



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: August 3, 2017

To: Humboldt County Planning Commission

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

Subject: **Humboldt County Indoors, Inc Conditional Use Permit**
Application Number 11968
Case Numbers CUP17-027
Assessor's Parcel Numbers (APN) 507-261-020
5200 Boyd Street, Arcata, CA 95521

Table of Contents

Page

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5

Maps

Location Map	6
Zoning Map	7
Assessor Parcel Map	8
Aerial Map	9
Topo Map	10
Site Plan	11

Attachments

Attachment 1: Recommended Conditions of Approval	14
Attachment 2: Staff Analysis of Evidence Supporting the Required Findings	20
Attachment 3: Applicant's Evidence in Support of the Required Findings	27
Attachment 4: Referral Agency Comments and Recommendations	42

Please contact Rodney Yandell, Planner, at 707-268-3732 or by email at ryandell@co.humboldt.ca.us if you have any questions about the scheduled item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 3, 2017	Subject Conditional Use Permit	Contact Rodney Yandell
---------------------------------------	--	----------------------------------

Project Description: A Conditional Use Permit for an indoor commercial medical cannabis operation. The operation will occupy a 10,000 square foot (SF) space inside an existing commercial structure, and is the second phase of a two phase project for an indoor commercial medical cannabis operation. Phase 1 was a Zoning Clearance Certificate (ZCC-16- 006) for 5,000 SF of cultivation and was approved on August 25, 2016. The subject property is served by an existing on-site sewage disposal system and water from the McKinleyville Community Services District. The applicant's cultivation methodology will employ a water recirculated system using a series of interconnected four (4) 5,000 gallon tanks. Per the applicant's submitted information, the water and nutrient delivery system will produce zero effluent during operations. The water recirculation tanks will be located inside the existing structure. The operation includes the following two uses that are ancillary and appurtenant to the described 10,000 square foot medical cannabis operation: 1) a 2,800 SF nursery/propagation space; and 2)a 2,250 SF production room to be used for on-site processing, both of which were approved as part of ZCC-16-006. Per the applicant, there will be an average of 10 employees, and 15 employees at peak operations.

Project Location: The project is located in Humboldt County, in the Arcata area, on the north side of Boyd Road, approximately 0.5 mile north of the intersection of Giuntoli Lane and Boyd Road, at 5208 Boyd Road.

Present Plan Land Use Designations: Exclusive Agriculture (EXCL AGRI), Arcata 1966 (ARC66), Density: N/A, Slope Stability: Relatively Stable (0).

Present Zoning: Limited/Light Industrial (ML)

Case Number: CUP17-027

Application Number: 11968

Assessor Parcel Numbers: 507-261-020

Applicant
Humboldt County Indoors, Inc
Attn: John Wiegman
5200 Boyd Street
Arcata, CA 95521

Owner
Stephens Jim R & Rosale HWJT
PO Box 2371
McKinleyville, CA 95519

Agent
Rain & Zepp Inc.
Beorn Zepp
517 3rd Street. Suite 30
Eureka, CA 95501

Environmental Review: CEQA Exemption Section: 15301-Existing Facilities

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

Major Issues: None

HUMBOLDT COUNTY INDOORS, INC.
Case Numbers CUP17-023
Assessor's Parcel Numbers 507-261-020

Recommended Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Humboldt County Indoors, INC. Conditional Use Permit subject to the recommended conditions.

Executive Summary: Humboldt County Indoors, Inc. (HCI) is seeking a Conditional Use Permit for an indoor commercial medical cannabis operation. This project is the second phase of a two-phase project, where Phase 1 was a Zoning Clearance Certificate (ZCC-16-006) for a 5,000 SF cultivation approved in August 25, 2016. Phase 2 would include a 10,000 SF designated space inside the existing commercial structure as well as two areas that are ancillary and appurtenant to the described operation: 1) a 2,800 SF nursery/propagation space; and 2) a 2,250 SF production room to be used for on-site processing, both of which were approved as part of the Phase 1 ZCC-16006.

The proposed facility for medical cultivation activity is zoned Limited/Light Industrial (ML). The CMMLUO identified industrially zoned properties as sites where intensive cannabis related activities could be allowed subject to the issuance of a conditional use permit. The maximum size of the cultivation area specified for indoor cultivation for parcels within this zone where this activity is permitted is 10,000 SF. A conditional use permit is a discretionary permit, meaning to approve the requested cultivation area the Planning Commission must consider whether the findings required for permit approval can be met for the described project.

Operations

HCI will expand its current 5,000 SF indoor grow operation to 10,000 SF, adding a 5,000 SF grow room on either side of the two existing 2,500 SF grow rooms. The existing propagation/nursery and production rooms will remain unchanged. Existing nursery operations primarily include cloning and rooting. After plants have been transplanted, they are moved to the grow room until flowering has completed. Plants are then cut and hung in the dry/trim room. Processing is done using mechanical trimming machines operated by two employees per machine. Employees are required to use sterile equipment, lab coats, hair nets, and goggles. Following processing, the product is weighed and stored in a climate controlled environment in food grade containers. HCI will employ an average of 10 employees year-round with up to 15 during peak operations.

The facility is secured with a six-foot chain link fence and doors into the operation will remain locked at all times. No public access will be allowed in the maintenance, cultivation and processing areas. Doors will be equipped with alarm systems with motion activated cameras providing surveillance for the entire premise.

Access and Parking

The project is located in Humboldt County, in the Arcata area, on the north side of Boyd Road, approximately 0.5 mile north from the intersection of Giuntoli Lane and Boyd Road, at 5208 Boyd Road. The property can be accessed from 3 paved driveways directly north of Boyd Road, leading to a parking area that accommodates up to 54 vehicles.

Water Sources and On-site Wastewater System

HCI is entirely an indoor operation, as defined under the CMMLUO Section 55.4.7. The operation will use a Water Recirculation System to achieve a zero-waste water goal. Serviced from the McKinleyville Community Service District, fresh water will be periodically added to the operation but will be treated and reused entirely onsite. The Water Recirculation System will utilize storage tanks to allow dilution and settling of used nutrient water that is treated using a combination of ozone and ultraviolet light to remove pathogens. Following treatment, water is then diluted with fresh water to irrigate the operation. The site will store up to 10,000 gallons of fresh water in four, 2,500-gallon vinyl tanks, with an estimated daily usage of 1,000 gallons. The operation is entirely contained within the existing steel structure with no discharge. Per a voice mail message from Regional Water Quality Control Board staff on July 12, 2017, systems that are fully contained and do not result in discharge are exempt from that agency's permitting requirements. For the life of the project, it must be operated and maintained in accordance with County and State regulations, including this requirement for zero discharge.

Lighting and Electrical Service

Lighting for the operation will be provided using highly efficient 600 Lumigrow 650 LED lighting systems. Per Section 55.4.8.3 of the CMMLUO, electrical power for indoor operations shall be provided by on-grid power with 100% renewable source, on-site zero net energy renewable source, or with purchase of carbon offsets of any portion of power not from renewable sources. Services will be provided by PG&E, and HCI has enrolled in Green-e Energy Certified Renewables provided by PG&E's Solar Choice Plan to obtain 100% of its energy from solar.

Staff Recommendation

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

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

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

**Case Number: CUP17-027
Assessor's Parcel Number: 507-261-020**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves Humboldt County Indoors, Inc. Conditional Use Permit request.

WHEREAS, Humboldt County Indoors, Inc. submitted an application and evidence in support of approving the Conditional Use Permit to permit to occupy a 10,000 square-foot indoor cultivation in an existing commercial-industrial facility; and

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

WHEREAS, the project is exempt from environmental review per Section 15301 (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 Conditional Use Permit (Case Number CUP17-027); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 3, 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 proposed project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) State Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Number CUP 17-027 support approval of the project based on the submitted evidence; and
3. The Planning Commission approves the Conditional Use Permit Case Number CUP 17-027 as recommended and conditioned in Attachment 1 for CUP-17-027.

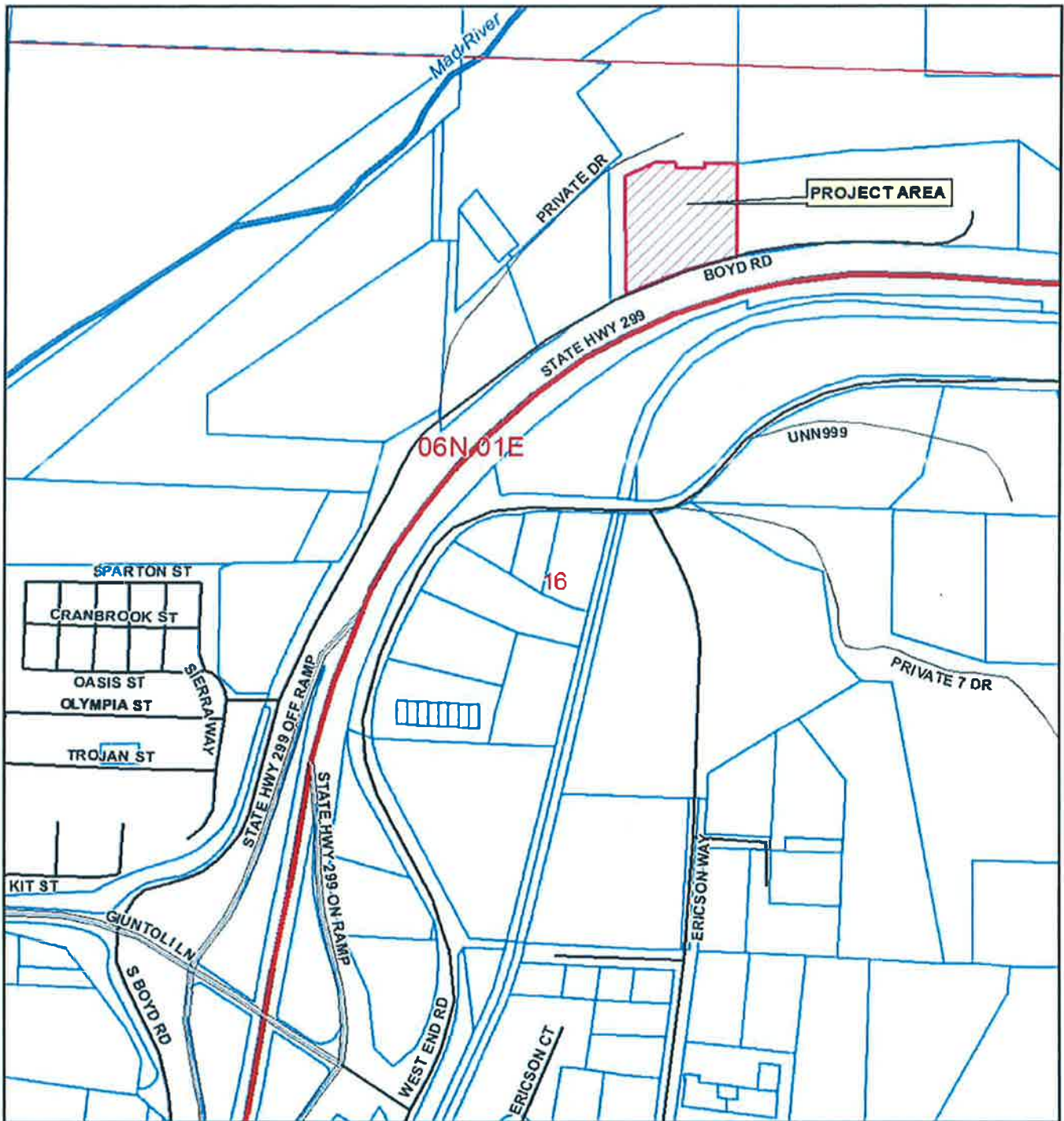
Adopted after review and consideration of all the evidence on August 3, 2017.

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 H. Ford
Director, Planning and Building Department



LOCATION MAP

**PROPOSED HUMBOLDT COUNTY INDOOR, INC
ZONING CLEARANCE CERTIFICATE
ARCATA AREA**

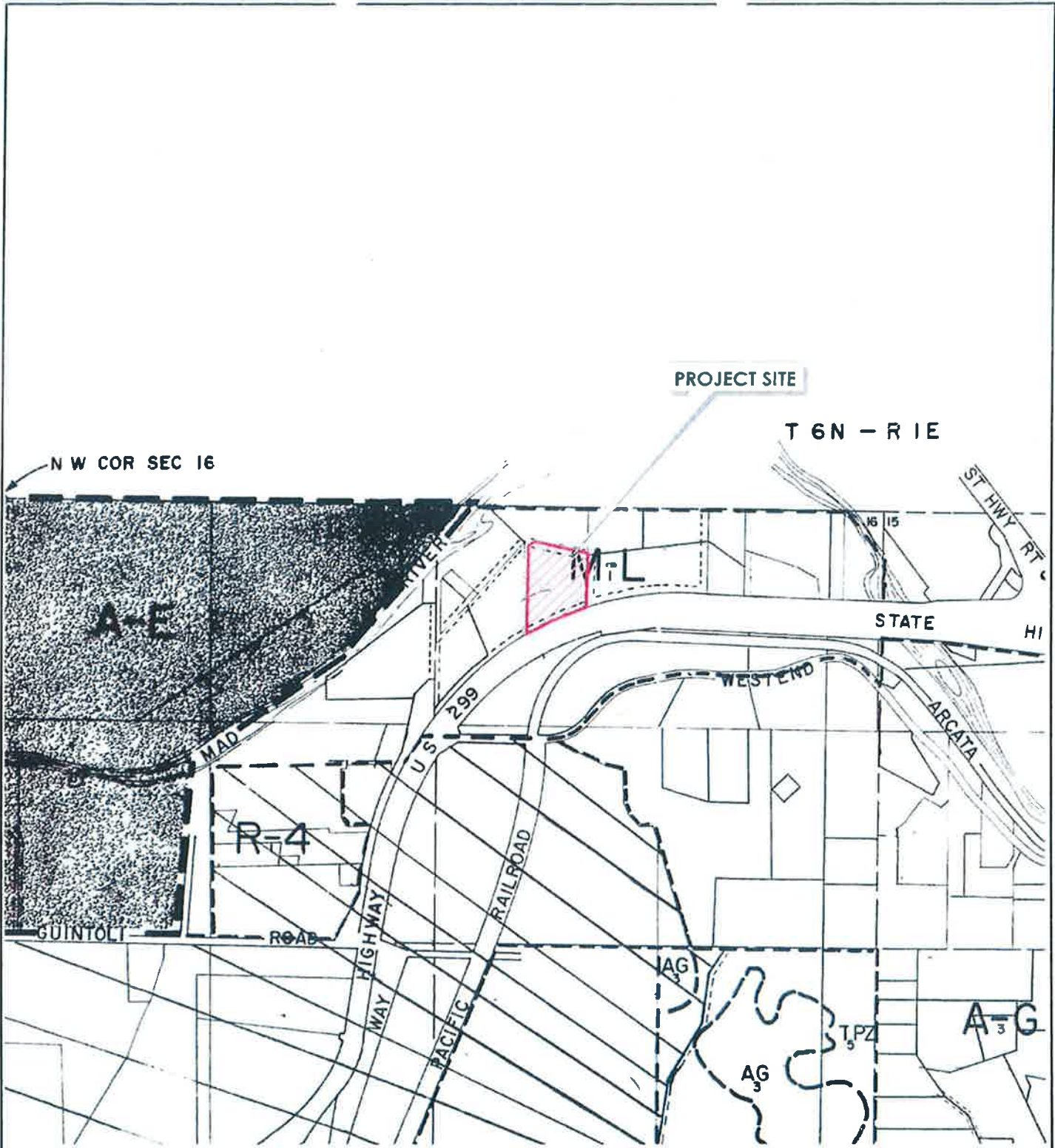
**ZCC-16-006
APN: 507-261-020**

T06N R01E S16 HB&M (Arcata North)

Project Area = 

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





ZONING MAP

**PROPOSED HUMBOLDT COUNTY INDOORS, INC
 ZONING CLEARANCE CERTIFICATE
 ARCATA AREA
 ZCC-16-006
 APN: 507-261-020
 T06N R01E S16 HB&M (Arcata North)**

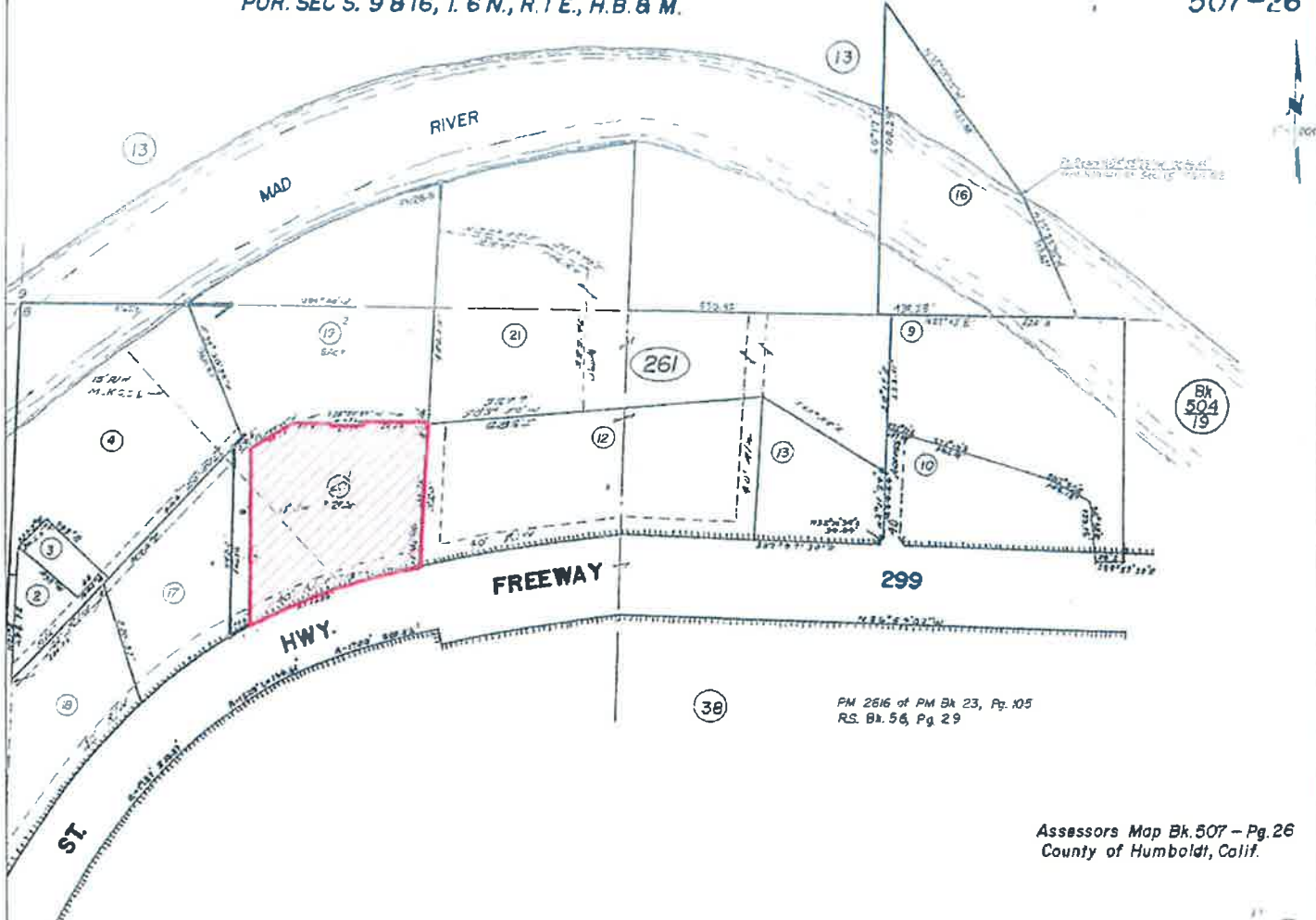
PROJECT AREA = 



MAP NOT TO SCALE

POR. SEC'S. 9 & 16, T. 6 N., R. 1 E., H. B. & M.

507-26



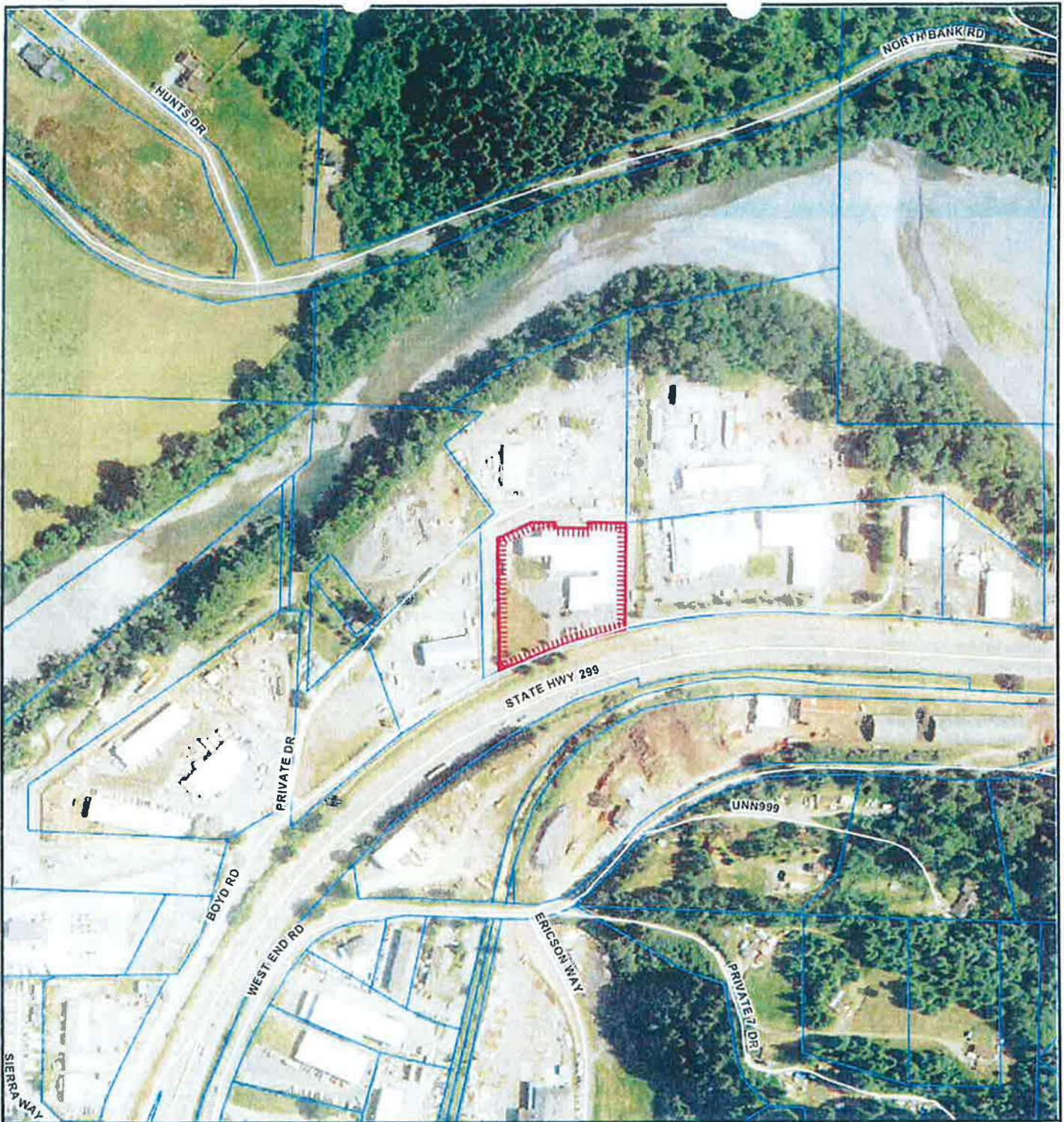
PM 2616 of PM Bk 23, Pg. 105
RS. Bk. 56, Pg. 29

Assessors Map Bk. 507 - Pg. 26
County of Humboldt, Calif.

PROJECT SITE = 

ASSESSOR PARCEL MAP
PROPOSED HUMBOLDT COUNTY INDOORS, INC
ZONING CLEARANCE CERTIFICATE
ARCATA AREA
ZCC-16-006
APN: 507-261-020
T06N R01E S16 HB&M (Arcata North)

MAP NOT TO SCALE



AERIAL MAP

**PROPOSED HUMBOLDT COUNTY INDOOR, INC
 ZONING CLEARANCE CERTIFICATE
 ARCATA AREA
 ZCC-16-006
 APN: 507-261-020
 T06N R01E S16 HB&M (Arcata North)**

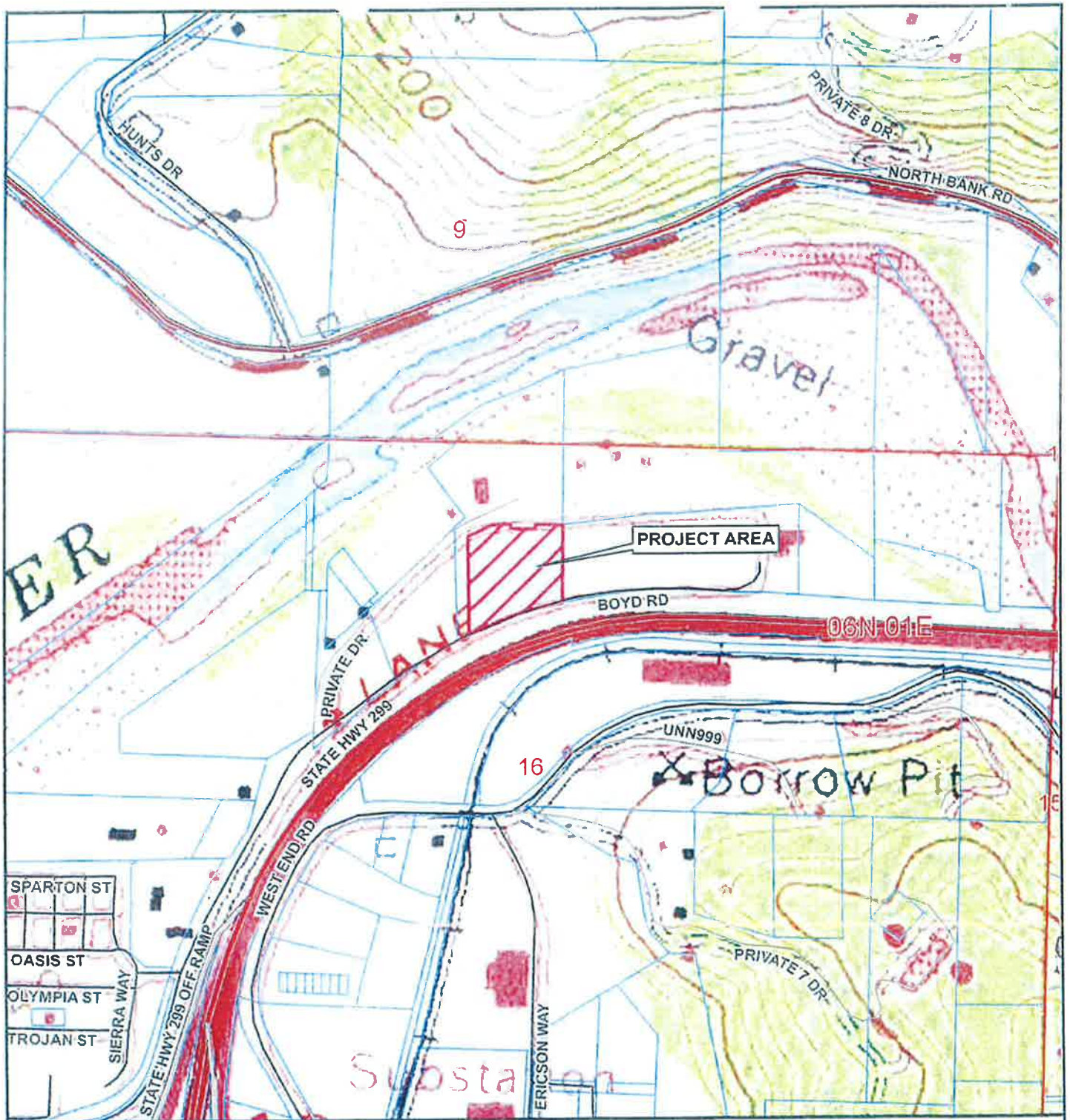
Project Area = 

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



0 250 Feet





TOPO MAP

**PROPOSED HUMBOLDT COUNTY INDOOR, INC
ZONING CLEARANCE CERTIFICATE**

ARCATA AREA

ZCC-16-006

APN: 507-261-020

T06N R01E S16 HB&M (Arcata North)

Project Area = 

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



785 ft to corner of nearest house

Private access road to adjacent property

Accessible parking spot
20' long x 14' wide

F Full size parking spot
18' long x 9' wide

C Compact parking spot
16' long x 8' wide

driving and parking areas accessed from Boyd Rd paved. Parking areas behind building gravel

Total area commercial indoor = 22050 SF
Total number employees nursery = 10

Total area cabinet shop = 11950 SF
Total employees cabinet shop = 8

Total number employees = 18
Total employees based on area = 28
Total number of parking spaces = 54

FPH - Fertilizer, pesticide, herbicide storage area

Buildings and parking issued and finalized per 1994 and 2006 permits

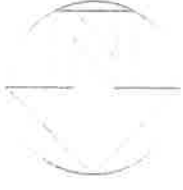
Portion of building this tenant improvement

nearest house

address sign listed building tenants

Revised

Miller Farms storage yard security fence

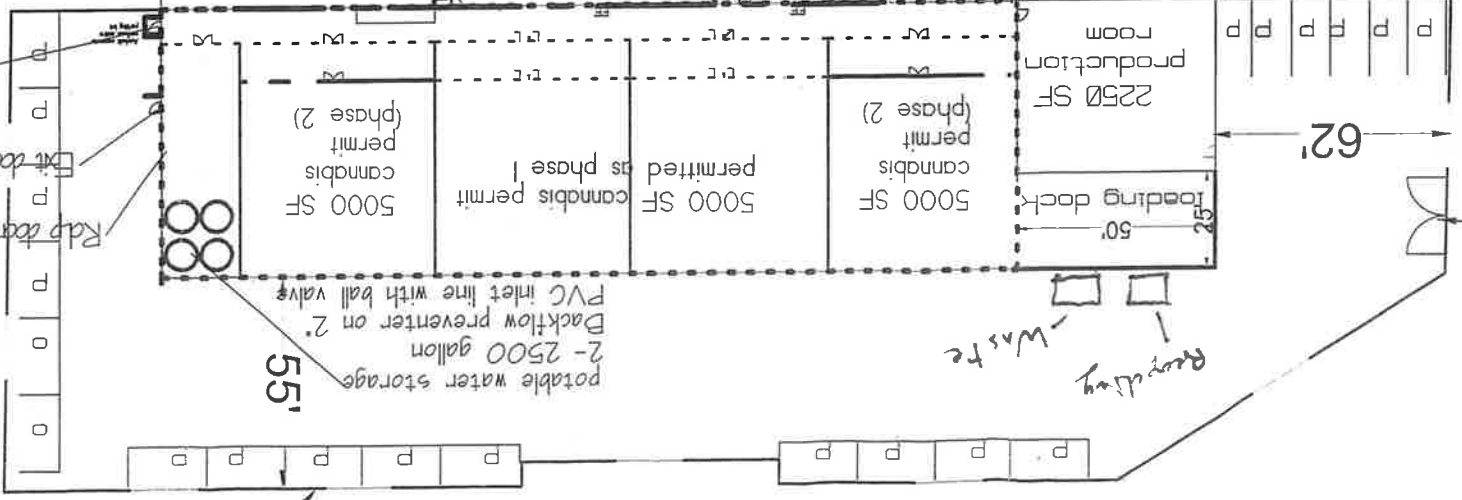


4' x 5' concrete landing outside door

Ramp door
Exit door

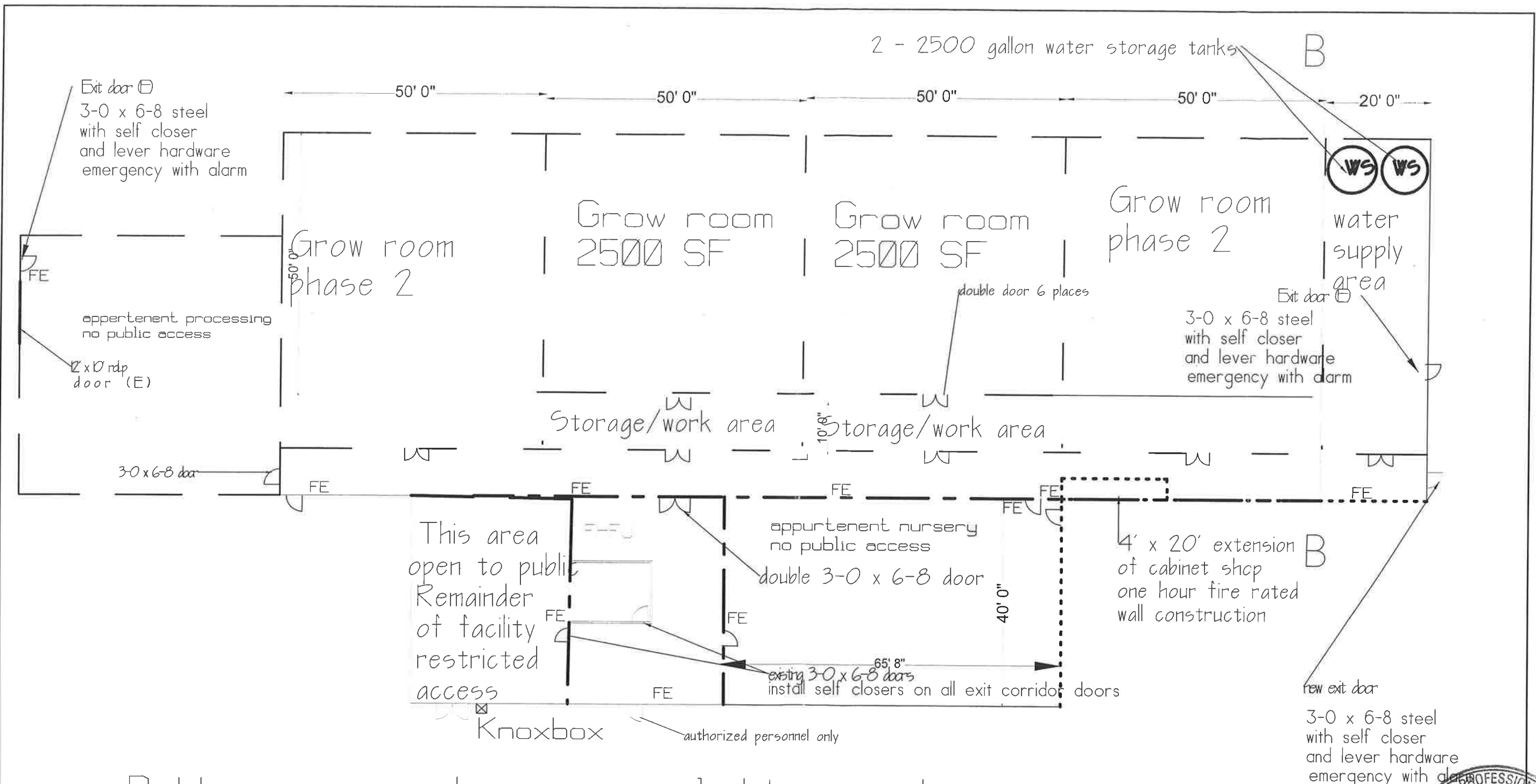
potable water storage 2-2500 gallon
Backflow preventer on 2" PVC inlet line with ball valve

Graveling
Waste



Plot plan
OWNER: JR Stephens Co - AP # 507-261-20
SCALE: 1" = 50'
ADDRESS: 5208 Boyd Road, Arcata, CA
DATE: 1-5-17
DRAWN BY: M. Chapman
TRBLD8

CHAPMAN ENGINEERING
 RCE # 040330
 P.O. Box 2756
 Ukiah, CA 95519
 (707) 839-0298

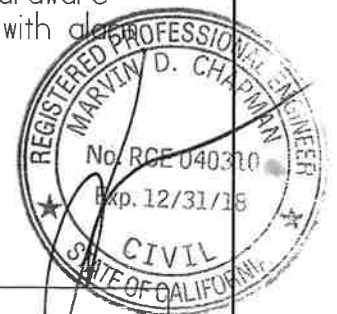


Battery powered emergency light in each room
 each exit door shall have an exit/emergency light

FE - 2A/10BC fire extinguisher
 FHFU - fertilizer, herbicide, fungicide storage area

Exit door hardware lever type
 operable with one hand with no
 more than five lb effort

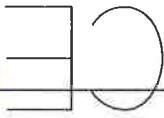
Building construction Type II-N (existing)
 and Type II-B (new)



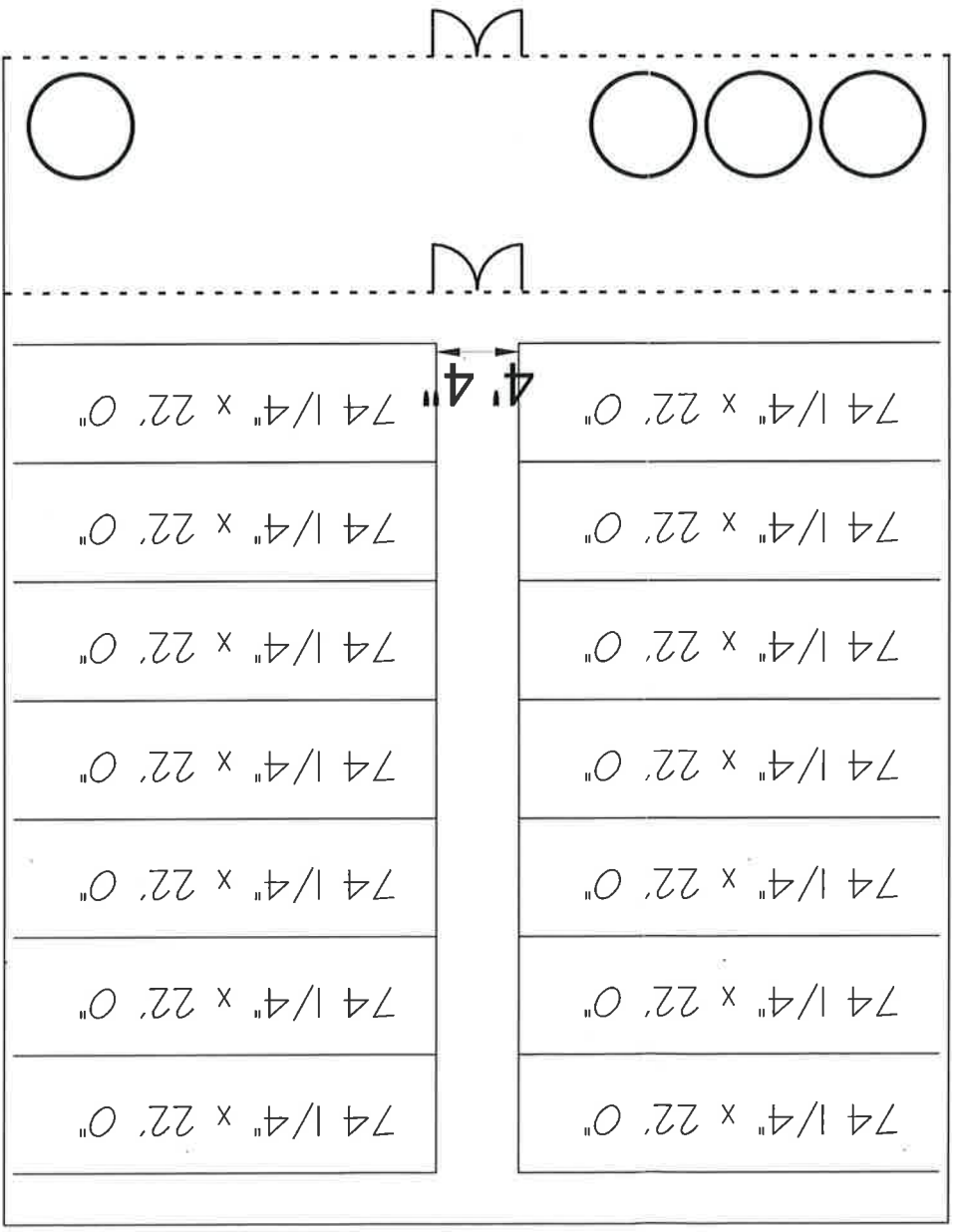
CE CHAPMAN ENGINEERING RCE # 040310 P.O. Box 2756 McKinleyville, CA 95519 (707) 839-0298	Fire Department exiting & extinguisher plan			
	OWNER:	J R Stephens Co - AP # 507-261-20		
	SCALE:	1" = 20'	ADDRESS:	5208 Boyd Road, Arcata, CA
	DATE:	1-5-17	APPROVED BY:	Marvin Chapman
	CADD FILE:	JTBUILD8	DRAWN BY:	M. Chapman
		SHEET 3 OF 7		

OWNER: J R Stephens Co - AP # 507-261-20		SCALE: 1" = 10'		ADDRESS: 5208 Boyd Road, Arcata, CA	
DATE: 7-13-17		APPROVED BY: Marvin Chapman		DRAWN BY: M. Chapman	
CADD FILE: 07-13-17		SHEET 2 OF 2			

CHAPMAN ENGINEERING
 RCE # 040310
 P.O. Box 2756
 Ukiah, CA 95516
 (707) 839-0298



Typical hydroponic tray layout plan



○ = 1500 gallon water reservoir



**ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL**

Approval of the Conditional Use Permit is conditioned on the following terms and requirements which must be satisfied before the release of the building permit.

Development Restrictions

1. The applicant shall be responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
2. Applicant shall obtain from the Building Inspection Division any Building or other required permits prior to commencing construction activities or the approved use. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan.
3. The water and nutrient delivery system shall be controlled and operated so that it will produce zero discharge during operations. The water recirculation tanks shall be located inside the existing structure. A change of cultivation methodology that results in discharge shall require a modification of this permit.
4. The approved building plans 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.
5. The approved building plans 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.
6. 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 with the building permit application for review and approval by the Building Official.
7. 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 a.m. and 7:00 p.m. on Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or nationally recognized holidays.

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 Cultivation and Operations Plan, and the approved project site plan, and floor plan. Hours of operation are limited to 8 am - 5 pm. Access to the rooms where commercial cannabis is present shall be restricted so that no one under the age of 18 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. A permit modification shall be accompanied by the applicable fees as adopted by the Board of Supervisors, and all other application materials in accordance with Humboldt County Code. All excess soils, or other operation by-products, shall be disposed at an approved location.
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 (MCRSA), 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 MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
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, where applicable.
6. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when 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.** Aside from the improvements described in the project description, 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 cultivation operations shall use the following best management practices to ensure the safety of employees and the cultivation product:
 - A. Ensure that the space in which any Medical Marijuana product is to be cultivated 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. Clean all equipment, counters and surfaces thoroughly; and
 - c. Dispose of any waste produced during the cultivation 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. Have a comprehensive training manual that provides step-by-step instructions for cultivation of medical marijuana 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 including:
 - Emergency procedures to be followed by employees in case of a fire, chemical spill or other emergency
 - Accident reporting and investigation policies;
 - Fire prevention
 - Materials handling policies;
 - Job hazard analyses; and
 - Personal protective equipment policies, including respiratory protection.
 - 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.
- F. Provide adequate training to every employee prior to that individual undertaking any activity associated with the cultivation of 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.
- G. Maintain clear and comprehensive records of the name and signature of every individual who engaged in any step related to the cultivation of any Medical Marijuana product and the step that individual performed.
- H. 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.
- I. 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.

16. Persons engaging in the cultivation of any Medical Marijuana product shall:

- A. Be over 18 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 cultivation 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 cultivation 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 cultivation of any Medical Marijuana product.
17. Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation, shall be provided by on-grid power with 100% renewable source, on-site zero net energy renewable source, or with purchase of carbon offsets of any portion of power not from renewable sources. Permittee shall maintain records sufficient to demonstrate compliance with this standard.
 18. Consent to annual on-site inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday-Friday, 9:00am -5:00 pm, excluding holidays).
 19. Pay all applicable application and annual inspection fees.
 20. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Informational Notes:

1. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section 5097.98 of the Public Resources Code shall apply (see at <http://www.nahc.ca.gov/profguide.html>).

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.

Staff Analysis of the Evidence Supporting the Required Findings

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

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

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation).
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan Consistency. The following table identifies the evidence which supports finding that the project is in conformance with all applicable policies and standards in the Framework Plan (FRWK) and the Arcata General Plan (ARC66).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: Exclusive Agriculture, (ARC66)	Agricultural and agriculturally related uses are allowed.	The MMRSA, Health and Safety Code section 11362.777(a) provides that medical cannabis is an agricultural product, subject to extensive state and local regulation. The CMMLUO provides for the cultivation and processing of medical cannabis within the zoning districts where agriculture is a principally permitted use, with limits and in compliance with performance standards that will preserve space for more traditional agricultural activities that supply food and fiber contributing to a diverse economic base. Indoor cultivation is permitted only in heavy commercial and industrial zones and only in existing structures in agricultural zones so as to prevent conversion of agricultural land to commercial or industrial development of structures typically utilized for indoor cultivation. The proposed indoor cultivation occurs within an existing manufacturing facility.
Urban Limits: §2600 (FP)	New development shall be located within existing developed areas or in areas with adequate public services.	The project will be located within an existing developed area in a manufacturing facility with public services available. The parcel is served by an on-site wastewater treatment system.
Housing §2400 (FRWK)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	The project does not involve residential development.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Hazards §3200 (FRWK)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	According to the Flood Insurance Rate Map (FIRM) Panel No. 687, the project site is located in Flood Zone X, which is defined as "areas of minimal flooding". The project site is outside of the 100-year flood boundary as it is considerably elevated above the Mad River. Geologic hazard maps of the Framework Plan show the slope instability of the property to be relatively stable so the proposed development is not likely to be subject to geologic hazards. The parcel is in an area of High Fire Hazard rating. All applicable referral agencies that have provided comments have recommended approval of the project and have not identified any issues relating to hazards.
Biological Resources §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.
Cultural Resource Protection §3500(FRWK)	New development shall protect cultural, archeological and paleontological resources.	The project was referred to the Northwest Information Center and due to the lack of any ground disturbance, no further study is required.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence
§314-3.2 ML-Limited Industrial §314-55.4.8.3 Approvals for Indoor Cultivation	<p>The Limited Industrial zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses.</p> <p>Indoor commercial cannabis cultivation of up to 10,000 square feet of cultivation is allowed with a Conditional Use Permit.</p> <p>Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation, shall be provided by on-grid power with 100% renewable source, on-site zero net energy renewable source, or with purchase of carbon offsets of any portion of power not from renewable sources.</p>	<p>The proposed project is a Conditional Use Permit for permitting up to 10,000 SF of indoor cultivation area in an existing commercial structure. The proposed use is an agricultural use that is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55 of the Humboldt County Code. The parcel was legally created through an approved Lot Line Adjustment (Record of Survey, Book 507, Pages 26 recorded July 1989), and the activity is consistent with the terms of said Record of Survey.</p> <p>The cultivation and operations plan in the project file documents the project is exclusively using power from PG&E's Solar and Renewable Energy program, which is 100% provided from renewable energy sources.</p>
Development Standards		
Minimum Lot Area:	1 acres	The subject parcel is approximately 4.32 acres.
Max. Lot Coverage:	25%	Greater than 50%; pre-existing manufacturing/light-industrial facility
Min. Yard Setbacks (through the SRA requirements):	Front: 50 feet; Rear: 50 feet; Side: 10% of average lot width but not less than 25 feet	Front: >50 feet; Rear: >50 feet, Side 39-62 feet
Max. Building Height:	75 feet	<75 feet

314-55.4 Indoor Commercial Cultivation of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§314-55.4.8.3 Indoor Cultivation	Indoor commercial cultivation of cannabis for medical use shall be a permitted use in zoning districts C-2, C-3, MB, ML, U (where developed as industrial use) and MH subject to a Zoning Clearance Certificate or Use Permit and the conditions and limitations set forth in this section.	The proposed project will permit up to 10,000 SF of indoor cultivation operation in an existing commercial structure. The subject property is correctly zoned ML-Limited/Light Industrial and the applicant will comply with all conditions of the MMLUO ordinance, as specified in the recommended conditions of approval.
§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 a total of two cannabis activity permits, less than the maximum to which the applicant is entitled.
§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 of the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit. Carbon offsets are provided through the PG&E Solar Choice Program.
§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 Conditional Use Permit Application in August 2016.

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4 Conditional Use Permit Findings	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	All responding referral agencies have either provided no comment or recommended approval of the proposed use. The proposed agricultural 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.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves an indoor cultivation operation on land zoned "ML – Limited/Light Industrial". The parcel was not inventoried as a source of potential residential housing. Therefore, the project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

6. Environmental Impact:

Consistent with the California Environmental Quality Act (CEQA), the project was evaluated for any potential adverse effects on the environment. Based on a site inspection, information in the application, a review of relevant references in the Department, and comments from affected agencies, staff has determined that there is no evidence before the Department that the project could have any adverse effect, either individually or cumulatively, on the environment.

The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities of the Guidelines for the Implementation of CEQA. Section 15301 exempts from environmental review the operation, repair maintenance, permitting, licensing, or minor alteration of existing private structures or facilities where involving negligible or no expansion of use. The proposed development will occupy a portion of an existing commercial structure of approximately 20,000 sq. ft. No use of

hazardous materials is proposed aside from the cleaning agents, fertilizer, pesticide and fungicide which will be kept and stored in a separate portion of the facility. The project site is in a light industrial area. The proposed project will not result in any significant adverse impact on the environment as the project will be completely within an existing facility and there will be no new land disturbance.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (Not Applicable)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attachment 3A)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not Applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attachment 3A)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Not applicable)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Not Applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption

or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On-file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Attached)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On-file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)

RAIN & ZEPP

A PROFESSIONAL LAW CORPORATION

517 3rd St. Ste 30 Eureka, CA 95501 Tel: (707) 442- 3034 Fax: (707) 445-5925
Email: tracyrain@rainzepplaw.com beornzepp@rainzepplaw.com

Michelle Nielsen, Senior Planner
Current Planning, Cannabis Services
3015 H Street | Eureka, CA 95501

March 16, 2017

RE: AMENDED DESCRIPTION OF CULTIVATION ACTIVITIES - WATER RESURCULATION SYSTEM

Humboldt County Indoors, Inc.
Application #: 10237
APN#: 50-261-020

Humboldt County Indoors, Inc. ("HCI, Inc.") hereby submits this Amended Operations Plan for inclusion in the file of the above application. Please do not hesitate to contact me at the above information if you have any questions.

HCI, Inc. will operate its indoor cultivation using the Water Recirculation System (the "System") shown in the attached Diagrams.

The System will allow HCI, Inc. to realize the goal stated in its original application of achieving zero waste water for its cultivation operation. As shown in the plan, water will need to be added periodically, but will not produce any waste because all used water will be treated and reused.

To save even more water and fertilizer HCI, Inc. will continue to experiment with nutrient concentrations within the settling tanks requiring, less space for water storage.

The System has the added benefit that it will eliminate the consumption and waste of soil and amendments. The flow through nature of the system simply uses much less material and produces very little waste material.

The System will utilize storage tanks to allow dilution and settling of used nutrient water for at least 48 hours. The waste water will then be mechanically treated using ozone and/or ultraviolet light, both of which use no added chemicals or leave behind no residues systems to remove any pathogens. The water will then be mixed with nutrient to achieve appropriate ratios and applied to the growing plants.

HCI, Inc. intends to implement the System during its initial cycle, in late March 2017.

Thank you!

Respectfully,



Beorn Zepp

Step by Step Example -

Diagram 1

Day 1

- Plants are watered with 5000 gallons of city water, producing 1000 gallons of runoff.
- 1000 gallons of runoff goes into Leach Tank 1, where it is diluted with 4000 gallons clean city water to a total of 5000 gallons.

Day 2

- Plants are again watered with 5000 gallons of clean city water, producing 1000 gallons of runoff.
- 1000 gallons of runoff goes into Leach Tank 2, where it is diluted with 4000 gallons clean city water to a total of 5000 gallons.
- Samples from Leach Tank 1 are sent to lab for detailed nutrient concentration.

Day 3

- Plants are again watered with 5000 gallons of clean city water, producing 1000 gallons of runoff.
- 1000 gallons of runoff goes into Leach Tank 3, where it is diluted with 4000 gallons clean city water to a total of 5000 gallons.
- Samples from Leach Tank 2 are sent to lab for detailed nutrient concentration.

Day 4

- Plants are again watered with 5000 gallons of clean city water, producing 1000 gallons of runoff.
- 1000 gallons of runoff goes into Leach Tank 4, where it is diluted with 4000 gallons clean city water to a total of 5000 gallons.
- Samples from Leach Tank 3 are sent to lab for detailed nutrient concentration.

Day 5

- Today we will begin the recirculation process.
- Water from Leach Tank 1 travels through disinfection machine, filling the reservoirs in each room of the facility.
- Using results from tests taken of Leach Tank 1 on Day 2, we replace the missing fertilizer within the solution, typically an 80% fertilizer solution.

- This will water entire facility, producing 1000 gallons of runoff which returns to Leach Tank 1 to be diluted with 4000 gallons of city water for a total of 5000 gallons.

- Samples from Leach Tank 4 are sent to lab for detailed nutrient concentration.

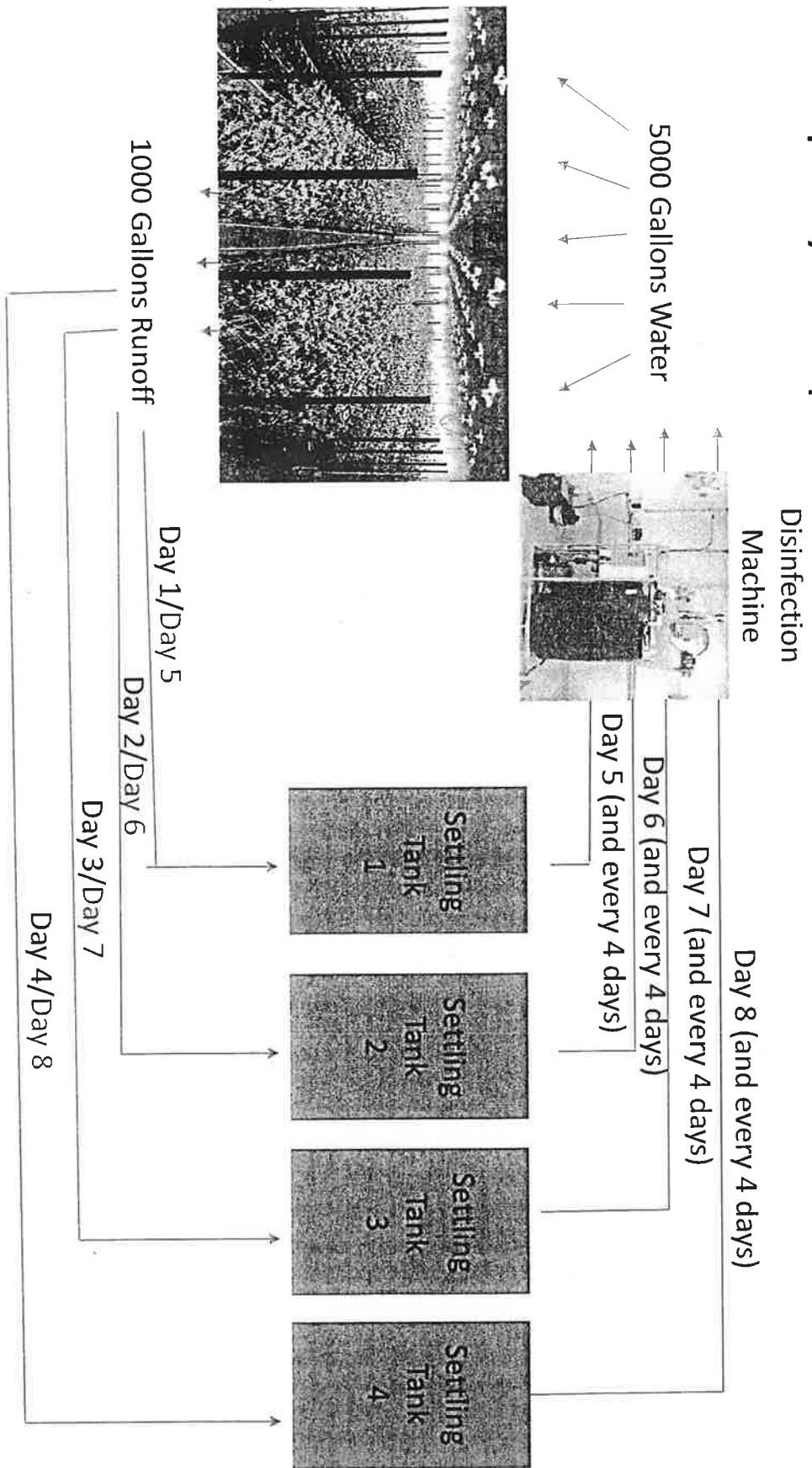
Day 6

- Using test results taken on Day 3 from Leach Tank 2, we will use Leach Tank 2 to repeat the process.

Volumes and timing will be adjusted as need to accommodate the actual consumption once implemented.

Step by Step

Diagram 2



Volumes and timing will be adjusted as need to accommodate the actual consumption once implemented.

CULTIVATION ACTIVITIES

Humboldt County Indoors, Inc. is an innovator in the cannabis industry and works constantly to access and implement the most efficient systems available. The operation may have a number of systems in operation at any one time, either for testing of new equipment or during a transition to superior systems that use less resources (water, power, nutrients etc.) and that produce less waste.

Of course, HCI, Inc. is also always striving to produce the highest quality products in the industry.

The project is entirely indoor cultivation, as defined under the Humboldt County Medical Land Use Ordinance.

Initially the project will utilize a flow through water growing system, with a recycling flood irrigation system, illuminated by highly efficient 600 Lumigrow 650 LED lighting systems.

HCI, Inc. will operate its indoor cultivation using the Water Recirculation System (the "System") as shown in the Diagram 1 and Diagram 2.

The System will allow HCI, Inc. to realize the goal of achieving zero waste water for its cultivation operation. As shown in the plan, water will need to be added periodically, but will not produce any waste because all used water will be treated and reused.

To save even more water and fertilizer HCI, Inc. will continue to experiment with dilution of nutrient concentrations within the settling tanks requiring, less space for water storage.

The System has the added benefit that it will eliminate the consumption and waste of soil and amendments. The flow through nature of the system simply uses much less material and produces very little waste material.

The System will utilize storage tanks to allow dilution and settling of used nutrient water for at least 48 hours. The waste water will then be mechanically treated using ozone and/or ultraviolet light, both of which use no added chemicals or leave behind no residues systems to remove any pathogens. The water will then be mixed with nutrient to achieve appropriate ratios and applied to the growing plants.

WATER SOURCE

The facility is served by the Water Department of the McKinleyville Community Services District. Fresh water will be stored in four 2,500-gallon vinyl tanks inside the steel building.

Irrigation will be a mixture of direct hand watering and automated irrigation systems.

The project will use an estimated 1,000 gallons per day.

SITE DRAINAGE

Entire operation is contained within the existing steel structure. There is no discharge from the operation. All waste water will be confined and collected for disposal by licensed operator. Detailed records will be kept of the volume and properties of the waste water. Waste water storage will be in vinyl tanks installed in the sunken concrete loading bay, providing secondary containment. The secondary containment has a capacity greater than the volume of the waste water tanks.

WATERSHED PROTECTION

This project does not expose the watershed to impacts.

**PROTOCOLS FOR PROPER STORAGE AND USE OF FERTILIZERS, PESTICIDES, AND
OTHER REGULATED PRODUCTS UTILIZED**

All regulated products including but not limited to, fertilizer, pesticides, fungicides, herbicides shall be kept within a separate locked portion of the facility. Access to this area will be restricted to authorized and qualified personnel.

PROCESSING PLAN

Processing will be done onsite in a separate secure area within the steel building (see plans for detail) by HCI, Inc. members. As with other areas of the operation, HCI, Inc. will be constantly innovating to improve quality of its product, and the efficiency of its operation.

SCHEDULE OF ACTIVITIES

Rooted cuttings, produced onsite, will be rotated into the four individual rooms on an as needed basis to fill vacant space. The plants will remain in the rooms for the duration of the flowering stage.

Plants will be evaluated for ripeness and harvested on an individual or batch basis and harvested at the optimum state of maturity.

Any given plant will require approximately ten weeks to reach optimum maturity. However, strains of cannabis vary in many significant ways, including the duration of the flowering period. Therefore, the specific flowering period may vary by up to 20 days.

Drying of plants will require approximately 21 days to complete the entire process.

SECURITY PLAN

All cultivation and related work will be conducted within the building shown on the site plan. The building is surrounded by a six-foot-high chain link fence except for a portion on the south side that contains the main exterior doors.

Access to the cultivation, maintenance and supply storage area will be through a steel walk through and rollup doors on the east and west sides of the building within the fenced area.

All doors will be locked at all times. Access through doors will be controlled by designated personnel of Humboldt County Indoors, Inc. The rollup door on the east end will be locked at all times with a padlock on the inside. No public access will be allowed in the maintenance, cultivation or processing areas.

All doors will be equipped with alarm systems programmed and equipped to notify Security Lock and Alarm of Eureka, California and a designated local representative of Humboldt County Indoors, Inc. Motion activated cameras are installed to cover the entire exterior and interior of the building at all times.

ELECTRICAL POWER SOURCE

Pacific, Gas & Electric

**ENERGY REQUIREMENTS DESCRIBED IN SECTION 314-55.4.8.3 OF THE
ZONING CODE**

**The project has enrolled in Green-e Energy Certified New Renewables provided by
PG&E's Solar Choice Plan. (see attached)**

ATTACHMENT 4
Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File
County Building Inspection Division	✓	Additional information required; submitted by applicant	✓
County Public Works, Land Use Division	✓	No comment	✓
Assessor's Office	✓	Approval	✓
Arcata Fire Protection District	✓	Additional information required; submitted by applicant	✓
CA Dept. Fish and Wildlife		No response	
Northwest Information Center		No response	
Bear River Band Rohnerville Rancheria		No response	
Big Lagoon Rancheria		No response	
Wiyot Tribe		No response	
Regional Water Quality Control Board		No response	
Humboldt Co. Agricultural Commissioner		No response	
McKinleyville Community Services District	✓	Approval	✓