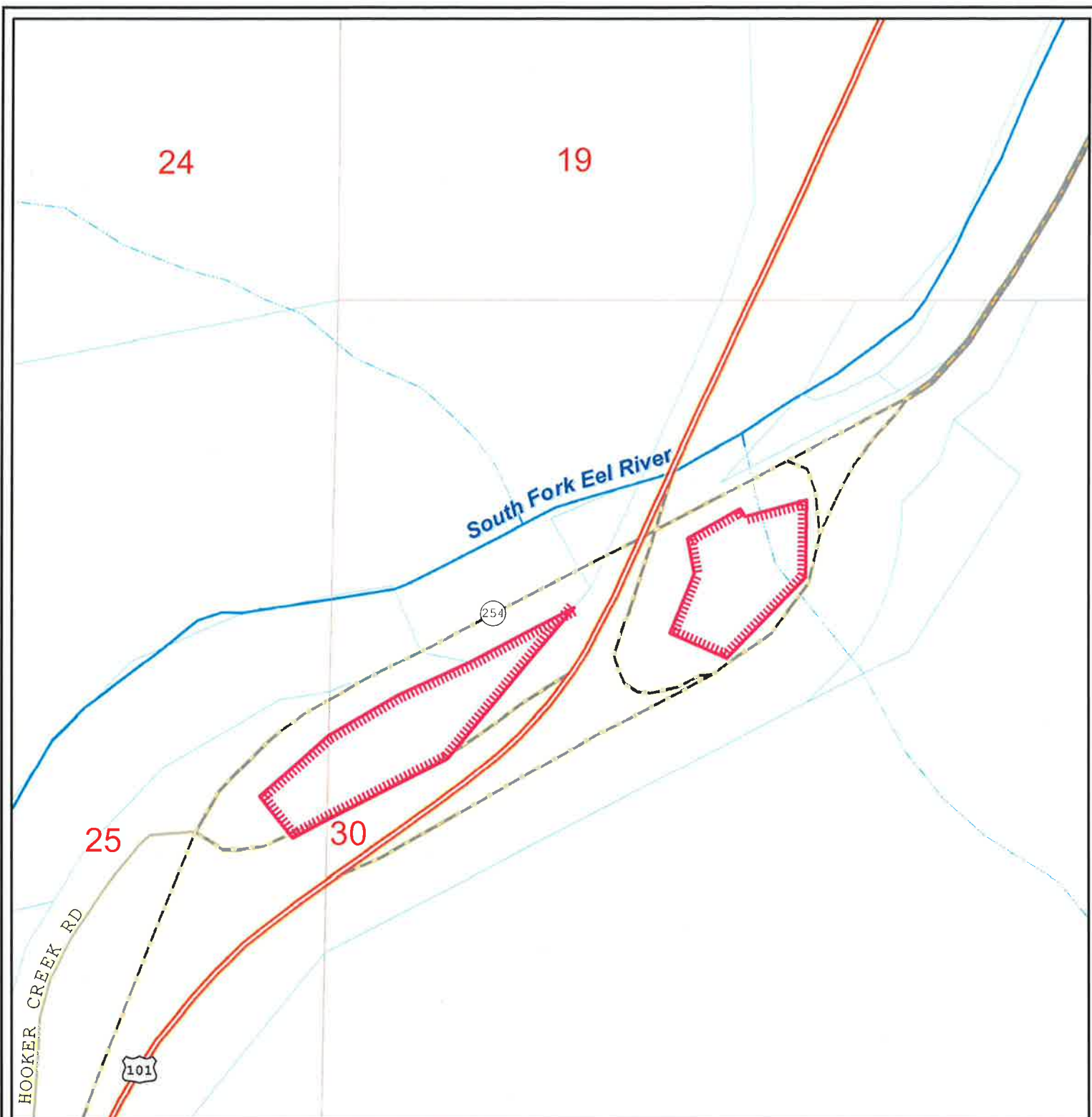
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
DECISION:

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

John Ford
Director, Planning and Building Department



LOCATION MAP

PROPOSED HUMBOLDT ALCHEMY GROUP ZONE RECLASSIFICATION PHILIPSVILLE AREA ZR-17-005

Project Area = 

APN: 214-181-017, 214-017-018
T03S R04E S30 HB&M (Miranda)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

0 500 Feet





AERIAL MAP

PROPOSED HUMBOLDT ALCHEMY GROUP ZONE RECLASSIFICATION PHILIPSVILLE AREA

ZR-17-005

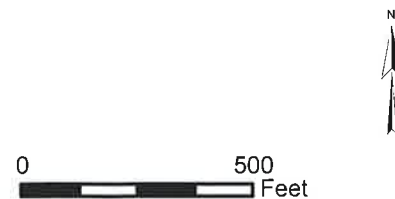
APN: 214-181-017, 214-017-018
T03S R04E S30 HB&M (Miranda)

Project Area = 

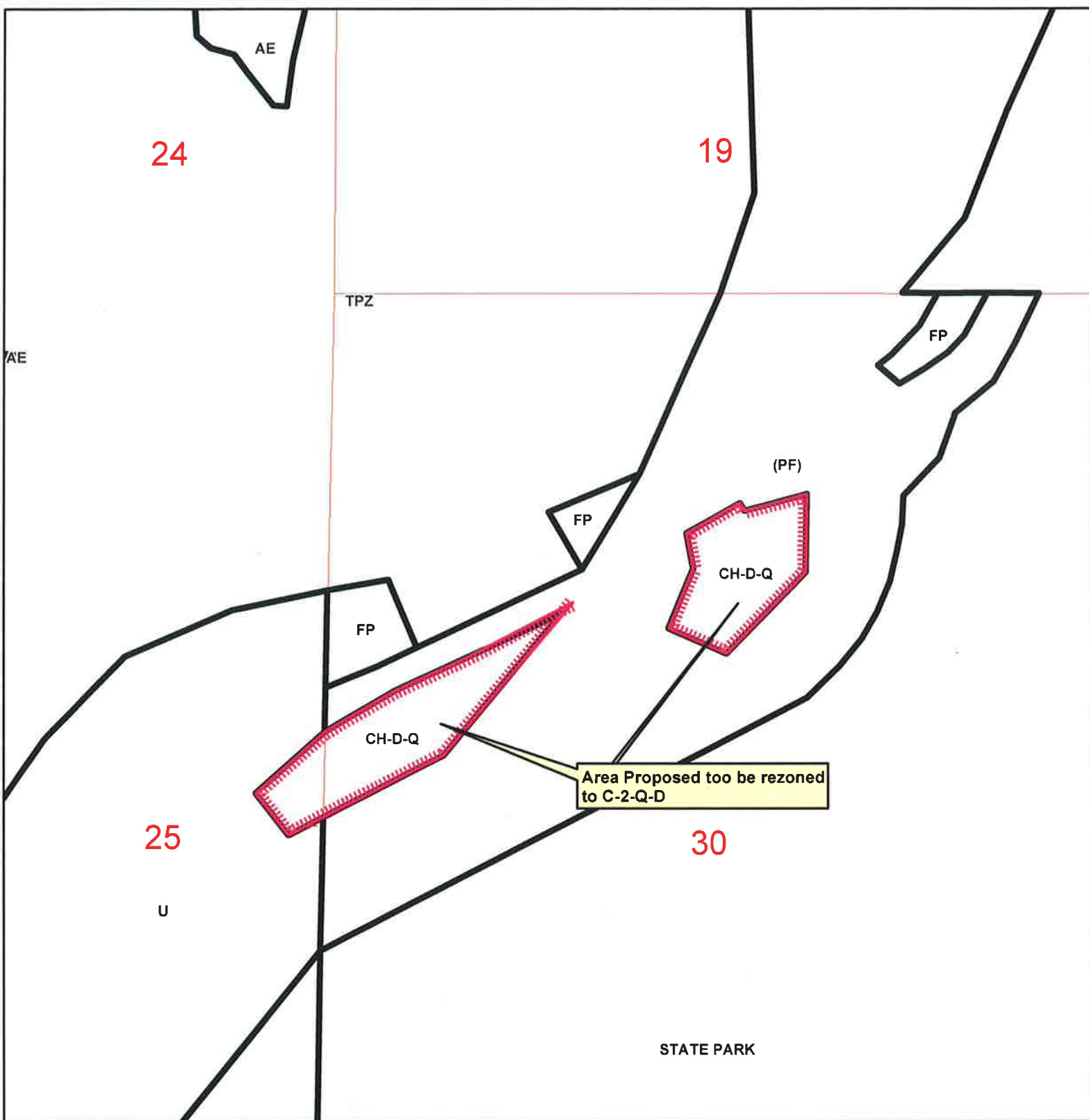
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

ZR 17-005 Humboldt Alchemy Group 13623

August 24, 2017



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ZONING MAP

PROPOSED HUMBOLDT ALCHEMY GROUP ZONE RECLASSIFICATION PHILIPSVILLE AREA

ZR-17-005

APN: 214-181-017, 214-017-018
T03S R04E S30 HB&M (Miranda)

Project Area = 

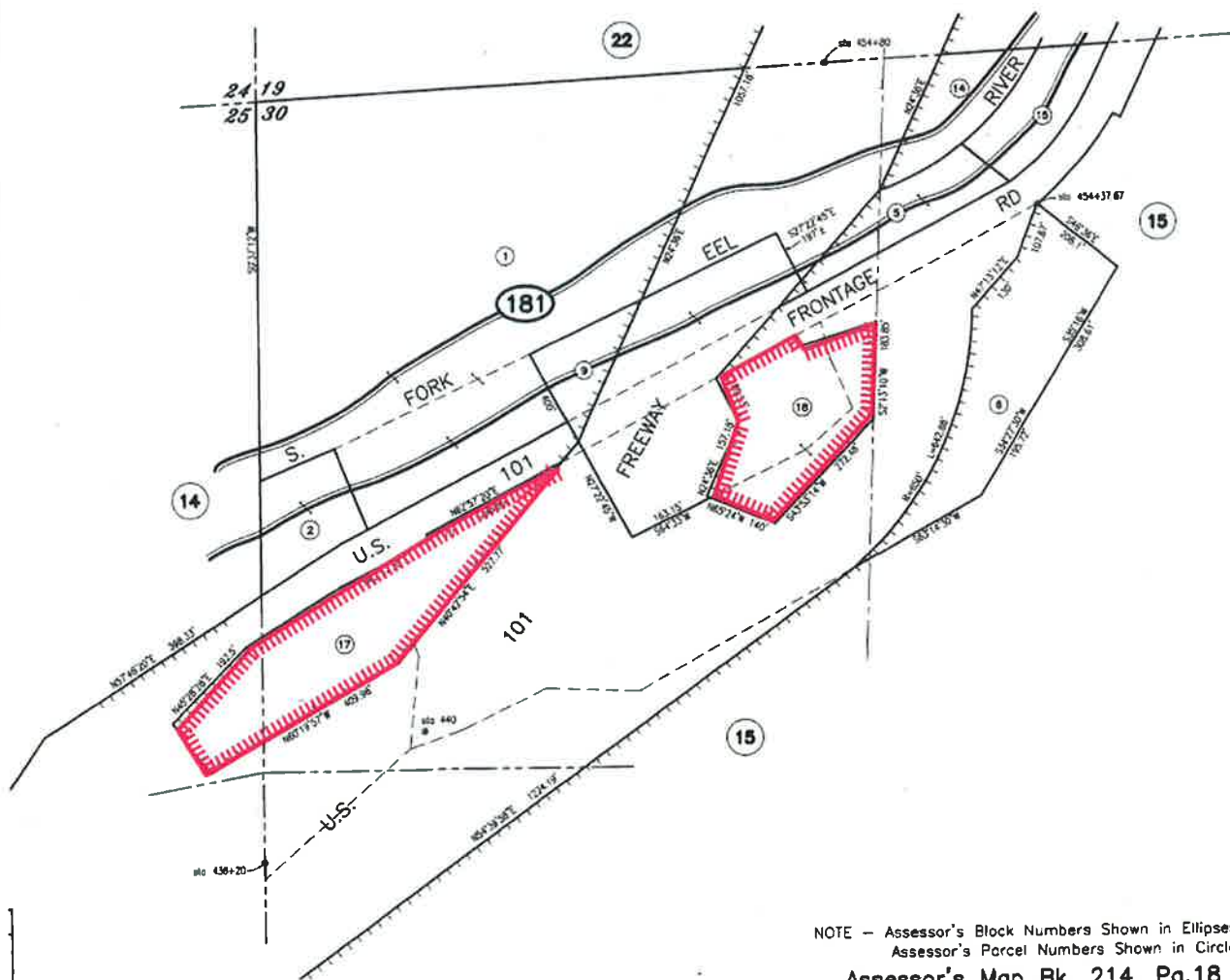
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ZR 17-005 Humboldt Alchemy Group 13623

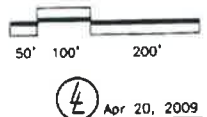
August 24, 2017

0 500 Feet





NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk. 214, Pg.18
County of Humboldt, CA.



ASSESSOR PARCEL MAP

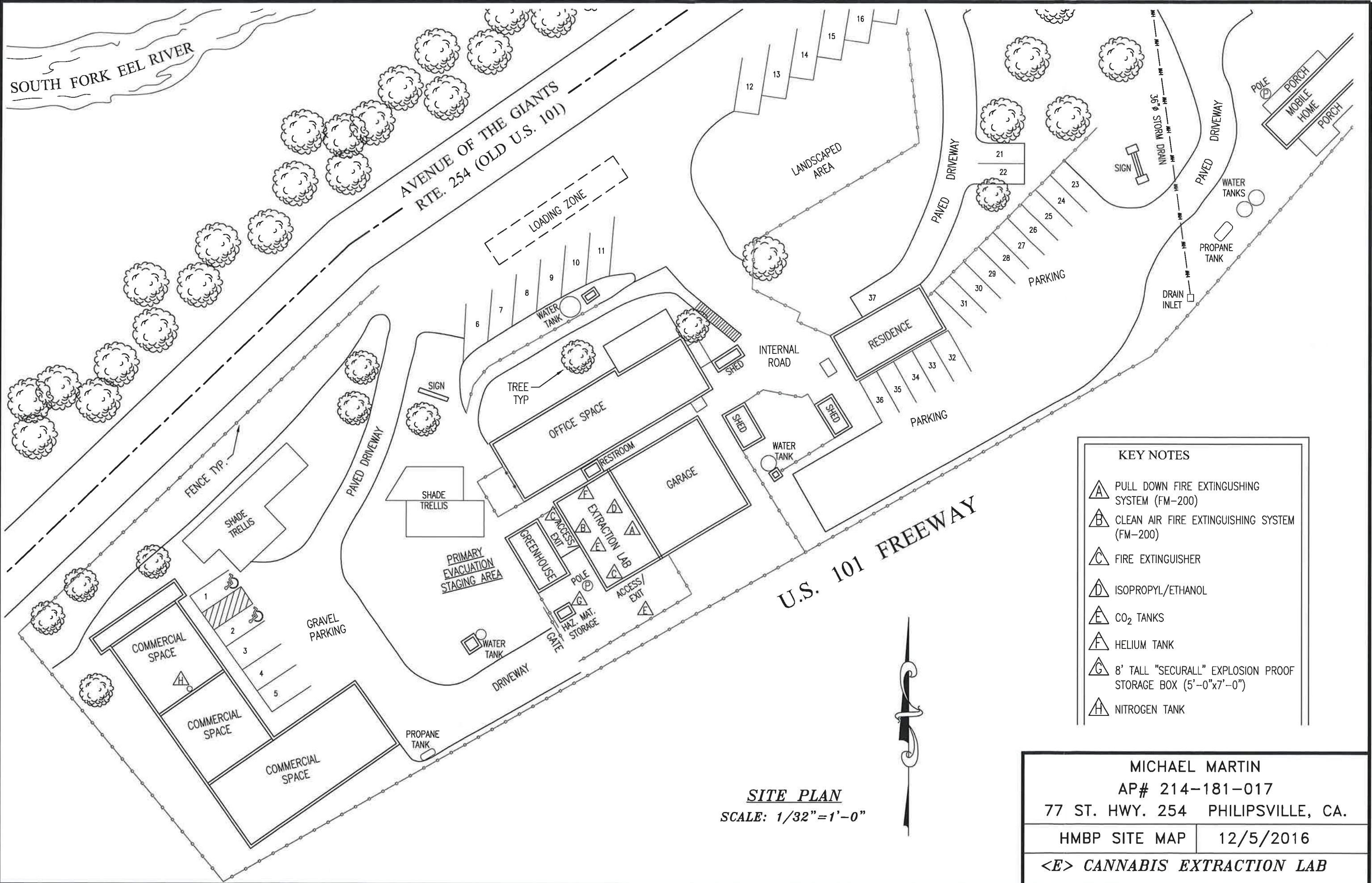
PROPOSED HUMBOLDT ALCHEMY GROUP ZONE RECLASSIFICATION PHILIPSVILLE AREA

ZR-17-005

APN: 214-181-017, 214-017-018
T03S R04E S30 HB&M (Miranda)

Project Area =

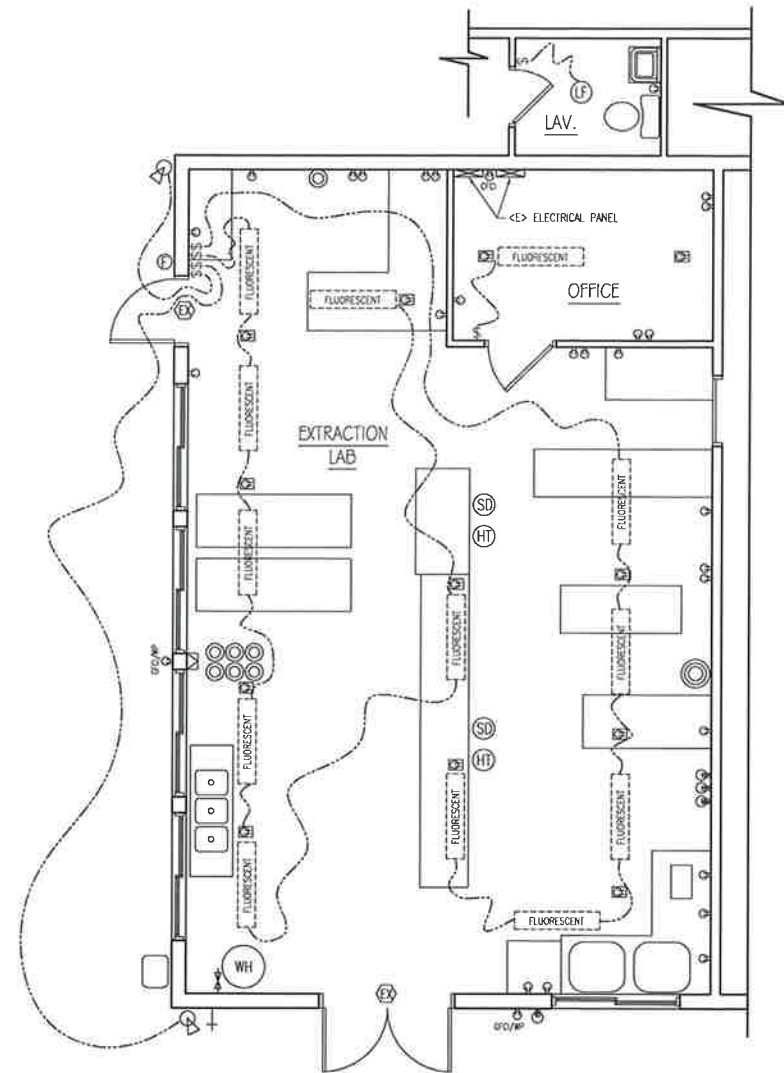
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



- KEY NOTES**
- PULL DOWN FIRE EXTINGUISHING SYSTEM (FM-200)
 - CLEAN AIR FIRE EXTINGUISHING SYSTEM (FM-200)
 - FIRE EXTINGUISHER
 - ISOPROPYL/ETHANOL
 - CO₂ TANKS
 - HELIUM TANK
 - 8' TALL "SECURALL" EXPLOSION PROOF STORAGE BOX (5'-0"x7'-0")
 - NITROGEN TANK

SITE PLAN
SCALE: 1/32"=1'-0"

MICHAEL MARTIN	
AP# 214-181-017	
77 ST. HWY. 254 PHILIPSVILLE, CA.	
HMBP SITE MAP	12/5/2016
<E> CANNABIS EXTRACTION LAB	



<E> ELECT./MECH. PLAN
SCALE: 1/4" = 1'-0"

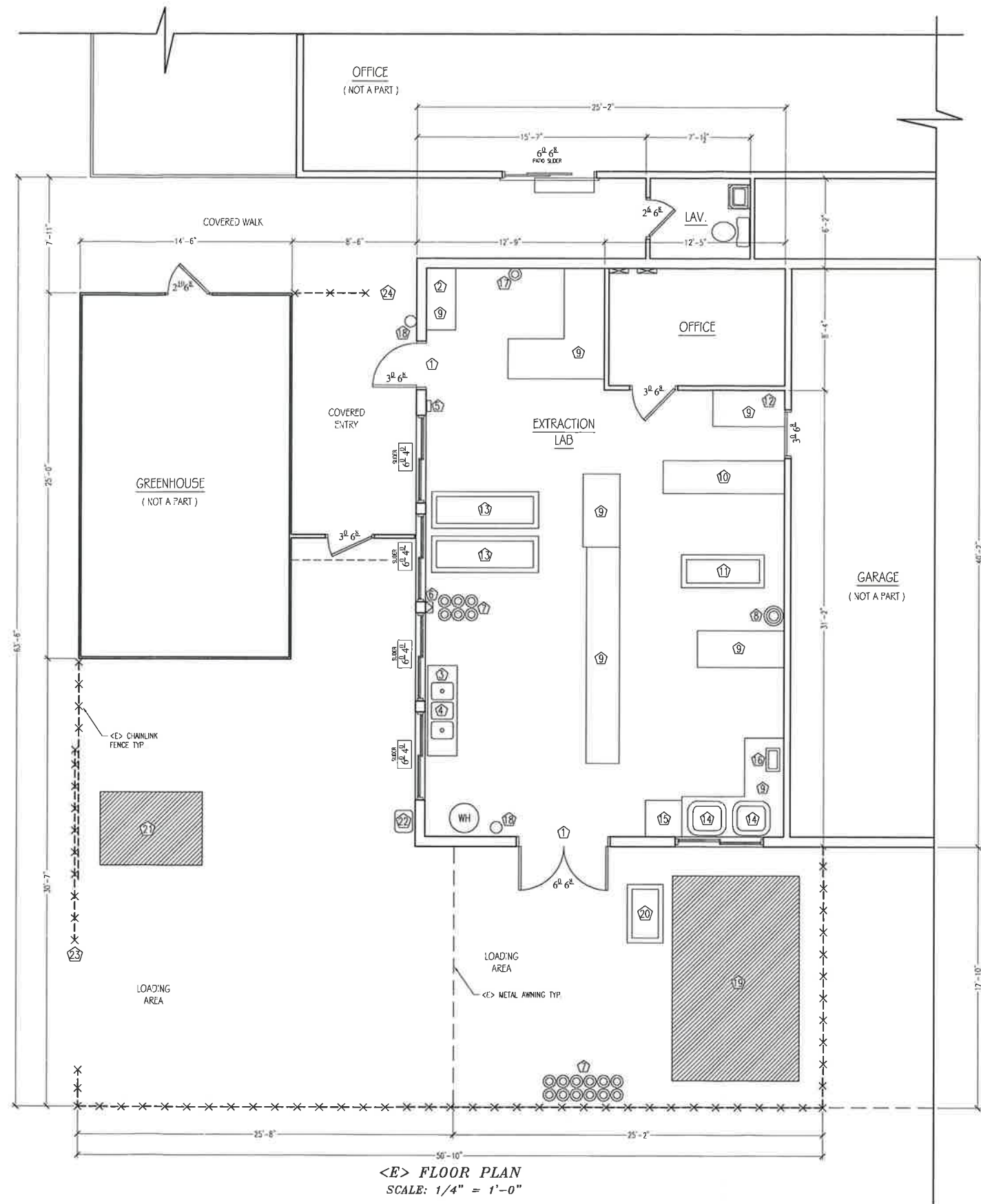
ELECTRICAL LEGEND

- EXIT SIGN
- FIRE EXTINGUISHER
- NATURAL GAS
- HOSE BIB
- LIGHT/FAN COMBO
- HARD WIRED SMOKE DETECTOR
- HARD WIRED HEAT DETECTOR
- SINGLE POLE SWITCH
- 220 V
- 110 V DUPLEX
- 110 V DUPLEX IN CEILING
- GFCI PROTECTED OUTLET
- GFCI/WEATHER PROTECTED OUTLET
- EXTERIOR FLOOD LIGHT
- 4' 2 TUBE FLUORESCENT

KEY NOTES

- 1 EXIT SIGN W/EMERGENCY LIGHTING
- 2 FIRST AID & SAFETY SUPPLIES
- 3 BAY SINK
- 4 EMERGENCY EYE WASH STATION
- 5 PULL DOWN FIRE EXTINGUISHING SYSTEM (FM-200)
- 6 CO₂ DETECTOR ALARM
- 7 CO₂ TANKS
- 8 CLEAN AIR FIRE EXTINGUISHING SYSTEM (FM-200)
- 9 WORKTABLE
- 10 CLEANING WORKSTATION
- 11 MOLECULAR SEPARATION MACHINE
- 12 ISOPROPYL/ETHANOL
- 13 EXTRACTOR MACHINE
- 14 OVEN
- 15 DRY ICE TRAPS/VACUUM
- 16 OSCILLATING WATER BATH
- 17 HELIUM TANK
- 18 FIRE EXTINGUISHER
- 19 8' TALL FREEZER (8'-8"x14'-0")
- 20 SOLVENT RECOVERY MACHINE
- 21 8' TALL "SECURALL" EXPLOSION PROOF STORAGE BOX (5'-0"x7'-0")
- 22 GAS METER
- 23 13' ROLLING GATE
- 24 42" GATE

PRIMARY EVACUATION
STAGING AREA



<E> FLOOR PLAN
SCALE: 1/4" = 1'-0"

A.M. Baird Engineering & Surveying 1257 Main St., P.O. Box 396, Fortuna, CA 95540 (707) 725-5182		REGISTERED PROFESSIONAL ENGINEER ALLAN M. BAIRD No. 23,681 EXP. 12-31-17 CIVIL STATE OF CALIFORNIA
SCALE: AS SHOWN DRAWN BY: A.E.O. CHKD: AMB DATE: 10/10/16	MICHAEL MARTIN AP# 214-181-017 77 ST. HWY. 254, PHILIPPSVILLE, CA. HMBP SITE MAP <E> CANNABIS EXTRACTION LAB	AP# 214-181-017 JOB NO. 16-2083-3 SHEET NO. 1 OF 1
REVISIONS NO. DATE DESCRIPTION 1 - - - - 2 - - - - 3 - - - - 4 - - - - 5 - - - -		BY

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

1. The applicant shall secure approval of the Zone Reclassification from the Humboldt County Board of Supervisors. The Special Permit is not effective until the Zone Reclassification has been approved.
2. The applicant shall secure approval of all required building permits from the Building Division for the structure used for the manufacturing facility. In addition, the applicant shall enter into a compliance agreement subject to the review and approval of the Chief Building Official to ensure all the unpermitted structures on the property are either brought into conformance with all the required building codes, or they are removed within two years of the initiation of operations.
3. The applicant shall submit and implement of a Visitor Serving Operations Plan to ensure the proposed use is consistent with the Q-Zone. The Visitor Serving Operations Plan shall be subject to the review and approval of the Planning Director.

Development Restrictions

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. Where feasible, new utilities shall be underground or sited unobtrusively if above ground.
3. The project shall address odor management by incorporating a ventilation/air filtration system which limits potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer for review and approval by the Building Official.
4. 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.
5. If operation of the business requires use of a volatile liquid the applicant shall identify the liquid, the amounts to be stored on site, and provide a Material Safety Data Sheet Report for review and approval by the Building Official.
6. Construction hours shall be limited to between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and between 9:00 and 7:00 p.m. on Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or nationally recognized holidays.
7. The applicant shall execute an Affidavit for Non-diversion of Medical Cannabis on a form provided by the Planning Division.
8. This permit does not authorize any development to occur on APN 214-161-018, even with a modification to the plot plan.

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

1. The project shall be developed, operated and maintained in accordance with the project description, the Operating Plan, Security Plan, approved project site plan, approved Visitor Serving Operations Plan, and floor plan. Access to the rooms where commercial cannabis is present shall be restricted so that no one under the age of 21 is allowed entry. Changes to the project except for Minor Deviations to the Plot Plan as provided in Section 312- 11.1, shall require Modification of this permit.
2. Consistent with Section 11362.775 of the Health and Safety Code, until or unless amended, all manufacturing operations shall comply with the following standards:
 - A. Operations utilize only manufacturing processes that do not involve the use of volatile compounds such as butane. (Alcohol may be used as a solvent.)
 - B. The building used for cannabis activity shall meet all required fire, safety, and building code requirements in one or more of the following:
 - (1) The California Fire Code.
 - (2) The National Fire Protection Association (NFPA) standards.
 - (3) International Building Code (IBC).
 - (4) The International Fire Code (IFC).
 - (5) Other applicable standards, including complying with all applicable fire, safety, and building codes in processing, handling, and storage of solvents or gasses.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
4. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and the Medical Cannabis Regulation and Safety Act (MCRSA), as may be amended from time to time, as applicable to the permit type.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. Possession of a current, valid permit or license, issued by the Humboldt County Department of Health and Human Services-Environmental Health Division, as soon as such permits or licenses become available.
7. All persons hiring employees to engage in commercial processing of medical cannabis shall comply with the following Employee Safety Practices:
 - A. Implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - 1) Emergency action response planning as necessary;
 - 2) Employee accident reporting and investigation policies;
 - 3) Fire prevention;
 - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - 5) Materials handling policies;
 - 6) Job hazard analyses; and
 - 7) Personal protective equipment policies, including respiratory protection.
 - B) Visibly post and maintain an emergency contact list which includes at a

minimum:

- 1) Operation manager contacts;
- 2) Emergency responder contacts;
- 3) Poison control contacts.

C) At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

8. Odors shall be contained on the property on which the Cannabis activity is located. To implement this requirement air filtration and ventilation equipment is to be maintained in good working condition and monitored on an on-going basis to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
9. **Permit Duration.** The Permit shall be valid for one year from the effective date of approval, and on the anniversary date of such effective each year thereafter, unless an annual compliance inspection has been completed and the permit has been found to comply with all conditions of approval. In the event the inspection finds noncompliance, a written notification of shall be provided to the permit holder identifying the items not in compliance and the action the permit holder may take to cure the noncompliance. Failure to cure the noncompliance shall result in termination of the permit. The process of notification, re-inspection and appeal of any noncompliance determination shall be as set forth in sections 55.4.1.2.2 and 55.4.13 of the CMMLUO.
10. **Permit renewals to comply with updated laws and regulations.** Permit renewal per COA #9 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
11. **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 conformance with conditions review shall accompany the request. The request shall include the following information:
 - (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
 - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
 - (3) The specific date on which the transfer is to occur; and
 - (4) Acknowledgement of full responsibility for complying with the existing Permit; and
 - (5) Execution of an Affidavit of Non-diversion of Medical Cannabis.
12. **Modifications to the Facility.** Prior to making any modifications to a permitted facility, the permittee shall submit to the Planning Director a request for determination of County approvals, together with the appropriate fee. The request shall contain a description sufficiently detailed to allow the Planning Director to determine what permits and other approvals, are needed, and whether a modified Permit is required.

13. **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.
14. All signage shall comply with Section 314-87.2 of the Humboldt County Code.
15. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.
16. The manufacturing operations shall use the following best management practices to ensure the safety of employees and the manufactured product:
 - A. Ensure that the space in which any Medical Marijuana product is to be manufactured 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 Medical Marijuana for manufacturing;
 - c. Clean all equipment, counters and surfaces thoroughly; and
 - d. Dispose of any waste produced during the manufacturing of Medical Marijuana 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 manufacturing medical marijuana 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 manufacturing a Medical Marijuana 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 Medical Marijuana 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 manufacturing of any Medical Marijuana product and the step that individual performed.
17. Persons engaging in the manufacturing of any Medical Marijuana 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 manufacturing of any Medical Marijuana 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 manufacturing of any Medical Marijuana 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 manufacturing of any Medical Marijuana product.

Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99. **The applicant is ultimately responsible for ensuring compliance with this condition.**

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.

3. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. Once initiated, the use is subject to the Permit Duration and Renewal provisions set forth in Condition of Approval # 9 and 10 of the On-Going Requirements /Development Restrictions, above. The period within which construction or use must be initially commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
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.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

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

A. Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps

1. The proposed zoning change is consistent with the General Plan.
2. The proposed change is in the public interest

B. Required Findings for Special Permits

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

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

C. Required Finding for Consistency With Housing Element Densities

1. Government Code Section 65302.81 requires specific findings supported by substantial evidence where a general plan amendment or zone reclassification is adopted that reduces 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).
2. In addition, the same Government Code sections also requires any proposed development to maintain the residential density for any parcel at or above 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), 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.

D. Required Finding for Consistency With the California Environmental Quality Act

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:

1.
 - a) The project either is categorically or statutorily exempt; or
 - b) There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 - c) An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

Finding A: Section 213-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps

Section(s)	Applicable Requirements
§312-50 of the Zoning Ordinance	Finding A1. That the proposed zoning change is consistent with the General Plan.
Evidence Supporting Finding A1 Table 2-10 of the General Plan (Volume I, Framework) shows the CR - Commercial Recreation Plan Designation that applies to the subject property is compatible with both the CH and C-2 zones, so the proposed C-2 zone is consistent with the General Plan. In addition, the Q - Qualified Zone limits the uses in the CH and C-2 zones to those of the CR - Commercial Recreation Plan designation, further reinforcing the consistency between the plan and zoning.	
§312-50 of the Zoning Ordinance	Finding A2. That the proposed zoning change is in the public interest
Evidence Supporting Finding A2 It is arguably in the public interest to modify the zoning to allow commercial cannabis activities on the subject property because it has frontage on existing paved roads that provide immediate access to Highway 101 in both directions. The zoning change could provide additional commercial development potential in the Phillipsville area with minimal impacts to county roads or other neighboring land uses because the access would lead directly from the property to the highway. As shown on the aerial map attached to the staff report, the distance from the existing driveway to the northbound Highway 101 on ramp and the southbound Highway 101 on ramp is less than 200 feet.	

Finding B: Required Findings for Special Permits

Finding B1: The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed project will be in conformance with all applicable policies and standards of the Framework Plan (FRWK) and Avenue of the Giants Community Plan (Avenues).

Section(s)	Applicable Requirements	Evidence Supporting Finding #B1
Land Use, Commercial Recreation (CR) §2743 (FRWK)	Commercial Recreation (CR) The purpose of this classification is to protect lands suitable for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs. The primary and compatible uses include research/light manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works.	The proposed use is a light industrial use involving manufacturing oil from cannabis plants and using those oils in vapor pens, tinctures, edibles, and encapsulated doses and other products. The proposed light manufacturing use is allowed provided it also serves as a destination point, similar to a winery or burl shop. Conditions of approval require submittal and implementation of a Visitor Serving Operations Plan to ensure the proposed use is consistent with the plan designation.
Hazards §3200 (FRWK)	New development shall minimize risks to life and property in areas of high flood and fire hazard areas.	The project is located in an area of high fire hazard. It is located within the State's Responsibility Area for wildfire response. The property is approximately 100 feet to the south of a 100 year flood zone, Flood Zone A, per FIRM map #060060 1850F. The parcel has a high slope instability rating. There are no Earthquake Hazard Zones in the vicinity of the project. All referral agencies have recommended approval of the project and identified no issues related to hazards.
Archaeological and Paleontological Resources §3500 (FRWK)	Protect cultural, archeological and paleontological resources.	Based on responses from the referral agencies, the proposed use would not impact any potential archaeological resources that may exist on the project site because no new structures are proposed, and no grading is proposed.
Biological Resources/ Sensitive and Critical Habitat §3420 (FRWK)	Protect designated sensitive and critical resource habitats.	The Biological Resource maps of the Framework Plan do not identify any sensitive or critical habitat areas on the project site. The property is surrounded on all four sides by state highways.

Finding B2: The proposed development is consistent with the purposes of the existing zone in which the site is located; and Finding B3: The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt Zoning Regulations. Humboldt County Inland Zoning Regulations after the Zoning is amended from AE to PF.

Section(s)	Applicable Requirements	Evidence Supporting Finding B2 & B3
314-2.2 C-2 - Community Commercial & 314-32.1 Q - Qualified Zone	The C-2 - Community Commercial Zone is intended to apply to areas to apply to areas where more complete commercial facilities are necessary for community convenience.	The proposed project is a Special Permit for a cannabis manufacturing facility using a non-volatile CO₂ extraction process. The proposed use is a light industrial use that is specifically allowed with a Special Permit in this zone district under Section 314-55 of the Humboldt County Code. The purpose of the Q Zone is to ensure development is consistent with the Commercial Recreation designation. The proposed light manufacturing use is allowed provided it also serves as a destination point, similar to a winery or burl shop. Conditions of approval require submittal and implementation of a Visitor Serving Operations Plan to ensure the proposed use is consistent with the Q-Zone.
Min. Lot Size	2,000 square feet acres	2.5 acres (APN 214-161-017) 1.8 acres (APN 214-161-018)
Min. Lot Width	25 feet	> 100 feet
Yard Setbacks	Front: 0' Rear: 15' Side: 0' (maximum)	No new construction is proposed.
Max. Lot Coverage	n/a	< 20% (APN 214-161-017) (APN 214-161-018 is currently vacant)
Max. Bldg. Height	75'	< 35'

Section(s)	Applicable Requirements	Evidence Supporting Finding B2 & B3
§314-109.1.3.3: Off-Street Parking:	Manufacturing: The higher of one space for 1,500 square feet of gross floor area or one parking space per employee at peak shift. A minimum of two parking spaces are required. One 60' x 10' loading space is required per every 20,000 square feet or portion thereof.	The proposal is for approximately 1,200 square feet of manufacturing with up to ten employees. A total of ten parking spaces are required. As shown on the plot plan, more than 10 spaces are provided on-site in the proximity of the manufacturing building. Area for one loading space is shown on the plot plan.
§314-19.1 Design Control	The reviewing authority shall take the following items under consideration in approving plans within a D zone: The height, bulk and area of buildings. All setbacks from property lines. The color, textures and materials of exterior walls. The type, pitch and material of roofs. The type, size and location of signs. Landscaping, and parking lot layout. Relationship to other buildings and/or uses in the area. Architectural treatment of any historical buildings or structures. Location and treatment of the site as related to its natural setting.	No new construction is proposed. Many of the existing buildings were constructed prior to 2001 when the design review combining zone was first applied to the site. Structures that were built after 1964 without permits will be subject to design review. Conditions of approval require the applicant enter into a compliance agreement to ensure all the unpermitted structures on the property are either brought into conformance with all the required building codes, or they are removed within two years of the initiation of operations.

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

§314-55.4.8.5 Manufacturing	Manufacturing of commercial cannabis for medical use shall be a conditionally permitted use in zone districts AG, AE, RA, (on parcels 5 acres or larger), C-2, C-3, MB, ML, U (where developed as an industrial use) and MH, subject to a Special Permit and the conditions and limitations set forth in this Section.	The proposed project will: 1. Receive deliveries from regional cannabis farmers that are dried, tested and prepared for manufacturing; 2. Manufacture extracts using solvent-less extraction methods; 3. Make available medical cannabis products to dispensaries throughout the state. The subject property is in the process of being rezoned to C-2 to allow the proposed use. The special permit will not become effective until the zone reclassification is approved. Conditions of approval require the applicant will comply with all conditions of the CMMLUO ordinance.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person.	According to records maintained by the Department, the applicant has applied for no other cannabis activity permits. The applicant is entitled to four permits.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	The project file contains all the information required by the ordinance.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant submitted the Special Permit Application in June, 2016.

Finding B4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed community park will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

Section(s)	Applicable Requirements	Evidence Supporting Finding B4
§312-17.1.4 Special Permit Findings	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All responding referral agencies have either provided no comment or recommended approval of the proposed use. The proposed light industrial use is consistent with the type of development in the area. There is no evidence that the project will be materially injurious to properties or improvements in the vicinity.

Finding C: Required for Consistency with Housing Element Densities

Section(s)	Applicable Requirements
Government Code Section 65302.81	Specific findings supported by substantial evidence are required where a general plan amendment or zone reclassification is adopted that reduces the residential density for any parcel below that utilized by the Department of Housing and Community Development (HCD) in determining compliance with housing element law (the mid point of the density range specified in the plan designation).
Evidence Supporting Finding C: The project site is zoned Agricultural Exclusive, and is not included in the residential land inventory of the Housing Element. Therefore, the project will be consistent with this requirement.	

Finding D: Required Finding for Consistency with the California Environmental Quality Act

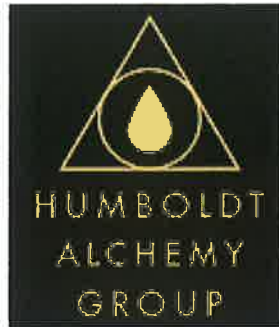
Section(s)	Applicable Requirements	Evidence Supporting Finding #16
Consistency with the California Environmental Quality Act	The project is required to be consistent with the California Environmental Quality Act	The project has been determined to be exempt from CEQA as described in the paragraphs below. CEQA Exemption Section 15305-Minor Alterations in Land Use Limitations applies because the Q - Qualified Zone limits in exactly the same way the uses allowed by the existing CH Zone and the proposed C-2 zone. CEQA Exemption Section 15302-Replacement or Reconstruction applies because some of the existing structures on the property may be replaced or reconstructed as part of the compliance agreement required by conditions of approval. CEQA Exemption Section 15301 Existing Facilities applies because the proposed manufacturing use is within an existing structure. 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 one existing structure of approximately 1,200 sq. ft. No use of volatile compounds for manufacturing marijuana concentrate is proposed. The project site is developed with existing commercial and residential structures.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Finding

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings.

- Application Form [on file]
- Organizational Documents [on file]
- Grant Deed [on file]
- Indemnification Agreement [on file]
- Acknowledgement Form [on file]
- Plot Plan [attached]
- Plan of Operation [attached]
- Security Plan [attached]



Revised 8/10/17
MDR

Humboldt Alchemy Group

77 Avenue of the Giants
State Route 254
Phillipsville, CA 95559
707-602-5986

Operations Plan:

Hours:

6:30am – 8:30pm Monday through Friday**note will expand hours if manufacturing goals dictate need.

Currently the proposed business is to occupy two buildings #1-A & #10 with expansion plans to occupy additional vacant buildings on property as needed. Will be built out to Humboldt County Building Codes. See Plot Plan.

1-A for Intake & Pre-Processing = 1240 Square Foot Building

10 for Extraction & Post -Processing = 1200 Square Foot Building

Employees:

Currently 2 full time owner/employees

1. Eric Martin
2. Robert Wiener

*Note: Will hire 5 to 10 additional full time employees as needed and licensing dictates.

Staff Screening:

All employees will be required to have background check.

All employees will be required to have current MD 215 Recommendations.

All employees will be required to become members of Humboldt Alchemy Group Collective and sign membership agreements as authorized by Health & Safety Code 11362.7, 11362.77, Proposition 215, also known as the Compassionate Use Act (Health and Safety Code section 11362.5), Senate Bill 420, known as the Medical Marijuana Program Act (Health & Safety Code 11362.7-11362.83) and Guidelines for The security and Non-Diversion of marijuana Grown for Medical Use in August 2008 which were authorized by the Attorney General pursuant to the directives of Health & Safety Code 11362.81(d)

All employees will be required to read and sign internal Humboldt Alchemy Group Employee Handbook and ancillary employment documents prepared for Humboldt Alchemy Group by Gallegos Law Firm.

Security:

Buildings #1A and #10:

Advanced Security Systems (Eureka California): 24-hour keypad activated alarm system with digital central station connection with battery backup- Burglary, Audible, Perimeter, Internal Motion sensor, Heat/Fire Sensor. ** Note Company calls owner Robert M Wiener twice, if no response Humboldt County Sheriffs are called. (see attached #1).

Building #10: 24-hour in-house and perimeter motion sensor video surveillance with 30-day recall recording DVR (see attached #2).

Chain link fence surrounding entire property, lockable rolling gate at easement entrance. Rolling Gate closed 24 hours daily unless ingressing and egressing.

Building #10 / **Additional Security**- 6-foot chain link fence with privacy slats and 2-foot security wire at top around the circumference of building #10.

All windows have steel grate security bars, one way window tint, and blinds. Doors are furnished with double locking mechanisms: Dead Bolt and door knob locking system.

All finished products are secured in an American Security 845 lb safe bolted into concrete floor.

Fire Suppression:

Advanced Security Systems heat sensors 24-hour monitoring. Buildings # 1A & #10

Building #10 - Cerberus FM 2000 Clean Agent Fire Suppression System /Pull Down activation at doors, Carbon Monoxide and Smoke Detectors attached to system, audible and visual strobe light alerts, lighted fire exit signs above both doors, automatic heating gas valve shutoff attached to system. (see attached #3)

Portable Dry Chemical fire extinguisher mounted outside each door in buildings #1A & #10.

*Note: Fires suppression system and fire extinguishers installed, routinely inspected, and maintained by Eureka – Humboldt Fire Extinguisher Co. Inc. (see attached #4)

Chemical Storage:

All Flammable or hazmat liquids when not in use are stored in a standalone **Securall B600** Flammable Storage Building that is located 15 feet from Building #10 (see plot plan). The **Securall B600** is configured with 2-hour fire rated wall construction, liquid containment sump in floor, 2 explosion relief panels, & commercial grade security lock. (see attached #5)

Hazmat: Humboldt Alchemy Group has submitted California Environmental Reporting System (CERS); **Consolidated Emergency Response/Contingency Plan** to the Humboldt County Department of Health & Human Services; Hazardous Materials Unit; Sr. Hazardous Materials Specialists (Maje Hoyos). (see attached #6) **Note: **CERS** form is to be electronically filled & posted to **CERS** website.

Hazmat Reduction Program: In an effort, to reduce the minimal hazardous waste, Humboldt alchemy Group has purchased CBG Technologies TechnoClean S-800-SRS-1 to reclaim and reuse high purity solvents. (see attached #7)

Humboldt Alchemy Group's use of this technology is primarily used to recover and reuse captured ethyl alcohol and isopropyl alcohol used in cleaning procedures.

Additional Solvent Recovery (ethanol alcohol) is achieved by use of 20L Rotary Evaporator (see attached #8). The Rotary Evaporator is used in a post extraction process that is known as "Winterization" wherein co2 essential oils are suspended

in ethanol, placed in -20f freezer for 24 hours then cold filtered removing coagulated fats and waxes/impurities, then the liquid oil and ethanol alcohol are placed in rotary evaporator under vacuum which allows for low temperature alcohol recovery. The reclaimed alcohol can be reused multiple times thus reducing liquid waste.

As some vacuum pumps have mineral oil that needs to be changed. Used oil will need to be disposed of according to Humboldt County DHHS Hazardous Materials and Hazardous Waste Handling and Disposal's direction.

Solid Waste: All solid plant material that has been sorted (twigs & stems) and extracted plant material will be composted at collective member's farms in accordance to the **Humboldt County DHHS Hazardous Materials and Hazardous Waste Handling and Disposal** readouts (see attached #6). ** As twigs and stems have no medicinal or euphoric value nor does the extracted material, composting is preferred method of disposal.

Humboldt Alchemy Group will recycle all cardboard, plastic bottles, glass jars, and drink cans at Eel River Resource Recovery Redway Transfer Station.

All other solid waste such as disposable gloves & plastic packaging wrap will be disposed of at Eel River Resource Recovery Redway Transfer Station.

Humboldt Alchemy Group is in contact with the Humboldt County DHHS and will develop additional solid waste disposal plan if necessary and directed to do so.

Insurance:

Insurance coverage provided by Inzone Insurance Services, Inc (see attached #9)
2701 Citrus RD Suit C
Rancho Cordova, California 97542

Employee Safety Program/Procedures:

All employees will be required to read and sign: **Humboldt Alchemy Group Employee Handbook General Job Safety and Code of Safe Practices** prepared especially for Humboldt Alchemy Group by: Northern California Safety Consortium (see attached #10)

All employees will receive specialized training in the department they are assigned to.

All employees after 90 days will receive additional training in other departments

as to integrate their skills sets whereas all permanent employees will have knowledge of all working systems.

****Note** There is to be specific SOPs developed as to procedures for each individual employment tasks/work stations. Specialized Machinery come from factory with basic SOP's as to instruct individuals in proper operations.

Emergency Contact List: Contact information for Local Fire Department, Cal Fire, Humboldt County Sheriff, Poison Control, Hazmat, Jerold Phelps Hospital Emergency Room, and **Processing Manager/owners** phone #'s will be posted in a conspicuous place at or near phone communication systems. Additionally, contact information will be placed outside building in conspicuous place if emergency exit from buildings is required. All employees will be informed of outside contact placement.

SDS/MSDS:

All lubricants and liquids at facility have Safety Data Sheets (SDS) or Materials Safety Data Sheets(MSDS) and are kept in a clearly marked MSDS Box that is bright yellow with red lettering and placed near entrance doors. All employees will be informed and required to read before performing task that might expose them to materials. ****Note:** Lubricants used in processing equipment are NFS and FDA approved. I.E. Food Safe/Non-Toxic.

Personal Safety Equipment:

First Aid Kits: Both Buildings #1 & #10 have approved first aid kits located near entrance doors.

Eye Protection is in either the form of disposable safety glasses or full face shields and will be provided by Humboldt Alchemy Group.

Eyewash stations are in both Building #1A & 10 strategically placed at sinks.

Hearing protection will be provided at all work stations requiring hearing protection. Disposable in ear and or full ear cover protection will be provided by Humboldt Alchemy Group.

Disposable Breathing Valve Dust Masks Provided to all employees and training will be provided as to proper procedures for use.

**** Note: All stations and machinery requiring safety glasses and hearing protection are to be clearly marked.**

Disposable Lab Coats and/or disposable aprons will be provided to employees to cover street clothing.

Disposable Gloves. All stations throughout both facilities will have disposable gloves. Required sizes will be made available.

Disposable hair nets are provided and will be required when/where needed.

Sanitation: In both building 1A & 10 there are wash down sinks with bacterial soap provided. Liquid Sanitation dispensers to be installed where needed. All employees must wash hands prior to work, after using restroom, eating, and any other activity that requires sanitation procedures before returning to work processes.

**** Note Restroom has bacterial soap dispenser.**

All work surfaces are cleaned and sanitized as needed with isopropyl and or ethanol alcohol using paper towels as absorbent.

Air Quality:

In high dust area, machinery will be ventilated with Industrial Dust Collection devices. (see attached#11)

Buildings will be mechanically ventilated according to engineering specifications concerning air quality. HVAC calculations will be submitted to the Humboldt County Building Department for review and construction fees as soon as calculations are configured. (see attached #12)

Humboldt Alchemy Groups uses Co2 as it's extraction methodology there is release of Co2 which is directly ventilated to atmosphere through mechanical fan ventilation/forced air ducting.

Indoor Co2 Air Quality is monitored by certified audible alarm and visual PPM digital readout. Alarm Default Set at 5,000 PPM.

The ExtraktLab Co2 extraction machine Model 110 + has built in Co2 monitoring systems that alarm at 5000 ppm and shuts down machine at 9000 ppm.

****Note:** Air quality/Co2 release to atmosphere has been discussed with;

Al Steer; Compliance and Enforcement Manager; North Coast Unified Air Quality Control. Co2 as a Green Alternative for Cannabinoid Extraction paper was presented to Al Steer (see attached #13). Personal follow up contact and email

communications denote that at this time Humboldt Alchemy Group meets air quality regulations.

Customer Screening:

Prior to submitting leaf product for processing, all persons/collectives will be required to submit paperwork that includes current licensing in their respective jurisdiction.

All product intake persons/collectives will be required to become members of Humboldt Alchemy Group Collective and sign membership agreements as authorized by Health & Safety Code 11362.7, 11362.77, Proposition 215, also known as the Compassionate Use Act (Health and Safety Code section 11362.5), Senate Bill 420, known as the Medical Marijuana Program Act (Health & Safety Code 11362.7-11362.83) and Guidelines for The security and Non-Diversion of marijuana Grown for Medical Use in August 2008 which were authorized by the Attorney General pursuant to the directives of Health & Safety Code 11362.81(d)

All distribution services will be performed by licensees holding;

Type 11= Distribution license established by California AB 266 and SB 643 and licensed in their respective jurisdiction.

There will be a product pre-screening agreement regarding moisture, sticks, twigs, and excessive water leave removal prior to bringing product to facility.

Agreement is to also include persons/collective acknowledgment that Humboldt Alchemy Group will hold product for at least one week wherein random samples from each batch will be tested for pesticides, aflatoxins, and California mandated testing requirements. These tests will be at the cost of the persons submitting product for extraction.

Inventory Control:

Humboldt Alchemy will be using integrated Bar Code identification systems for inventory tracking.

This Bar Code System (TBD) will need to integrate with Humboldt County Department of Agriculture's **SICPA** track and trace program overseen by Weylan Shaw; Senior Agricultural Biologist.

#1. Name of Farm

#2. Contact information

#3. Humboldt County and State Permit Number

#4. Tared Starting weight of product

Bar Code will follow product through manufacturing process as explained in Manufacturing process below.

Manufacturing:

Leaf Product Intake: Building #1-A is a 1240 square foot building.

#1. Once agreements are signed product intake begins with visual inspection of product. If product does not meet visual product criteria, product compensation will be adjusted for processing fee or returned to persons/collectives.

#2. Once visual inspection passes, product lot is assigned a barcode that interfaces with multi computer station system that identifies and logs barcode assigned to the batch submitted by persons/collective name.

#3. Each bag/batch will be weighed, logged in and barcoded with starting weight.

#4. Random samples will be withdrawn from batches and will be ground, placed in analytical sampling containers and barcoded to corresponding batch/lot barcode numbers.

#5. Product samples will be sent out for analytical pesticide testing to:

CW Analytical

851 82st Ave

Oakland, Ca

510-545-6984

lab@cwanalytical.com

#6: Product will be placed into quarantine until test results are returned with either pass or fail. Pass results will forward products to processing procedures. Fail will be returned to customer for destruction.

Pre-Processing: Building #1-A:

#1 Product will be sorted for stem/sticks. Sticks and stems will be composted in accordance to **Humboldt County DHHS** Hazardous Materials and Hazardous Waste Handling and Disposal.

#2. Sorted product will be placed in dehumidifier room on racks for 24 or more depending upon moisture content.

#3. Product will be ground in Quadro Comil (see attached #14) to proprietary particulate size, re weighed for moisture and stem loss, labeled and placed in

color coded food grade bucket and transferred to building #10.

Pre-Processing: Building # 10

#1. Buckets will be transferred from Building # 1-A to Building #10 to Locking 8' x 14' Walk-in Freezer

#2. Ground material will be removed from freezer storage, placed upon food grade baking dishes and placed in Across International vacuum ovens for a process called decarboxylation where the ground cannabis THCA is converted to THC- Delta9 for more efficient extraction of the cannabinoids. This process also removes excess moisture. After decarboxylation is completed the processed material will be placed in different colored food grade buckets and placed back into freezer while awaiting extraction.

Extraction: Building #10

#1. Ground and decarboxylated material will be placed in ExtraktLab Model 110+ for Co2 extraction. (see attached #15)

Post Co2 extraction material is in two parts.

#2. Extracted inert green cellulose material will be removed from extractor after each run and placed in yet another color-coded bucket for composting.

#3. Extracted oil is held in extraction cylinders and collected at the end of day or when changing strains or farms.

#4. All collected oil is weighed, labeled, sampled again for testing and placed in quarantine a second time in an American Security 845lb safe bolted into concrete floor awaiting test results for post processing.

****Note:** Extracted Co2 oil can be used/distributed directly from extraction machine or processed further for purity.

Post Processing:

Post processing consists of 2 different processes and or a combination of both purification procedures.

Winterization is a process wherein the Co2 oil is suspended/diluted in 99% organic ethanol and placed in food grade containers in a -20 degree subzero freezer for 24 hours wherein the fats and waxes separate in the solution. This solution is then filtered to remove the coagulated fats, waxes, and particulate matter purifying the oil-ethanol solution. Then oil-ethanol solution is placed in the

Rotary Evaporator under vacuum which allows for low temperature alcohol recovery. The reclaimed alcohol can be reused multiple times thus reducing liquid waste. (see attached #8)

Molecular Separation:

Humboldt Alchemy Group also uses CTS Chemtech Services Inc. model KDL-6 for further purification and separation of the cannabis oil. (see attached #16)

The CTS KDL-6 can be used in multiple configurations depending upon desired separations.

Formulation: After Post processing the polished/purified oil can be formulated for different applications or used as is. Formulations produce desired potency and viscosity for Vapor Pens, tinctures, edibles, and encapsulated doses.

All extractions and formulations are under the consultation of **Dr. Jon Thompson** University of Minnesota, PHD Chemistry. Founder and Chief Science Officer of ExtraktLab (see attached #17)

Post Formulation/OC Test - Pass/Fail:

Once again oil is third party tested for potency and purity by **CW Analytics**, Oakland, CA. All products will be sampled and batch samples will be retained for no less than one year or as directed by the California Department of Health and Human Services. Samples are to be barcoded to batch identification/third party testing records.

Filling:

At this time Humboldt Alchemy Group is only filling cartridges after test results are verified. Cartridges are to be used with Vapor Pens. Other product lines are to be developed.

Packaging/Labeling:

Packaging is designed to be labeled according to California **Chapter 12 Adult Use Act; Section 26120 (c) (d) &(e)**:(see attached#18) and have re-sealable child resistant packaging **Section 26120 (a)& (b)**. (see attached#19)

Packaging will be Quality Assurance inspected, certified, and signed off by designated Humboldt Alchemy employee.

Shipping: Once product is invoiced for delivery it will be shipped to **Type 11** Distribution facility by a California **Type 12** Transporter.

Advanced Security Systems
1336 Fourth Street, Eureka, CA, 95501
"Service And Response You Can Trust"

707-443-6366
www.advancedsecurity.us

Invoice Number
Sale Date
Due Date

347996
7/21/2016
8/20/2016

HUMBOLDT ALCHEMY GROUP
PO BOX 2168
REDWAY, CA 95560

Description	Qty	Price	Net	Tax	Total
12 VOLT 7 AH PANEL BATTERY	1	\$32.10	\$32.10	\$2.57	\$34.67
KEYPAD	1	\$120.00	\$120.00	\$9.60	\$129.60
Monthly Monitoring, commercial	0.5	\$24.50	\$12.25	\$0.00	\$12.25
PRORATED MONTHLY MONITORING FOR JULY 12TH THROUGH JULY 30TH					
Monthly Monitoring, commercial	2	\$24.50	\$49.00	\$0.00	\$49.00
MONTHLY MONITORING FOR AUGUST 1ST THROUGH SEPTEMBER 30TH					
TOTALS			\$213.35	\$12.17	\$225.52

For Service Provided As Per Work Order Number 88515

07/01/2016 UNABLE TO INSTALL CELLULAR RADIO DUE TO LACK OF COVERAGE. CHANGED OUT LOW SYSTEM BATTERY. FIGURED OUT WHICH ZONES WILL BE ON THE SYSTEM.

07/12/2016 LOCATED OPEN SECTION ON FIRE LOOP AND REPAIRED. RAN WIRE FOR NEW PHONE LINE. INSTALLED NEW KEY PAD. TESTED ALL ZONES. ALL SIGNALS RECEIVED BY ADVANCED SECURITY'S MONITORING CENTER.

Invoice auto transferred from SubscriberID 10253

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : HUMBOLDT ALCHEMY GROUP



Invoice Number 347996
Bill Payer ID: 10253

Acct. Bal. \$225.52 Amount Remitted

Payment Method Check ☐ Check Number

Date Remitted

Charge* ☐ Card Number
Name On Card

Billing Zipcode

Exp Date

Card ID

Signature

*Please Note : If paying by charge card, we can only accept payment by : Discover, Mastercard, Visa
Please remit to : Advanced Security Systems-EK, 1336 Fourth Street, Eureka, CA 95501

ZR 17-005 Humboldt Alchemy Group 13623

August 24, 2017

Inv No. 347996
Page 39 Page 1



Letter From The President

Visit our new website at www.advancedsecurity.us

July 26, 2016

Humboldt Alchemy Group
71 Avenue Of The Giants
Phillipsville, CA 95559

Dear Valued Customer,

We appreciate the opportunity to provide you with quality Security and Fire Alarm products installed by our family of security professionals. We will continue to work to earn the confidence and trust you have shown in us.

As a commitment to maintain our quality, I ask a favor of you. Enclosed is a follow-up, **Quality Questionnaire** including a section for your comments. Please fill this form out and return to us.

Also included in this New Owner Packet are the following items:

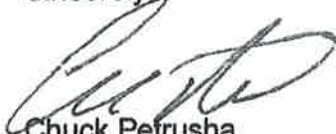
- ☐ **Invoice.** We appreciate your business!
- ☐ **Installation Certificate.** You may forward this to your insurance provider for possible rate deductions.
- ☐ **Referral Program.** This is an opportunity to help friends (and us), plus receive **FREE Monitoring**.
- ☐ **Central Station Information.** These are tips and techniques on operating your new security system.
- ☐ **Automatic Payment Form.** Fill out and return to us if Automatic Payment Withdrawal is desired.
- ☐ **Emergency Contact Form.** Fill in the form with the people you would like us to contact when your alarm is set off. Return in enclosed envelope.
- ☐ **Humboldt County Sheriff's Permit.** Fill out and return to the address on the form.

The cost for a Humboldt County Sheriff's permit is \$45.00 for a new permit and \$23.00 for two year renewal; both billed to you from the Humboldt County Sheriff's Department.

Now that your security system is installed, we will be available 24-hours, 365-days per year to maintain the system. If you're experiencing problems please contact us and you will be connected to our service department professionals to "step you through" or respond to your needs.

If at any time I can be of service, please feel free to contact me. Again, thank you for choosing **Advanced Security Systems**.

Sincerely,



Chuck Petrusha
President

SERVICE & RESPONSE YOU CAN TRUST
SANTA ROSA • EUREKA • CRESCENT CITY

CA Lic. No. 527700 • OR Lic. No. 144207
A DIVISION OF PETRUSHA ENTERPRISES, INC.

Certificate of Commercial Monitoring

**Humboldt Alchemy Group
71 Avenue Of The Giants
Phillipsville, CA 95559**

**This installation may entitle you to a discount in your
insurance. Send this certificate to your
insurance company, agent, or broker.**

Date Monitored:	Currently Monitored
Installation Date:	July 2016
Control Instrument:	Bosch 4412
Classification:	Burglary
Connection	Central Station Connection ✓ Dialer: Digital ✓
Central Station Phone #:	(707) 442-0681
Toll Free#:	(800) 580-0881

Alarm Specifications:

☒ Burglary
☐ Fire

☒ Audible
☐ Medical

☒ Perimeter
☐ Sprinkler

☒ Int. Motion
☐ Radio/Cell

Advanced Security Systems

**1336 Fourth Street
Eureka CA 95501
(707) 443-6366**

**2460 West Third, Suite 215
Santa Rosa CA 95401
(707) 544-9200**

**1528 Northcrest Dr
Crescent City CA 95531
(707) 464-1975**

Signed:
Date:

BLB

7/26/16



The Security Store, Inc.

1240 Evergreen Road #1
Redway, CA 95560
(707) 923-2363

Invoice

Date	Invoice #
8/4/2016	16421

Bill To <i>Humboldt Alchemy Group</i>
Eric Martin P.O Box 1781 Redway, Ca 95560

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
4	VIPDEB440M IP Dome Cameras	229.99	919.96T
2	VIPB5141-EZ Outdoor IP Bullet Camera W/ Auto Focus	544.99	1,089.98T
1	NVRC402-8Ch.-4K 8CH. 4K NVR W/ 4 Terrabyte Hard Drive	750.00	750.00T
12	Ethernet Connectors	0.99	11.88T
10.5	Install Time	50.00	525.00
	CA Sales Tax	8.00%	221.75
		Total	\$3,518.57

The Security Store, Inc.

1240 Evergreen Road #1
Redway, CA 95560
(707) 923-2363

Invoice

Date	Invoice #
8/4/2016	16421

Bill To
Eric Martin P.O Box 1781 Redway, Ca 95560

PAID
08/16/2016

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
4	VIPDEB440M IP Dome Cameras	229.99	919.96T
2	VIPB5141-EZ Outdoor IP Bullet Camera W/ Auto Focus	544.99	1,089.98T
1	NVRC402-8Ch.-4K 8CH. 4K NVR W/ 4 Terrabyte Hard Drive	750.00	750.00T
12	Ethernet Connectors	0.99	11.88T
10.5	Install Time	50.00	525.00
	CA Sales Tax	8.00%	221.75
		Total	\$3,518.57

Call

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Home : Buildings : Hazmat Storage Lockers/Buildings : **B600**

0 Items selected for Quote



B600 - Hazmat [Drum] Storage Locker

Sump Capacity to Hold 6/55 Gal. Drum

REQUEST A QUOTE



Dim: 8'4"H x 7'W x 5'D
Approx. 2061 Lbs. Ship Weight

Door Style: 1-42" W x 80" H door installed with a UL Classified commercial grade keyed lockset. The door shall serve as personnel entrance and exit.



Approvals

Complies with EPA & current OSHA regulations

FM-Factory Mutual Approved

NFPA - Designed in accordance with specifications set forth by the National Fire Protection Association

UL - Include UL listed electrical accessories



Specifically designed for outdoor hazardous material storage and dispensing from 55-gallon drums containing flammable or combustible liquids. Outer wall is constructed of all-welded 16 or 12 gauge steel. Inner wall is constructed of 20 gauge steel. The double wall construction contains 3" of air space throughout. All Hazmat Storage Buildings are designed in accordance

with the standards set forth by NFPA Code 30 and comply with OSHA and EPA regulations. All models are FM Approved for the storing and dispensing of flammable and combustible liquids. All electrical installations are U.L. Approved & Compliant to 1999 & 2002 NEC.

Accessories	Standard Features	FM Approved Fire Rating	Hurricane Resistant Wall Design
Fire Rating & Explosion Relief Panel			
	OPFR2-600 2 Hour Fire Rating Upgrade: Approx. Ship. Wt. 2,239 Lbs. Industry's 1st & Only Intertek Tested and FM Approved 2 hrs fire rated wall construction built with 1.5 hour fire rated roof construction, 1.5 hour fire rated door construction, and multiple layers of 3/4" gypsum ultracode wallboard. Air inlet vents with UL Listed and labeled fire damper with louvers. Dampers have a galvanized steel frame, curtain-type galvanized steel blades and a UL Listed 165° F fusible link.		
	☐ REQUEST A QUOTE		
	OPFR4-600 4 Hour Fire Rating Upgrade: Approx. Ship. Wt. 2,973 Lbs. Industry's 1st & Only Intertek Tested and FM Approved 4 hrs fire rated wall construction built with 3 hour fire rated roof construction, 3 hour fire rated door construction, and multiple layers of 3/4" gypsum ultracode wallboard. Air inlet vents with UL Listed and labeled fire damper with louvers. Dampers have a galvanized steel frame, curtain-type galvanized steel blades and a UL Listed 165° F fusible link.		
	☐ REQUEST A QUOTE		
	OPXRP-600 Explosion Relief Panel: 1-24" X 60" and 1-48" X 60" Used in the construction of buildings designed to store Class IA and Class IB flammables. Explosion relief panels limit the damage within an enclosed hazardous location. When the panel(s) are subjected to an explosive force, the pressure relieving panel quickly vents the force before it causes major damage. The panels are designed to release at 20 psf.		
	☐ REQUEST A QUOTE		

Lighting & Electrical



Description

For speed in suppressing fires, reducing damages, saving on floor space and allowing visibility, Fike is the clear choice. Our **Clean Agent Fire Protection System**, which includes the use of HFC-227ea and FM-200, leaves no residue and doesn't require costly clean-up, unlike sprinklers and other fire protection systems. And it discharges in 10 seconds or less, extinguishing a fire quickly and effectively.

Fike's **Clean Agent System** uses Fike's patented rupture disc valve design offering additional flexibility, effectiveness and speed. That translates into minimal equipment / facility damage and little or no business interruption.

Fike's **Clean Agent Fire Suppression Systems** are great in applications ranging from telecommunications and data processing to switch gear rooms, military applications and cell sites to high-tech medical applications. HFC-227ea fire suppression is also a widely accepted replacement for Halon 1301.

With a Fike designed fire protection system you can count on speed and efficiency in your fire protection, and much more.

- Requires minimal container storage space
- Zero ozone depleting potential
- Low global warming potential
- Short atmospheric lifetime
- Safe for occupied areas

- [Full line of listings and approvals](#)
- Best warranty in the fire protection industry
- Extensive line of fire protection accessories
- Simplified installation
- ISO 9001 certified

In addition, Fike can provide the system components and accessories to meet your complete clean agent fire suppression system requirements. [Intelligent control panels](#), delayed action devices, [early warning smoke detection](#), warning signs, manual releasing devices, automatic detection and warning devices and [fire alarm panels](#) are all available from Fike.

Video: Clean Agent Evolution

Applications

- Computer rooms
- Telecommunication centers
- Records and data archives
- Testing / imaging equipment
- Reference material
- Chemical laboratories
- Clean rooms
- Control rooms
- Flammable liquid storage
- Offshore drilling rigs
- Robotic equipment
- Textile manufacturing
- Electric utility facilities
- Media storage
- Military vehicles
- Art / artifacts / historical collections

Impulse Valve Technology the leader in rupture disc technology

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[Fike](#) SHP-PRO Fire Detection and Fire Protection System

SHP-PRO Fire Detection and Fire Protection System Reliable, Conventional Control.



Description

SHP-PRO is THE reliable, conventional fire suppression system for smaller applications. Unmatched in the industry for sheer versatility and ease of installation, this single-hazard control system boasts incredible power and can be easily configured for use within a wide range of industries and fire suppression applications:

- High value asset protection: Clean Agent Fire Suppression and Inert Gas Fire Protection
- Building / facility protection: Fire Sprinkler and Sprinkler Pre-action Deluge
- Control of both fire sprinkler pre-action / deluge and clean agent fire suppression systems
- Industrial applications: Carbon Dioxide fire suppression systems, foam suppression systems and Fike's premier water mist system, Micromist
- Economical Linear Heat Detection which is designed for use in harsh environmental conditions, where maintenance access is in a hazardous area and where detection must be in close proximity to the hazard

That's complete fire protection using **one** economical fire suppression panel! Plus, the versatile **SHP-PRO** fire suppression system is built for easy installation and maintenance. Fike's **SHP-PRO** is the leader in conventional fire detection and control.



Look for all the following features and more in your conventional **SHP-PRO** fire detection / fire suppression system:

- Configurable via dip-switches
- Disable Mode for audible circuits, release circuits and relays
- Alarm and trouble resound
- Selectable 120 or 240VAC power input
- Optional batteries for up to 90 hours of standby power
- Removable door for easy installation
- Up to two Style B initiating device circuits capable of sequential alarm, cross-zone or single detector release operation with an overall system capacity of 50 detectors (25 when both releasing circuits are used)

ATTACHMENT 4

Referral Agency Comments and Recommendation

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

Referral Agency	Response	Recommendation	On File
County Building Inspection Division	✓	Approval	✓
County Public Works, Land Use Division	✓	Refer to Caltrans	✓
County Division of Environmental Health	✓	Approval	✓
Phillipsville Volunteer Fire Protection District			
NWIC, Bear River Band of the Rohnerville Rancheria	✓	No objection to approval if no new ground disturbance	✓
CALFIRE	✓	Standard input letter	✓
Southern Humboldt Unified School District	✓	Approval	✓

ATTACHMENT 5

Q - Qualified Zone

ORDINANCE NO. 2207

AN ORDINANCE AMENDING SECTION 313.4 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF THE GIANTS COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1.

PARAGRAPH 1.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties planned Commercial Recreation (CR) and described in Maps 6b, 7b, 8b, 9b, 10b and 11b in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to "CHQD" (Qualified Highway Service Commercial Design Review) zone; from "U" to "CIQD" (Qualified Neighborhood Commercial Design Review) zone and from "U" to "C2QD" (Qualified Community Commercial Design Review) zone. In Redcrest, one parcel is reclassified from "U" to "CHXQD" (Qualified Highway Service Commercial Design Review Recreation) .

PARAGRAPH 1.2 ZONE QUALIFICATION. The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6, which authorizes restriction of the CH, C L and C2 zones regulations by application of the "Q" (Qualified Combining) and "D" (Design Review).

PARAGRAPH 1.3 PURPOSE OF QUALIFICATION. The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1.1 are:

- (a) To ensure development is consistent with the Commercial Recreation designation of the Community Plan;
- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs;
- (c) To limit the loss of major vegetation during development and limit the loss of permeability on development sites; and
- (d) To ensure that development is in keeping with the character of the community.

PARAGRAPH 1.4 SPECIAL RESTRICTIONS . Principal permitted uses and conditionally permitted uses otherwise allowed under the CH, C L , C2 and CHZ zones regulation of Humboldt County Code Section 314-40 (a) and (b) are limited to those uses indicated in the Avenue of the Giants Community Plan, Appendix A, Commercial Recreation, which reads in part:

2743 Commercial Recreation (CR)

Character: Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.

Primary and Compatible Uses: Visitor serving facilities, transient habitation, bed and breakfast establishments; commercial recreation. recreational vehicle park, private recreation, retail

sales, retail service, neighborhood commercial, cottage industry, research/light manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works; residential use subordinate to the permitted use.

Minimum Parcel Size Range: Adequate for parking and setback requirements and consistent with planned uses of adjacent land.

Other Regulations:

(a) Visual buffering to maintain or enhance views from Highway 101 of a vegetated corridor is to be provided with new development to the extent feasible.

(b) Development projects will limit the loss of permeability on-site to the greatest extent possible and retain as much existing vegetation as possible, especially large trees.

(c) Off-site signs (that is, signs not appurtenant to a permitted use) are prohibited. Signs appurtenant to a permitted use may be permitted consistent with Section 316-18(e) of the Humboldt County Code.

(d) Structures with over 5,000 usable square feet require a finding by the Planning Director that the use is in keeping with the character of the community. The Director's decision can be appealed through the special permit process, or the Director may require a special permit by his/her discretion.