

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

Resolution Number 24-036

Record Number PLN-2024-18986

Assessor's Parcel Numbers: 077-331-032-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving DC Eden – Cannabis Distribution Zoning Clearance Certificate

WHEREAS, DC Eden –provided an application in support of approving the Zoning Clearance Certificate for a cannabis distribution facility; and.

WHEREAS, the project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on June 27, 2024, and reviewed, considered, and discussed the application for a Zoning Clearance Certificate and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** **Project Description:** A Zoning Clearance Certificate for a commercial cannabis distribution facility located in an existing building. (686.7 sf). Hours of operation will typically be from 7 AM to 7 PM; however, during periods of seasonally high workload, the hours of operations within the facility may increase to between 7am and 10pm. During such extend hours of operations, shipping, receiving, and any other traffic or noise generating activities will be limited to normal working hours. The project includes an exception to the parking requirements to allow a reduction in the number of parking spaces required and the size of the loading space required, for a total of 8 on-site parking spaces and one 10' x 20' loading space to serve all the uses on the property.

EVIDENCE: a) Project File: PLN-2024-18986

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

EVIDENCE: a) Section 15301 of the CEQA Guidelines consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration

of existing public or private structures. The proposed distribution facility will be located in an existing building with minimal to no structural alterations required.

FINDINGS FOR ZONING CLEARANCE CERTIFICATE

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
- EVIDENCE:** a) The applicant is proposing to develop a cannabis Distribution facility in an existing building. This is an allowed use in the CS - Commercial Services Plan designation.
- 4. FINDING:** The proposed development is consistent with the purposes of the existing Community Commercial (C-2) in which the site is located.
- EVIDENCE:** a) The C-2 Zone is intended to provide necessary services and conveniences for the community. Commercial services and similar uses are the desirable predominant uses.
- b) All general service uses are principally permitted in the C-2 Zone.
- 5. FINDING:** The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.
- EVIDENCE:** a) The proposed distribution meets the locational and setback requirements for cannabis support facilities in 314-55.4.7. There are no schools within 600 feet of the site.
- The project meets eligibility criteria in sections 314-55.6.3.1 and 314-55.4.6.3.2. Power is provided by PG&E through a renewable energy program.
- 6. FINDING:** The proposed distribution complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development.
- EVIDENCE:** a) The parcel was created by Parcel Map 790, filed in Book 7, Page 12 & 13 of Parcel Maps. No terms or conditions of the parcel map exist which would impact the proposed development.
- 7. FINDING:** The proposed development is not located on the same lot where conditions exist or activities being conducted which are part of the proposed development and in violation of the Humboldt County Code.

EVIDENCE: a) There are no current code violations associated with the property or this proposed activity and development.

DECISION

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

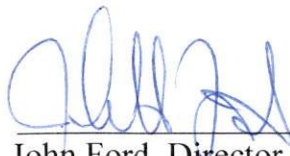
- Adopt the findings set forth in this resolution; and
- Approves the Cannabis Distribution Zoning Clearance Certificate for DC Eden.

Adopted after review and consideration of all the evidence on **June 27, 2024.**

The motion was made by COMMISSIONER Jerome Qiriazzi and second by COMMISSIONER Sarah West and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Sarah West, Jerome Qiriazzi, Lorna McFarlane
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Noah Levy, Peggy O'Neill
ABSTAIN: COMMISSIONERS:
DECISION: Motion carried 5/0

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

ATTACHMENT 1
CONDITIONS OF APPROVAL

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

1. Building permits are required for all tenant improvements. The applicant must specify on the building plans the prior use of all tenant spaces in the building. All work done shall meet current Structural, Electrical, Plumbing and Mechanical Codes. Issuance of a building permit for the necessary tenant improvements, or written documentation from the Building Department that no building permits are required shall satisfy this condition.
2. 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.
3. Prior to operation the operator shall work with the Department of Health and Human Services to provide signage notifying customers of the potential health effects of cannabis consumption during pregnancy and upon nursing children.

B. 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. 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.
3. The applicant shall conform to all Public Works requirements for on-site parking and loading. Public Works sign off on the building permit or other similar communication is required prior to initiation of any operations authorized by this permit.
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. 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.

C. Operation Restrictions

1. The hours of operation shall be Monday thru Sunday; 7AM – 10PM for the manufacturing and distribution uses. The hours of operation shall be Monday thru Sunday; 7AM – 10PM for the dispensary use.
2. The business will provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft.
3. The dispensary shall conduct routine background checks for employees and shall disqualify for employment any person with a prior felony conviction for the sale and/or distribution of controlled substances.
4. The dispensary shall submit a "Performance Review Report" on an annual basis for review and approval by the Planning Commission. The Planning Commission may delegate the review and approval of the annual report to the Zoning Administrator.
5. The dispensary 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.
6. The dispensary shall be inspected by the Planning and Building Department on an annual basis, or more frequently as requested by the Planning Commission, to determine if the operation is in compliance with its Conditional Use Permit and Operations Manual. After payment of the inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the medical marijuana collective, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.
7. Non-compliance by the dispensary, in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" 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).

8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card and Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
9. The brochures from the Department of Health and Human Services titled "Cannabis Palm Card and Cannabis Rack Card" Shall be printed and made available to all customers where transactions are completed.

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

1. Operations shall be consistent with the Project Description, Site Plan and the Plan of Operations.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) and the Medical Cannabis Regulation and Safety Act (MAUCRSA), as may be amended from time to time, as applicable to the permit type.
4. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder.
5. 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.

6. 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.
7. Odors shall be contained on the property on which the Cannabis activity is located. To implement this requirement air filtration and ventilation equipment is to be maintained in good working condition and monitored on an on-going basis to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
8. **Permit Duration.** Following initiation of the dispensary use as provided in E.2 below, the Permit for the medical cannabis dispensary shall remain in effect and shall run with the land until revoked or otherwise terminated. For the manufacturing and distribution uses, 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(s) has/have been found to comply with all conditions of approval. In the event the inspection finds noncompliance, written notification 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(s). The process of notification, re-inspection and appeal of any noncompliance

determination shall be as set forth in sections 55.4.1.2.2 and 55.4.13 of the CMMLUO.

9. **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.
10. **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.
11. **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.
12. All signage shall comply with Section 314-87.2 of the Humboldt County Code.

E. Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. 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 uses are subject to the Permit Duration and Renewal provisions set forth in Condition of Approval # C.9 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.

3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

Building overview

DC Eden
Rachel Worswick
PO Box 333
Alderpoint Ca 95511
Humboldthabit@gmail.com
(916)7199089



Premises Location
3525 Redwood Dr.
Redway, CA 95560
APN# 007-331-032-000



Private property and availability to authorities

This facility located at 3525 Redwood Dr. Redway CA 95560 is not open to the public and will not accept visitors without a specific business purpose. Employees and customers will check in with a valid California ID or drivers license at the front door and sign in to the proper log.

DC Eden welcomes any inspection of the cannabis facility by the local fire department, officer, building inspector, or code enforcement officer as requested.

Hours of operation

Hours of operation will typically be from 7 AM to 7 PM. However, during periods of seasonally high workload, the hours of operation within the facility may increase. During such extended hours of operation shipping receiving, and any other traffic or noise, generating activities will be limited to normal working hours

Building location and dimensions

Please see attached site plan

Minimizing our carbon footprint

DCEden has a responsibility to reduce their individual carbon footprint. We will do our part by doing the following activities and more.

- We use 100% renewable energy through PG&E power through the renewable energy program
- We will turn off all lights when we are not in the room, or when natural light is bright enough to not require overhead lighting
- We keep our temperatures and climate control in a moderate setting wall where in the room around 70°F
- We use our windows wisely if climate control system is on we keep them shut.
- We minimize the number of appliances. We are running to save on energy. We minimize the number of printers televisions in other electronic devices, and make sure that they are off when they are not in

- Overhead is all LED lighting which is 75% less energy



Operations Plan

Business standards

DC Eden will provide quality Cannabis through production, distribution and retail sales. DC Eden's philosophy and background are to provide clean, organic, environmentally friendly medicine to the qualifying public. We are a strong part of the local community. We support the local programs in the area, donating to fundraisers or drives and also sponsoring local events. We currently employ 10 local residents. This new storefront will provide 5 more local jobs. We have high compliance standards to ensure all cannabis will be compliant and meet current DCC standards. We are always checking to ensure that products are appropriately batch tested with COA information available about each batch, as well as tracked in metric. This will help ensure that we provide the cleanest, most compliant Cannabis to our customers.

Dispensary compliance with Humboldt county, planning department and DCC

All employees will understand and be made aware of the structure of California's regulatory requirements, for the management of cannabis. All employees will sign the DC Eden code of ethics and compliance agreement. On site Access of regulatory records and material will be available to oversee. We will update our employees constantly on new laws and regulations as they come out to keep us familiar and compliant with the state and local laws. These laws are available on the DCC website, as well as the local county planning department website.

Compliance with federal priorities

DC Eden and its employees are aware of the laws set forth by the US department of justice as definitive of descendants' participation in the state of California's cannabis marketplace. Preventing the distribution of cannabis to minors. preventing revenue from the sale of cannabis is going to criminal enterprises. preventing the diversion of cannabis from the states where it is legal under state law. preventing state authorized cannabis activity for being used as a cover up for trafficking, or other illegal activity. preventing violence, and the use of firearms in the cultivation in distribution of cannabis. preventing under the influence driving, and Other adverse public health consequences associated with cannabis use. preventing the growing of cannabis on public lands in the attendant, public safety and environmental dangers posed by cannabis production on public lands, preventing cannabis, possession, or use on federal property.

Customer mission

The changing views of cannabis in the medical community and general public means that individuals from all walks of life are becoming more open to exploring cannabis for both recreational and medical purposes. This new openness puts a spotlight on just how much the public doesn't know about cannabis. Within the dispensary employees are generally known as bud tenders, and are expected to educate themselves on the broad range of available cannabis strains, cannabis infused products, and their optimum medical uses. A budtender is a caregiver which makes accurate communication and has answers to important questions. Our budtenders can help create the best experience by finding the optimal strains and plan for each patient. Our goal is to create a good patient to bud tender relationship so we can optimally meet the needs of each person. This will create a good long-term relationship with our customers and provide

healing to the community. Our goal is to support our local community, keep revenues local, as well as heal with our cannabis medication.

Patient check in and screening

When a patient is coming to purchase cannabis at our store front the patient will be checked in at the door, using a valid California license ID. This will scan the patient into our system.

All patients must provide a valid California ID or California drivers license as proof of age and residency

All patients must review and sign DC Edens club agreement that acknowledges the terms and conditions of the membership details, patient profiles and necessary contact information and provides additional guidance from DC Eden or California and authorities, if necessary

Current medical recommendations

All potential patients for medical cannabis must provide their medical cannabis recommendation issued by a State License California physician in good standing with the medical part of California

Verification of medical recommendation is generated by the recommending physicians office either through telephone or Internet verification prior giving the patient access to medical cannabis. Patient screening information will be stored in DC Edens compliance, and point of sale software. Patient recommendations for qualified physicians will be stored with effective expiration dates, allow in good standing, returning patients to gain access to valid information and computers. Confirmation of the recommendation information on file is current.

DC Eden will provide patient education in the form of pamphlets, online links or verbal communication as to how to effectively use the cannabis products purchased.

DC Eden will only carry products that are approved by the state with a valid COAs these products include, dried flowers, hash, and Kief, solvents, extracts, lotions, balms, sprays, oils, creams, concentrated cannabis in alcohol solutions tincture, edibles, food, infused, candies or butters.

Sales and cash operations

- All cash will be kept in a locked safe bolted to the floor. This will be located in the limited access area. Access to areas where cash is stored will be limited to only employees who have access, team leaders, managers, supervisors on duty. During business hours all forms of cash will be stored in locking drawers, cash registers, or cash boxes. Only the cashier collecting the money will control these drawers, and make sure that the cash is securely locked when they take lunch or breaks and after each transaction. The cashier should have complete control and responsibility for the cash they collect during business hours. At the end of their shift the cashier will total out their drawer and take inventory of said drawer they were responsible for during their shift. To reduce the risk of

error all cash should be separated, according to denomination. Cash should be deposited within three business days. The cash payments in the register daily, will be totaled and put in a filled out deposit slip envelope at the end of the day and put in a safe. This marked envelope is ready to be deposited into the bank. Management will take the money along with any required documentation into the bank for a deposit. Management will keep good records of these deposits onhand

Inventory management

Loss prevention-security measures will be taken to secure cannabis against diversion for non-compliant purposes. This is done by limiting access to certain areas of the facility as necessary and surveillance monitoring recording at all times. Strict inventory control measures will also ensure and prevent diversion.

Inventory-DC Eden will train employees on inventory management practices, which will use our seed to sale system metric software. This will ensure compliant practices and technologies necessary for daily operations to identify inventory, discrepancies, or potential diversion. Inventory control SOPs and recording capabilities will insure that DC Eden has complete real time awareness of its entire inventory of cannabis products

- Security cameras, recording, will prevent theft, lost, or stolen in Cannabis
- Using California's metric, tracking system will prevent diversion of cannabis
- Daily inventory procedures will prevent the diversion of cannabis
- Limitations on patient dispensing in accordance with the DCC regulations

Training sessions will be conducted throughout the year on how to use metric. Training sessions will be conducted on how to do daily inventory. Training sessions will be conducted on how to use security system and cameras effectively.

Inventory management

The inventory control process includes tracking of all incoming raw and processed cannabis. Will include the name, and the state license number of the cultivator the testing lab, if applicable the strain, the suppliers production, tracking identification, data license number location metric tags and invoices will all be included with incoming materials. Data will be checked to make sure it is matching incoming inventory. Any discrepancies will be handled before accepting incoming inventory. All outgoing products will be tracked by SKU batch number, metric tag, invoice and shipping documents unless the product is not for sale then it will be transferred accordingly with required paperwork. The message for tracking inventory will be subject to requirements, imposed by the state licensing authority DCC, and will be adjusted accordingly as required.

- Inventory generated and tracked daily
 - Classification and type of
 - Price and profile designation
 - Assign any barcodes, or use existing
 - Transfer to the location
 - Create virtual labels, print

- Inventory data can be accessed based on an employees permissions, allowing management to provide rule-based access to only selected inventory at selected sites to specific employees
 - Mobile devices and able to perform stocking actions directly on the device or print stuff, takes for manual paper than PC entry
- Purchase orders or sales invoices
- Records for tracing the supply chain date batch details, purchase order number invoice
 - Balance of all inventory is available at all times filtered according to demand
- Restocking supply levelers generated when inventory item is low
- Staff are authorized as a budtenders
 - Can add employees and vehicles for the built-in transportation features on metric
 - Can add vendors in metric
 - Can accept shipments in metric
 - Track records of accounts receivable, payable invoices, and money transactions
 - Managing record in word and outward transfers
 - Audit inventory daily to provide real live inventory
 - Create different inventory categories
 - Keep track of tax and collect for the state payment and deposit
 - Set price points on products
 - Track sales trends

Quality assurance, packaging, and labeling

Supplemental materials

DC Eden will make available upon request arrange of supplemental materials such as batch, test, results, brochures, and information pamphlets, either authorized by or in collaboration with the cultivation centers or processing operations, which convey important information about the province in characteristics of its products. Such a material will be made available upon request, these materials will include:

- a. Disclosure of any pesticides applied to the cannabis plants in growing medium during the production and processing.
- b. Identify the techniques and chemical compounds used for any form of extraction or concentration
 - i. Assert specific warnings as required by the state of California.
 - o Warning this product we have intoxicating effects of me if you have it for me smoking is hazardous to your health
 - o There may be a health risk associated with the consumption of this product
 - o Should not be used by women who are pregnant or breast-feeding
 - o Only for use by the person named on the label of the dispense product keep out of reach of children and minors
 - o If applicable this product contains is infused with Cannabis or active cannabis compounds
 - o If applicable caution, when eating as follows, intoxicating effects of this product me be delayed by two or more hours

Labels for wholesale products

DC Eden will receive products from cultivation centers or processing facilities and will require that such material and labor labeled with accurate information required by the state and DCC in metric and attestation regarding these projects such as

- o Metric tags and required transfer paperwork
- o The lot number of the
- o The package date
- o The batch test ID
- o The expiration date
- o Originating license number
- o Cannabinoid profile, THC and CBD percentage
- o Packaging and labeling information will be displayed as required by the DCC and state of California
- o **£5094** packaging and lableing

Quality assurance review of packaging materials

DC Eden will regularly inventory products onsite and in storage in order to assure compliance

1. Examine inventory packages and labeled products daily to provide assurance that the containers and packages have the correct labels.
2. Ensure that the samples are visually examined for correct labeling too
3. Take inventory weekly, examining all labeling and making sure packages meet DCC and California state requirements
4. £5104 quality assurance review
5. All cannabis products on site will go through a licensed commercial cannabis distributor as stated in section 5090 of title 16, division 42

Transportation

DC Eden

Premise: 3525 Redwood Dr., Redway, CA 95560

Transportation Procedures

All Cannabis deliveries will be received at our designated receiving area in our facility from a State Licensed permitted transport distribution company. We will always use metric and have transportation manifests on the site and stored in the office. Any, and all cannabis infused products will be transported by a State Licensed distribution company. Transportation manifest will be used to track and trace the movement of all cannabis products including the shipping and receiving ends of DC Eden. Quantities of products, batch test information and metric tags will be included in these transfers. These transfers will have estimated time of departure and arrival on the manifest and they will be up-to-date and accurate.

All DC Eden vehicles will be outfitted with global positioning system, GPS transmitters. DC Eden will have onsite and during deliveries all the transportation records and plans required. We will always use metric to log outgoing and incoming transfers. All vehicles will be outfitted with secondary locking interior cages, as well as recording cameras, and an aftermarket high quality alarm system. We will periodically review to ensure compliance with the transportation regulations provided by the DCC in the state of California, so that we are always compliant.

The procedures for receiving shipments:

We will first confirm accuracy of the deliveries, report discrepancies in processing items in the inventory, all inventory upon intake will conform to the below procedure

- On the day prior to delivery, DC Eden will receive buy a direct contact, secure license to license transmission, a manifest from the shipping licensee indicating the next days deliveries
- When the transporting agent carrying the deliveries time of delivery is getting close The staff and security team will be ready to receive
- Delivery vehicle will be directed to the secure marked parking area for deliveries
- DC Eden will access the electronic manifest in metric to assure the identity of the transportation, agent and ID match the metric system
- Transporting agent will be signed into the visitor, log and given a badge
- Transporting agent will provide a copy of electronic manifest, metric tags and COA batch test records for the products delivery
- DC Eden will review the shipment to ensure that
 - The package is sealed and secure, undamaged and appropriately label
 - Package labels, match the metric, manifest and COAs
 - Contents and amounts match those described in the metric manifest

- DC Eden will record the manifest record in metric including
 - Confirmation of shipment
 - Record Quantity accepted
 - Signature in ID number of transportation agent
 - Signature and ID of receiving agent
 - Date and time of change of custody of the shipment
 - We will do inventory before accepting products in metric
 - any discrepancy in quantity will be handled before intaking in metric, and immediately Reported to the shipping party
 - only correct quantities will be accepted in metric
 - if incorrect quantities are received in metric, they will be investigated and reported be an incident report form and reported to the shipping party within one business day and escalated to the chief compliance officer.
 - DC Eden will record data relating to shipment receiving in metric
 - Shipping, license name and address, shipping licensee's shipment, identification number shipping licensee, packaging, preparer agent, name, receiving license name, and address, weight and description of each individual package total number of individual packages in any handling or storage instructions
- The shipping licenses transporting agent will be greeted upon arrival and instructed by DC Edens security to park the delivery vehicle in the secured spot. DC Eden will request identification from the transporting agent and verify that it matches the incoming metric transfer in the computer system the transporting agent will be signed in and given a visitor badge after verifying their identification, using a state issued identification card and cannabis, transport ID.
- After verification and fogging in the transporting agent, the manager will move the transporting agent to the secured staging area. In the secured receiving area, the manager will conduct all required inspections of incoming products. This is when we will ensure all of the inventory is correct and matches. What is in metric. We will check COAs number accounts and inspect the quality and insure tamper evident packaging is on all incoming items. we will ensure that all packaging is undamaged and secure, and the inventory count is right before receiving the package in metric.
- The receiving manager will assess the shipment to confirm it is labeled as described in the electronic manifest, including
 - Date package was sealed
 - Name and signature of transporting agent,
 - shipping license, name, and address
 - Transporter identification number
 - Transporter license
 - Description of each item
 - COAs
 - DCEden's name and address as receiving license

- After all packages within a shipment have been inspected and deemed compliant by matching all the details of the manifest in the final weeks in Council be taken to ensure the shipment contains everything as described in the electronic manifest.
- When transporting, of cannabis is required. Applicant will only use registered agents who are licensed as a motor vehicle operator by the state whose driving records are clean, DC eden will record all details associated with the delivery, including the transporting agents, name, driver license number, make and model of the vehicle, license plate number of the transporting vehicle in metric. Any vehicle to be used for transporting, of cannabis will be outfitted with global positioning system transmitters. departure and expected arrival times will be logged in the transportation plans and GPS travel logs if appropriate. DC Eden agents will periodically review to ensure compliance with the DCC and the state of California's regulations.

Transport notices

Any movement of products will be accompanied by the required notification to metric and track and trace. The transporter will enter into the ERP metric system.

- Type in amount of product being transported
- Name of the transporter
- California drivers license number of the transporter
- Badge ID number
- Time of departure and expected delivery
- License plate number
- Vehicle description
- DCC transporter license number
- Planned route
- Description of products
- Quantity of products

Transporters

All DC Eden drivers are instructed that with respect to operating DC Eden, or personally owned vehicles for DC Eden business activities they must

- Comply with Allstate local in traffic laws at all times
- Maintain a current valid drivers license, an affirmation obligation to notify DCEden of any moving violation or other violations of moving vehicle lol which may affect their drivers license or restriction or suspension on their drivers license
- May not hold title to medical cannabis goods based on section 5122 of title, division, 42
- Driver is compliant with section 5124
- Driver is compliant with section 5126 of title 16, division, 42
- Driver is compliant with section 5108 of title 16, division 42
- Ensure that the driver or any passengers raining in the vehicle, wear a seatbelt shoulder harness.
- Never operate DCEden, or any other personal vehicles driving for DC eating business while impaired, including; under the influence of intoxicants

- Never drive while under illness, fatigue, injury, or prescription medication
- Never text message or conditioner, duct, non-hands-free phone conversations while driving
- Never allow an authorized person to ride in DCEden vehicles
- Maintain proper security for DCEden vehicles in its contents. The vehicle engine must be shut off ignition keys, removed, and vehicle doors locked, as well as secondary alarm locked if unattended.
- Promptly report, mechanical difficulties or repair, needed to management
- Record remote broadcast vehicle, check out and check in information on Proper forms as specified by DCEden
- Always still all loose items and equipment before moving the vehicle
- Use headlights two hours before sunset until two hours after sunrise, or during inclement weather, or at any time and distance of 500 feet ahead of the vehicle cannot clearly be seen

DC Eden broad commitment to compliance

Any DCEden driver, including voluntaries, are contracted service providers, who becomes aware of the situation in which he, or she believes DCEden's legal are ethical responsibilities, are being violated by another designated driver, or purchase or licensee, or feels pressured to violate the law by DCEden's ethical responsibilities regarding the same as required to notify DCEden of that concern

Packaging and labeling for transportation

All product will be stored in the vehicle in a locked safe and secure storage compartment that is secured to the inside body compartment of the vehicle transporting the product
Product is transported and sealed package is compliant with NRS and NAC and DCC regulations such as sealed packages or containers will not under any circumstances be open during their transport.

Any, and all products to be delivered to licensed producers, and or dispensary, retail stores will be accompanied by a current and accurate transportation manifest, which will record.

- type in amount of product being transported metric ID number
- Name license number and address of transporter
- Name license number, and address of receiver
- Time in date of departure and expected delivery
- route
- Drivers license number of transporting agent
- Transporting agent ID number
- License plate number
- Make and model of vehicle

Transport, tracking, and recordkeeping

Transport-delivery

Before transporting any product, notification of shipment and shipping manifest will be generated based on sections 5136 in section 5138 of title, 16 deviation 42 DC Eden won't enter into its metric tracking system:

- Type of cannabis being transported
- Amount of cannabis being transported
- Weight of products being transported
- Name of transporter designated driver license number
- Time of departure
- Time of delivery

Receipt

DC Eden will use its best efforts to ensure that the receiver enters into the track track interest system. Metric the amount of product being received in the date and time of receipt as well as proper invoice and recordkeeping of all DCC license sellers permit, and any other required documents by the DCC, which will be kept on site.

Recordkeeping

DC Eden will keep securely and excessively at DC Edens premises in the designated office record storage area all transportation related records for a minimum of three years. This includes.

- Transportation manifest
- Invoices
- Purchase orders
- Delivery receipts
- Valid copy of DCC license for all businesses associated or doing business with DC Eden
- Valid copy of all businesses associated or doing business with DC Edens sellers permit
- Compliance based on section 5114 of title, 16 deviation 42
- Compliance based on section 5116 of title 16, division 42

Transportation, security

DCEden is always trying to improve its security measures looking for the next level and highest form of security to ensure public safety as well as the safety of our employees. This will create a comfortable work environment, a good neighborhood and smooth operations in the cannabis market today.

- We will have our security escort, all product shipments in and out of DC Edens facility.
- All our vehicles are equipped with all the required safety enhancements like recording cameras, secondary containment with blocks, secondary alarm systems, as well as GPS tracking devices
- Upon delivery, we will wait for security to escort us in to our destinations
- Transporter is compliant with section 5128 of title 16 division 42

- Storage of products are compliant with section 513015132 of title 16 division 42

Event reporting requirements of DCEden

Any vehicle accident that occurs during product transportation must be reported to DC Eden management within two hours of the accident. Any loss or theft of product of DCEden finances must be reported to DCEden management immediately after the individual becomes aware of loss or theft the DC Eden will immediately report loss or theft to the proper law enforcement agency and DCC is required.

Health, safety, and sanitation

DC Eden
3525 redwood drive
Redway Ca 95569

Employee health, safety, and sanitation protocols

DCEden will communicate with employees regarding safety and health issues on at least a quarterly basis or as needed. Distribution age and awareness of potential health and safety hazards critical to maintaining a clean sanitary environment. Knowledge of how to control such hazards. Staff will have OSHA trained certified staff on site. They will make aware of health and safety code regulations for California. This will prevent illness and injuries in the workplace and avoid accidents. Safety issues will be included in regular safety, meetings, conducted by management on a periodic basis. During these meetings management will discuss daily surface, sanitation weekly facility sanitation, this will prevent disease and illness in the workplace. DC Eden employees issues, Including

- recent accidents or injuries to prevent somewhere incidents in the future
- Any health or safety issues considered by the manager to require enforcement
- Any concerns observations of suggestions by employees regarding workplace health or safety?
- New methods of sanitation

Indications and health and safety issues

DCEden management team will monitor the health of all employees. In the event the manager believes an employee is ill, They will terminate the employee's shift immediately. If an employee returns to work and the manager suspects employees still ill he or she will require the employee to obtain a physicians release to return to work in the facility.

DCEden distribution agent is required to report to a supervisor any personal health conditions that might compromise the cleanliness or quality of the cannabis distribution agent might handle.

Facility sanitation resources and design

Generally

DC eden them on sure that it's facilities are continuously in proper working condition and that they are maintained on a regular basis. This includes all floors walls and ceilings in facility. Proper and routine maintenance will provide a basis for employee safety and efficiency and will reduce any potential contamination that might otherwise occur

DC eden facilities will have a water supply sufficient for their operations. This supply will be derived from a public water system capable of providing a safe potable and adequate supply of water to meet the operational needs of our employees and overall facility.

Storage of chemicals

DC Eden does not currently intend to handle any hazardous materials in amounts requiring a hazardous material business plan. HMBP.

If DC Eden operations do involve the handling of any non-exempt hazardous materials, it will register is hazardous materials with the local agency using the hazardous material waste registration form in order that any relevant agency could evaluate the storage or use and give notice of any permits or fees that apply

Toxic cleaning compounds sanitizing equipment for employees, solvents used in sanitation of DC Eden facilities shall be labeled and stored in a manner that prevent contamination of cannabis products, and in a manner that otherwise complies with other applicable laws and regulation

Separate dedicated areas will be defined for the storage of cleaning supplies sanitation for employees and solvents used in DC eden facilities

Facility protocols

Facility sanitation SOP's

DC Eden will implement standard operating procedures relative to the cleaning of all surfaces, equipment floors walls ceilings tables an overall facility each standard operating procedure will utilize sanitation protocols appropriate to the area equipment being cleaned. DC Eden will use sanitizing solutions in accordance with the instructions printed on the label

DC Eden will adhere to the following operational standards and best practices to ensure cleanliness of any building or equipment used to store or display cannabis

- Buildings or equipment used for the storage or sale of cannabis will be maintained in a clean and sanitary conditions
- All contact surfaces, including utensils, and equipment will be maintained in clean and sanitary conditions. Touch surfaces will be cleaned and sanitized as frequently as necessary to protect against contamination using and sanitizing agent registered by the US environmental protection agency EPA in accordance with labeled instructions, equipment and utensils will be so designed and of such material and workmanship, as to be adequately cleanable
- countertop we sanitize regularly to prevent the spread of germs, and to remove dust, and

- All others included waste oil, 55
- The following amounts of hazardous material gases
 - Oxygen nitrogen or nitrous oxide store to handle that the physician, Dentist, podiatrist, veterinarian or pharmacist place of business thousand cubic feet of each material on site
 - All other 200 ft.³
 - Amounts of radioactive materials, requiring an emergency plan Andrew parts 30,40 or 70 of title 10 code of federal regulations or equal to or greater than applicable amount, specified in items 12 or three above, which every Mountain smaller
 - Applicable federal threshold, planning quantities for extremely hazardous substances listed in 40 CFR, part 355 appendix A

Hazardous waste materials, disposal

DC Eden will not use plumbing systems to dispose of hazardous waste regardless of whether they are chemically resistant each department that utilizes hazardous chemicals will be equipped with appropriate disposable containers labeled for each type of hazardous waste. Different types of chemical waste must be segregated to avoid unnecessary mixing regular trash containers are not to be used to dispose of such a waste. These containers will be stored in a segregated area within the waste mitigation room in the facility.

Disposal of any, chemicals, dangerous, or hazardous waste, will be conducted in a manner, consistent federal state and local laws and regulations and rules and other requirements. DC Eden will contract with a local waste management company to dispose of any hazardous materials or waste produced from its operations.

Solid waste disposal

DC Eden has identified all points where waste may be generated in its operations as part of its initial design activities. DC Edens facilities have been designed to accommodate for the following types of waste anticipated to be generated from its operations.

- Unusable, raw materials and inputs
- Greenwaste
- Recycling, packaging, Cardboard, plastics, etc.
- Cannabis and Cannabis products, subject to voluntary or mandatory recalls
- Damaged adulterated or miss labeled Cannabis products
- Cannabis and Cannabis products that have failed testing
- Cannabis and Cannabis product side of expired
- Trash

Appropriate containers such as 55 gallon, NSF drums, green waste containers, recycling bins, and generic trash receptacles will be placed in the building.

Cannabis records of destroyed product

Records of destroyed raw materials and products will be kept and cross referenced by batch number, and skew the weight or volume as appropriate will be recorded along with the method

- Public areas will be swept mopped sanitized and dusted at least once a day
- Public High touch surfaces will be sanitized periodically throughout the day, and after a big rush also at the end of the day
- Food and drinks will be prohibited within the public zone only distribution agents using the designated break room will be permitted to consume food, and beverages
- There will be sufficient space for the placement of equipment and storage of materials as his necessary for the maintenance of sanitary operations
- Litter and waste will be promptly remove disposed of to minimize the development of odorant, minimize the potential for the Waze attracting, and has her just passed the operating system for waste disposal be maintained in an adequate Manor, pursuant to the regulations. We will use local garbage waste pick up.
- floors, walls and ceilings will be constructed in such a manner that they are made to be adequately kept clean and in good
- There will be adequate safety lighting in all processing and storage areas as well as areas where equipment and utensils are **cleaned**

Facilities and cleaning logs

Room and equipment maintenance logs will be posted in each room on a clipboard in the facility. These logs will be updated daily with each scheduled cleaning and maintenance action being log by a DC eden employee.

Litter and waste removal

DC Eden will employ standard operating procedures for controlled waste management for its facilities. All litter and waste generated from normal facility operations will have a defined path of disposal. We will use the local refuse and garbage pick up service in our area. Litter and waste will be promptly disposed of, and put into the proper receptacle systems for waste, disposal or recycling. We will maintain good working condition to prevent the litter and waste from becoming a source of contamination in areas of cannabis storage. We will take old garbage out daily or more as needed

Hazardous materials

Hazardous waste is defined as any substance no longer in use that has chemical and or biological properties that may harm and danger employees materials, or the environment if handle them properly, there are a variety of safety provisions that regulate the management storage and disposal of hazardous waste, DC Eden will fully comply with stated regulations to ensure the safety and health of our employees clients and customers

Hazardous Waste Material Handling

If DC Eden begins to handle any Oil or mixture containing a hazardous material which has a quantity at any time during the reporting year equal or greater to those listed below DC Eden will complete a hazardous material business plan HMBP and submit a copy to the local agency currently understood to be Humboldt county DHHS division of environmental health.

- 500 pounds for solid hazardous material
- The following amounts for liquid hazardous material

Noise plan

This will be a very quiet business and not make any noise pollution. Exhaust fans installed in this facility are quiet series, which means they run very quietly. This is silly. The businesses run indoors the retail and distribution located inside of the building. If there are any complaints from neighbors, we will address them immediately and remediate the situation.



DC EDEN, INC \$15006 PROPERTY DIAGRAM

APN: 077-331-032-000



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

DC EDEN, INC IS APPLYING FOR A CANNABIS DISTRIBUTION LICENSE IN ACCORDANCE WITH THE HUMBOLDT COUNTY CANNABIS REGULATIONS. THE OPERATION IS LOCATED AT 3525 REDWOOD DR, REDWAY, CA. THE DISTRIBUTION PREMISES IS LOCATED ON THE FIRST FLOOR AND SECOND FLOOR IS A RESIDENCE. THE PROPERTY IS CURRENTLY ZONED COMMERCIAL SERVICES (C1). THE PROPOSED CANNABIS RETAIL LICENSE ON THE FIRST FLOOR AND ONE (1) PREMISES FOR AN EXISTING RESIDENCE ON THE SECOND FLOOR.

PROJECT INFORMATION:

APPLICANT:
DC EDEN, INC
RACHEL AND CLARK WORKSWICK
2450 REDWOOD AVE
GARBENVILLE, CA 95542

PROPERTY OWNER:
WEST RIVER LANE, LLC
P.O. BOX 1020
GARBENVILLE, CA 95542

SITE ADDRESS:
APN: 077-331-032-000
3525 REDWOOD DR, SUITE B
REDWAY, CA 95560

PROPERTY SIZE = ±0.31 ACRES
GENERAL PLAN DESIGNATION = COMMERCIAL SERVICES

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS BASED ON THE 2015 GIS DATA, HUMBOLDT COUNTY. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- ALL AREAS OUTSIDE OF THE CANNABIS ACTIVITIES ARE USED IN ACCORDANCE TO THE HUMBOLDT COUNTY LAND USE DESIGNATION.

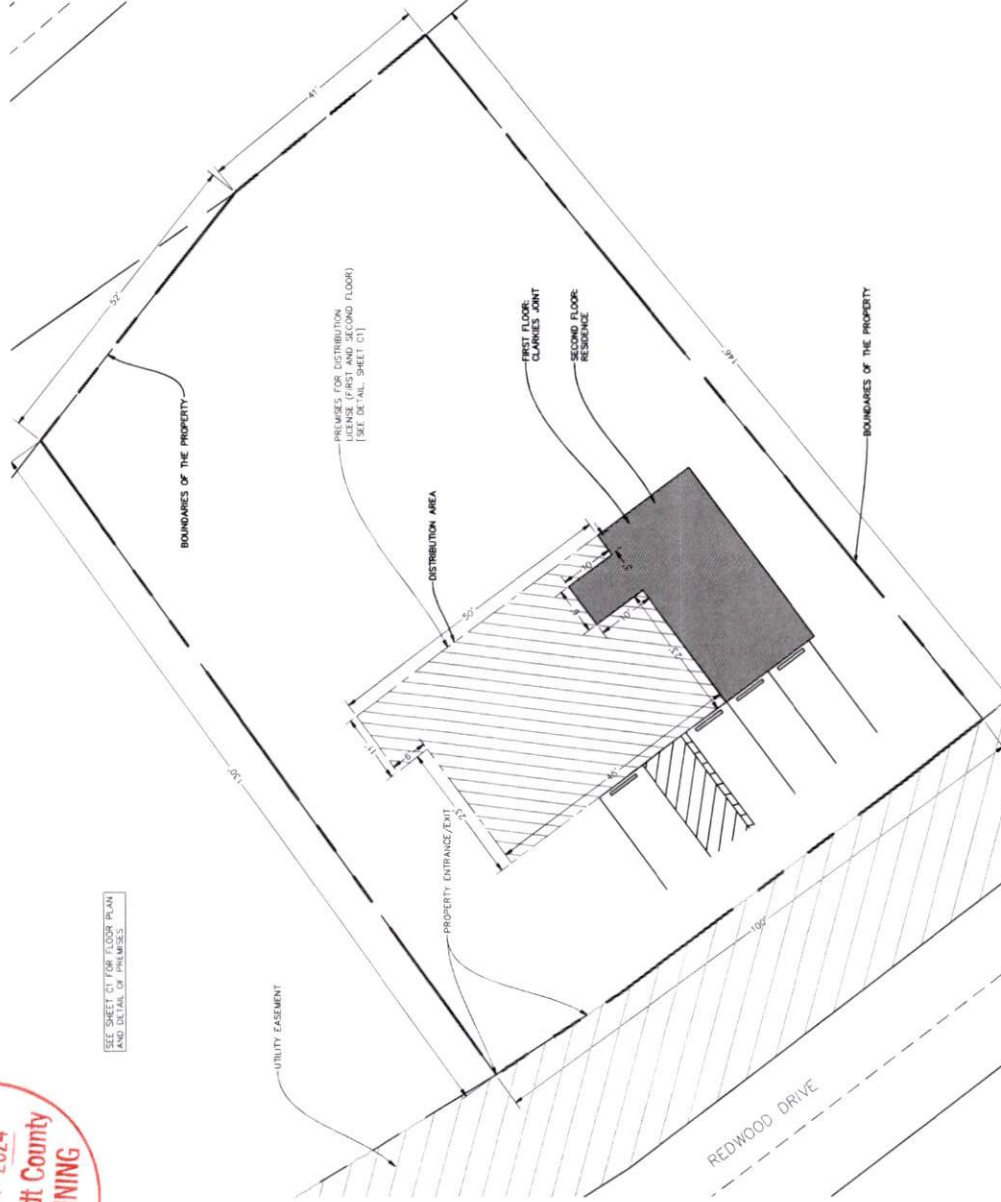
PREMISES PLAN

22x34 SHEET 1"=10'
11x17 SHEET 1"=20'

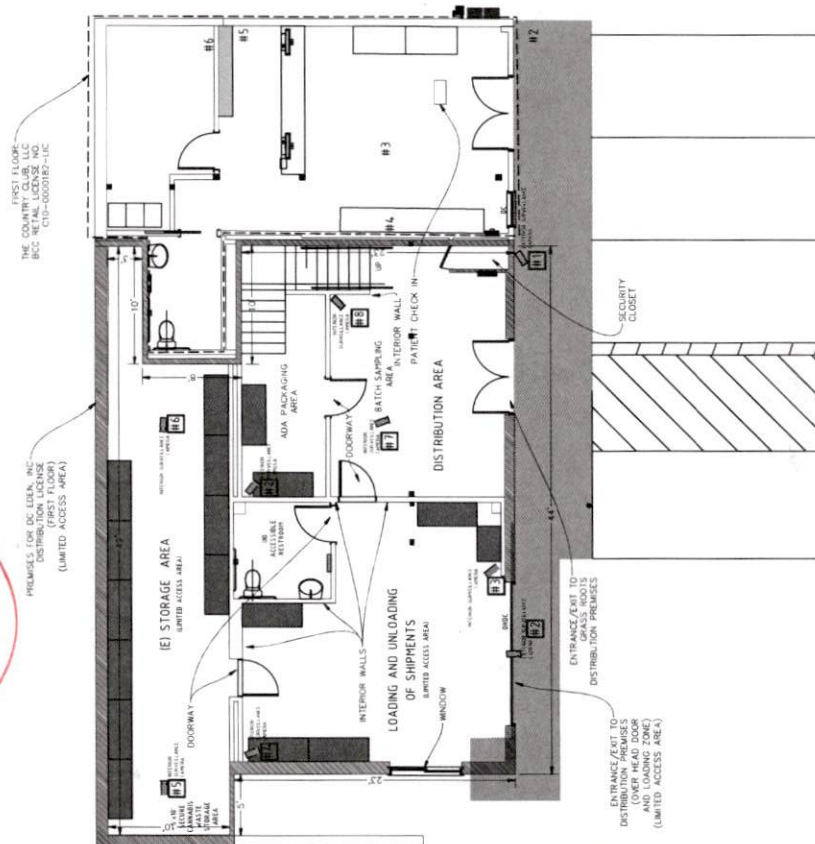
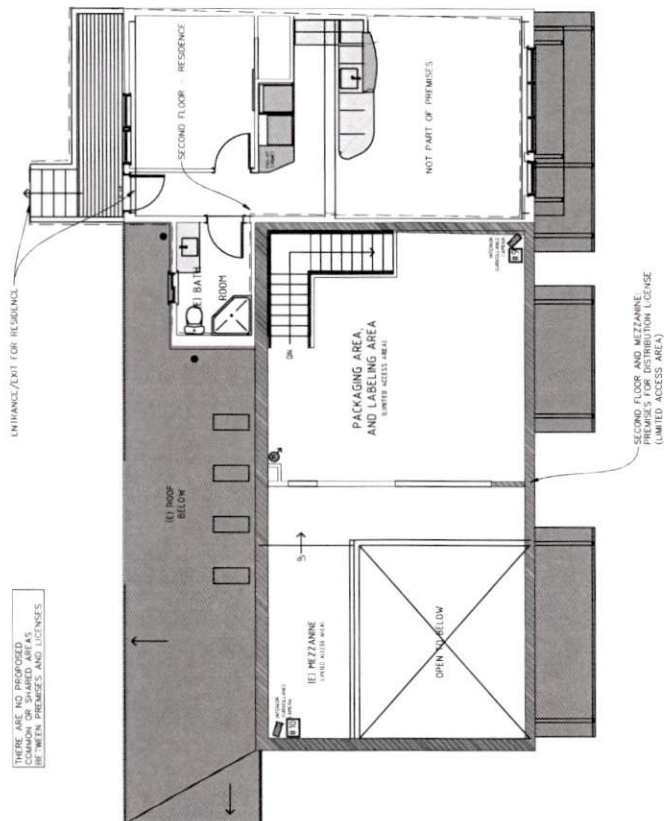
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SHEET INDEX:

- CO - PREMISES DIAGRAM, VICINITY MAP, & PRELIMINARY CANNABIS LICENSE
- C1 - DETAILED FLOOR PLANS



THERE ARE NO PROPOSED
COMMON OR SHARED AREAS
BETWEEN PREMISES AND LICENSES



SECOND FLOOR SECURITY PLAN

22x34 SHEET: 1"=5'
11x17 SHEET: 1"=10'

FIRST FLOOR SECURITY PLAN

22x34 SHEET: 1"=5'
11x17 SHEET: 1"=10'

GRASS ROOTS DISTRIBUTION, LLC
REDWAY, CA
DETAILED FLOOR PLAN

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SHEET
C1

9-110