



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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

Hearing Date: March 18, 2021

To: Humboldt County Planning Commission

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

Subject: **The Humboldt County Collective Conditional Use Permit Modification**  
Record Number: PLN-2020-16620  
Assessor's Parcel Number: (APN): 015-011-005  
1662 Myrtle Avenue #A, Eureka, CA 95501

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Please contact Rodney Yandell, Senior Planner, at (707) 445-7541 or by email at [ryandell@co.humboldt.ca.us](mailto:ryandell@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
March 18, 2021	Conditional Use Permit Modification	Rodney Yandell

**Project Description:** The Humboldt County Collective (THCC) is applying for a modification to a Conditional Use Permit to expand an existing dispensary to an adjacent storefront on same parcel. THCC proposes to expand thru renovation of the storefront at 1662 A Myrtle Avenue to accommodate patients' and customers' needs, while maintaining operational standards and compliance with the conditions outlined in CUP17-073. Once the renovation is complete, THCC will turn 1670 B Myrtle Avenue into long term non-cannabis storage until the County revisits potential consumption and use regulations. Renovation of 1662 A Myrtle Avenue will include installation of two dividing walls to separate the entry from the lobby, sales room, and restricted areas. The new space will be more than double the current footprint and allow for enhanced social distancing protocols. Staffing will remain at current levels for the expansion needs

**Project Location:** The project is located in the Eureka area, on the west side of Myrtle Avenue, approximately 340 feet south from the intersection of Park Street and Myrtle Avenue, on the property known as 1662 #A Myrtle Avenue.

**Present Plan Land Use Designations:** Commercial General (CG), Eureka Community Plan (ECP), Low instability.

**Present Zoning:** Neighborhood Commercial Zone (C-1).

**Record Number:** PLN-2020-16620

**Assessor's Parcel Number:** 015-011-005

**Applicant**

The Humboldt County Collective  
Attn.: Savannah Snow  
1662 Myrtle Avenue Ste. #A  
Eureka, CA 95501

**Owner**

You SY, Chhon, & Kour T Chau  
P.O. Box 144  
Eureka, CA 95501

**Agent**

Noetic Consulting, LLC  
Attn.: Nate Wittington  
326 I Street Ste. 123  
Eureka, CA 95501

**Environmental Review:** CEQA Exemption 15301 – Existing Facilities.

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

**Major Issues:** None.

**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 a 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 Modification based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed The Humboldt County Collective project subject to the recommended conditions.*

**Executive Summary:** The Humboldt County Collective (THCC) is applying for a modification to a Conditional Use Permit to expand an existing dispensary to an adjacent storefront on same parcel. THCC proposes to expand thru renovation of the storefront at 1662 A Myrtle Avenue to accommodate patients' and customers' needs, while maintaining operational standards and compliance with the conditions outlined in CUP17-073. Once the renovation is complete, THCC will turn 1670 B Myrtle Avenue into long term non-cannabis storage until the County revisits potential consumption and use regulations. Renovation of 1662 A Myrtle Avenue will include installation of two dividing walls to separate the entry from the lobby, sales room, and restricted areas. The new space will be more than double the current footprint and allow for enhanced social distancing protocols. Staffing will remain at current levels for the expansion needs

The project site is designated Commercial General (CG) by the Humboldt County General Plan and zoned Neighborhood Commercial (C-1). The project parcel is developed with two existing commercial buildings and paved areas for vehicle parking and circulation. According to the Humboldt Community Services District, water and sewer service is available to serve the site. Access to the project site is via Myrtle Avenue, a paved, county-maintained roadway. The County Public Works Department has determined Myrtle Avenue and the property's existing driveway to be adequate to accommodate the proposed use. Parking facilities are shared with other businesses located within the existing buildings and the project. The subject parcel is also developed with a second commercial building and is one of three parcels in the Myrtle Towne Shopping Center. The surrounding parcels to the north, south, and east contain other commercial uses. A multifamily residential complex is located to the west. The Dr. Greenthumb's Dispensary, an existing permitted medical cannabis dispensary (CUP16-632), is located on the adjacent parcel (015-011-029) approximately 75 feet from this dispensary project.

**Traffic Flow**

The traffic plan shall remain the same as the approved permit. Customers shall be directed to park in the rear of the parking lot and will walk thru the alley on the sidewalk to the front of the store. This method shall ensure adjacent businesses will not be adversely impacted by the expansion activities.

**Accessibility**

THCC will be able to accommodate ADA persons with handicapped parking at the original storefront location. All parking and customer parking lot flows shall remain the same as the current use. In addition, two parking spaces shall be available in front of the store. The ADA bathroom will not be made available for public use.

**Security**

This expansion will increase store security from product intake and storage through the use of the rollup security door at the back of the store and increased secure storage space which will reduce distribution frequency. Frosted security glass will be installed in the front of the store and bars installed over the high windows along the sides. Cameras will be installed according to operation plan and State requirements. There will be alarm sensors set up in all rooms, if there is movement a call will be placed to security company

and alarm will sound. Panic alarms will be within reach of employees, one in the bud room register and one in the drawer in the front room. There will be cameras in entry, bud room and parking lot. Cameras are Lorex brand, they record at 1080 with 30 frames per second, they are 24-hour recording and we are using a cloud-based storage for at least 90-day continual recording. The DVR box will be locked within a storage cabinet and recording at all times. Locks will be on all doors including pull down security door, side entrance, and marijuana storage room. Products will also be locked into storage lockers in a back room only accessible to employees. If anyone not employed by THCC and needs access to our marijuana storage room they must sign in with a clip board fastened to the wall at the entrance to the room. All employed by THCC wear name badges in clear plastic-coated holders that include, their picture at the size of 1 inch by 1.5 inch, their name, position, employee number, store name and both license numbers. They are required to wear them anytime they are on the clock. For security officers, THCC currently has two employees enrolled in the guard card program and there will be at least one of them on shift at all times.

### **Buffers**

THCC Dispensary site is located greater than 600 feet from the nearest school facility and complies with Section 55.3.9.3 of the Zoning Regulations.

Under the dispensary regulations the Planning Commission may regulate the location of a proposed medical cannabis dispensary by considering the potential impacts and cumulative impacts to the community as a whole and specifically on certain existing uses located within 600 feet of the proposed facility, including residential neighborhoods, churches, playgrounds, parks and licensed day care facilities, residential treatment facilities, and the cumulative impacts from the addition of another dispensary when there are other such facilities within 600 feet of the proposed new facility. Residences are located approximately 60 feet to the west of the premises. Within the Myrtle Towne Shopping Center complex, another permitted dispensary, Dr. Greenthumb's, is located on the opposite side of the same building on a different parcel approximately 75 feet walking distance away. The Code provides that the Planning Commission has the discretion to use proximity as a reason for denial of the application if the impact of a proposed new dispensary on these uses is "significant". To address any potential impacts due to proximity to other commercial or residential uses, Condition of Approval A.4 has been included requiring a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the collective prohibiting: loitering, smoking, or sharing of medicine on-site or within the project vicinity.

Environmental review for this Project was conducted and based on the results of that analysis, staff believes the existing cultivation of the Project can be considered "Existing Facilities" as defined by Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. This facility is existing and no changes or alterations are proposed.

Based on 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 all of the required findings for approving the Conditional Use Permit Modification.

### **Staff Recommendation**

Staff recommends that the Planning Commission describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions. Given the evidence provided by the applicant(s) and comments from participating referral agencies, the Planning and Building Department believes that the project may be found categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.

**ALTERNATIVES:** The Planning Commission could elect not to approve the modification or require the applicant to submit further evidence or modify the project. These alternatives could be implemented if the Planning Commission is unable to make all of the required findings. Planning Division staff believes that the

required findings to support project approval can be made. Therefore, Planning staff does not recommend the alternatives identified above.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 21-**

**Record Number PLN-2020-16620  
Assessor's Parcel Number: 015-011-005**

**The Planning Commission makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves The Humboldt County Collective Conditional Use Permit Modification request.**

**WHEREAS**, The Humboldt County Collective submitted an application and evidence in support of approving a Conditional Use Permit Modification for the continued operation of an existing cannabis dispensary and distribution facility to be relocated to 2,742 square feet of an existing office/retail building on the same parcel;

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

**WHEREAS**, the project is exempt from environmental review per Section 15301 (Existing Facilities) of the CEQA Guidelines; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit Modification (Record Number PLN-2020-16620); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on March 18, 2021.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Planning Commission that:

1. The project is categorically exempt from environmental review pursuant to Class 1, 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and
2. The Planning Commission makes the findings for approval in Attachment 2 of the Planning Commission staff report for Record Number PLN-2020-16620 based on the submitted substantial evidence; and
3. Conditional Use Permit Modification (Record Number PLN-2020-16620) is approved as recommended and conditioned in Attachment 1 for Record Number PLN-2020-16620.

Adopted after review and consideration of all the evidence on March 18, 2021.

The motion was made by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

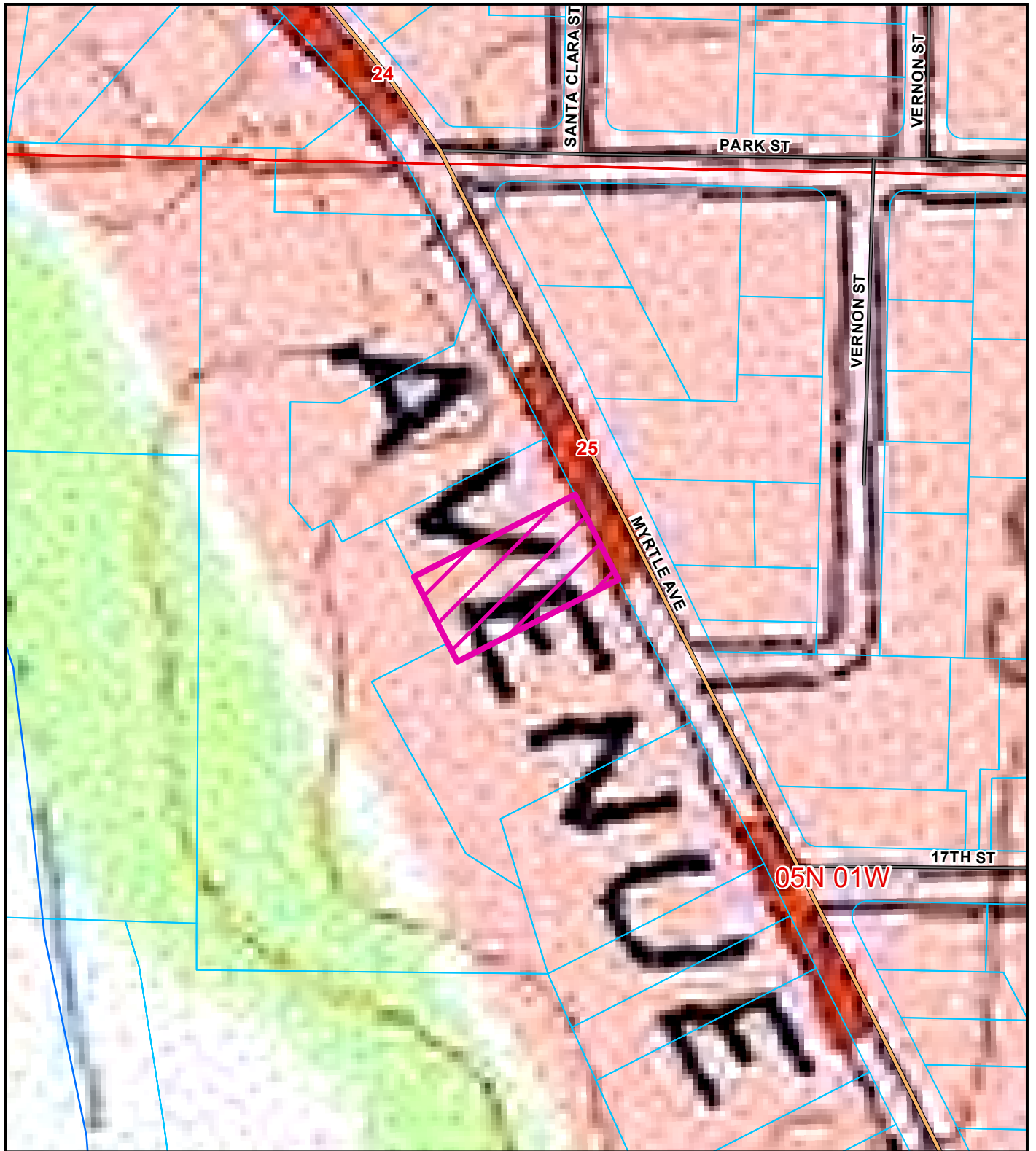
ABSENT: Commissioners:

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.

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John Ford, Director  
Planning and Building Department



**TOPO MAP**  
**PROPOSED HUMBOLDT COUNTY COLLECTIVE**  
**EUREKA-MYRTLE AREA**  
**PLN-2020-16620**  
**APN: 015-011-005**  
**T05N R01W S25 HB&M (EUREKA)**

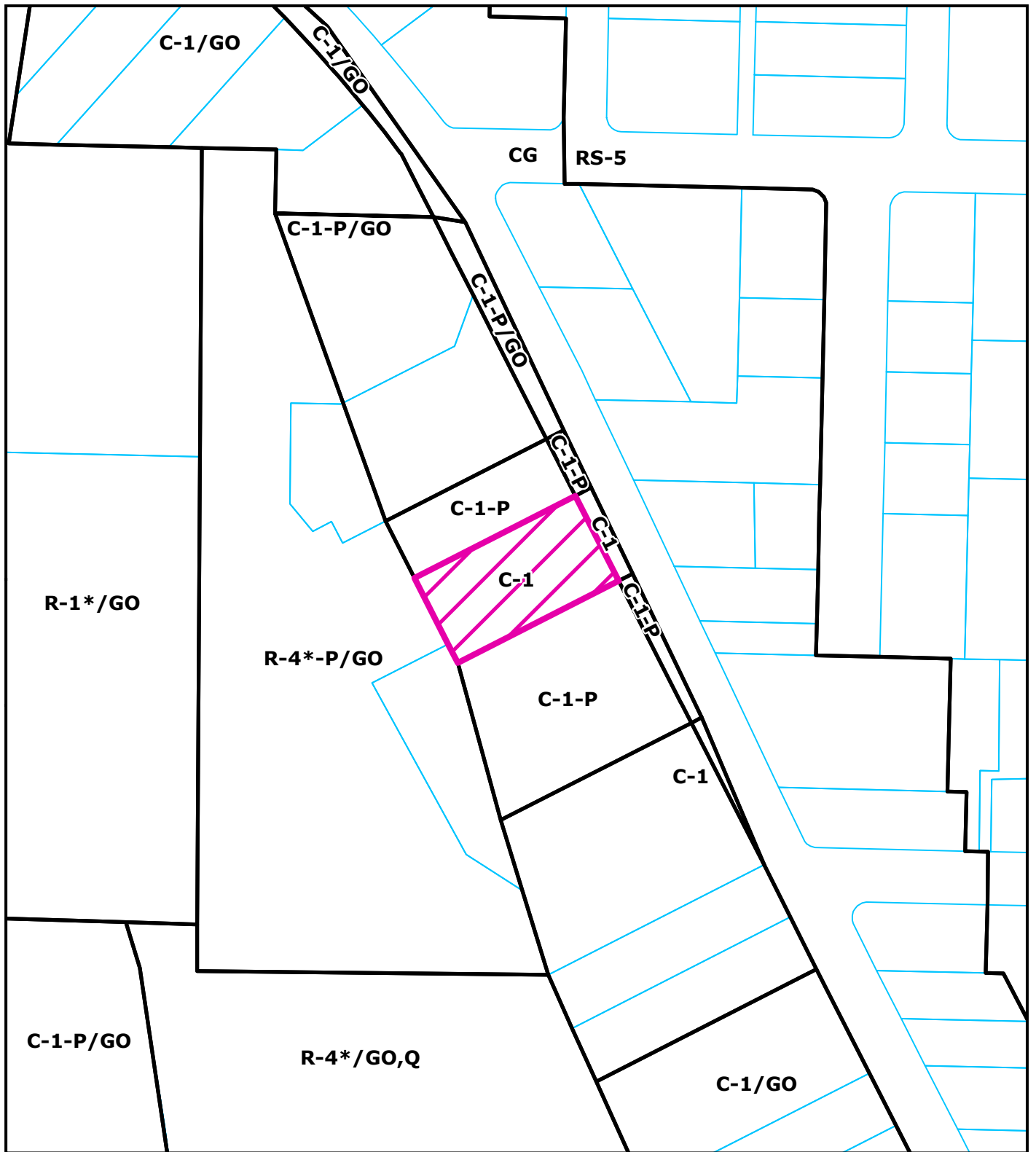
**Project Area =** 

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.

0 165 330 Feet







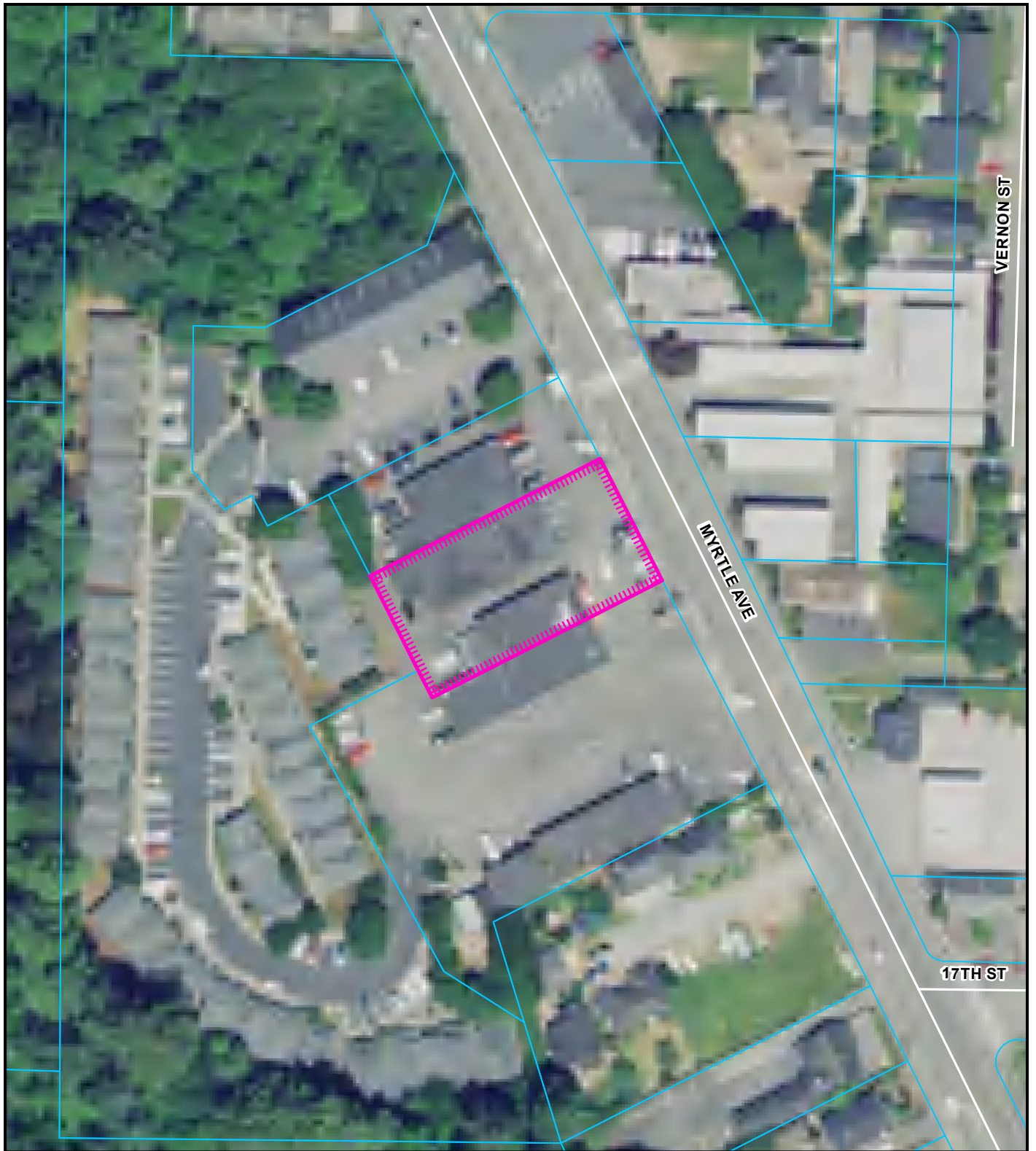
Project Area = 

**ZONING MAP**  
**PROPOSED HUMBOLDT COUNTY COLLECTIVE**  
**EUREKA-MYRTLE AREA**  
**PLN-2020-16620**  
**APN: 015-011-005**  
**T05N R01W S25 HB&M (EUREKA)**

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.

0 165 330 Feet






Project Area = 

**AERIAL MAP**  
**PROPOSED HUMBOLDT COUNTY COLLECTIVE**  
**EUREKA-MYRTLE AREA**  
**PLN-2020-16620**  
**APN: 015-011-005**  
**T05N R01W S25 HB&M (EUREKA)**



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.

0 115 230 Feet



Map of Myrtle Ave showing the project location. A large circle highlights the area around the intersection of Myrtle Ave and John Hill Rd. A black arrow points to a small rectangle on Myrtle Ave, labeled "PROJECT LOCATION". The map includes street names: Harrison Ave, Hill Ave, Myrtle Ave, Hoover St, Santa Clara St, Vernon St, John Hill Rd, Terrace Way, 15th St, 16th St, 17th St, 18th St, and 19th St. A north arrow is located in the bottom left corner.

THERE ARE NO SCHOOLS, CHURCHES OR PARKS WITHIN 600 FT RADIUS. THERE IS A RECENTLY APPROVED DISPENSARY AT 1674 MYRTLE AVE. (SHOWN ON THIS PLAN).

NOT TO SCALE

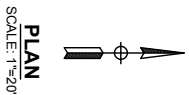
2. SURVEY LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
3. PROPERTY LINES ARE APPROXIMATE (FROM HUMBOLDT COUNTY RECORDS BOOK 51 OF SURVEYS PAGE 148).
4. CONTOURS SHOWN HEREON ARE FROM THE USGS NATION ELEVATION DATASET.
5. IMAGE SHOWN HEREON IS FROM BING.
6. NO TREES WILL BE REMOVED FOR THIS PROJECT.

OWNER: THE HUMBOLDT COUNTY COLLECTIVE

APN: 015-011-005

APN: 015-011-005  
SITE ADDRESS: 1662 MYRTLE AVE. EUREKA, CA 95501  
0.61 ACRES

80 PARKING SPACES TOTAL. 3 HANDICAP.



**GRAPHIC SCALE MEASURES 1 INCH  
ON FULL-SIZE PLANS.**

[illegible]

(707) 601-1558    [humboldtcraftingservices@yahoo.com](mailto:humboldtcraftingservices@yahoo.com)

THCC EXPANDED CANNABIS DISPENSARY LOCATION  
1662 MYRTLE AVE. EUREKA, CA  
PLOT PLAN

APN: 015-011-005

DRAWN	JDB
CHECK	NW
APPROVED	NW
DATE	6-23-2020
JOB NUMBER	6.23.2020
SHEET	33

# GO.1

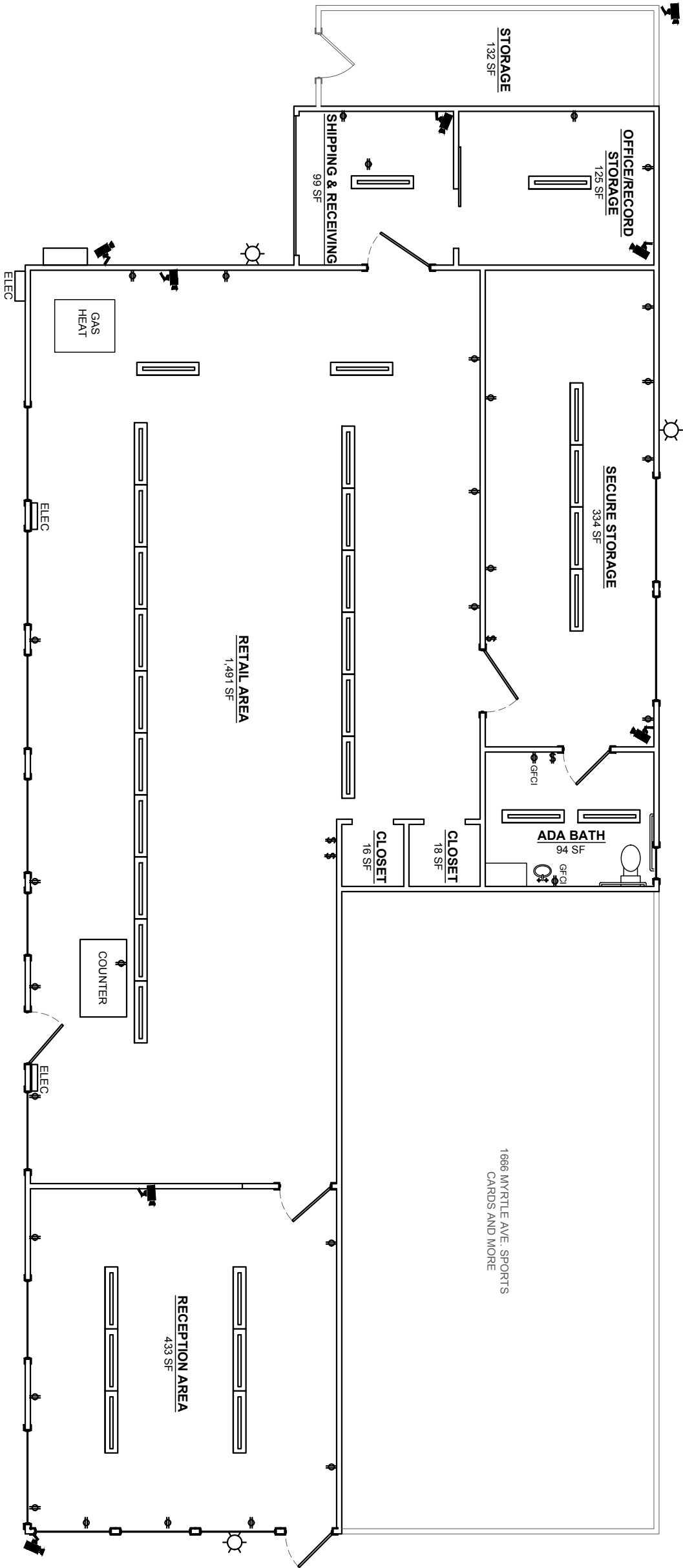


WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
①	6	4'-6" x 4'-6"	WOOD FRAMED
②	1	5'-0" x 1'-3"	WOOD FRAMED
③	1	5'-0" x 2'-0"	WOOD FRAMED
④	1	4'-0" x 2'-0"	WOOD FRAMED
⑤	4	6'-0" x 2'-0"	WOOD FRAMED
⑥	2	6'-0" x 4'-6"	WOOD FRAMED



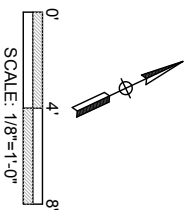
**HDS**  
HUMBOLDT DRAFTING  
SERVICES

(707) 601-1558    [humboldtcraftingservices@yahoo.com](mailto:humboldtcraftingservices@yahoo.com)



 SURVEILLANCE CAMERA  
 SECURITY LIGHT

**PLAN**  
SCALE: 1/8" = 1'-0"





A map showing the project location in Myrtle Ave. A large black circle is drawn around a section of Myrtle Ave, with a label 'PROJECT LOCATION' and an arrow pointing to a small rectangular area within the circle. The map includes several streets: Harrison Ave, Hill Ave, Myrtle Ave, Hoover St, Santa Clara St, Vernon St, John Hill Rd, Terrace Way, 15th St, 16th St, 17th St, 18th St, and 19th St. A north arrow is located in the bottom left corner.

1. THERE ARE NO SCHOOLS, CHURCHES OR PARKS WITHIN 600 FT RADIUS. THERE IS A RECENTLY APPROVED DISPENSARY AT 1674 MYRTLE AVE. (SHOWN ON THIS PLAN).

NOT TO SCALE

2. ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT
3. PROPERTY LINES ARE APPROXIMATE (FROM HAMLID LUT COUNTY RECORDS BOOK 51 OF SURVEYS PAGE 148)
4. CONTOURS SHOWN HEREON ARE FROM THE USGS NATIONAL ELEVATION DATASET.
5. IMAGE SHOWN HEREON IS FROM Bing.
6. NO TREES WILL BE REMOVED FOR THIS PROJECT.

## OWNER: THE HUMBOLDT COUNTY COLLECTIVE

APN: 015-011-005  
SITE ADDRESS: 1662 MYRTLE AVE. EUREKA, CA 95501  
0.61 ACRES



**HDS**  
HUMBOLDT DRAFTING  
SERVICES

(707) 601-1558    [humboltdraftingservices@yahoo.com](mailto:humboltdraftingservices@yahoo.com)

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APN: 015-011-005

DRAWN	JDB
CHECK	NW
APPROVED	NW
DATE	6-23-2020
JOB NUMBER	6.23.2020

SHEET 31

# GO.1

## **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 RELEASE OF THE BUILDING PERMIT AND INITIATION OF OPERATIONS.**

#### **A. General Conditions**

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 Planning and Building Department that no building permits are required, shall satisfy this condition.
2. Prior to the issuance of the building permit, the applicant shall obtain a business license from the Humboldt County Tax Collector.
3. To ensure the safety of the customers, the applicant shall have a qualified laboratory test samples of all cannabis for pesticides, herbicides, mold, mildew, and pests.
4. Due to the collective's proximity to residential land uses and other commercial land uses (including a cannabis dispensary on an adjacent parcel), the collective shall retain a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the collective, prohibiting loitering, smoking, or sharing of medicine on-site or within the vicinity. Collective members who violate the terms of this permit shall be subject to suspension and/or exclusion from membership.
5. 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.
6. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOE and will charge this cost to the project.
7. 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.

#### **B. Operation Restrictions**

1. The hours of operation shall be in accordance with Humboldt County Code and State regulations.
2. The business will provide adequate security on the premises, including lighting, alarms, and law enforcement notification, to ensure the safety of persons and to protect the premises from theft. The business shall retain a security guard or designated staff member to monitor the parking lot during hours

of operation and enforce rules of the dispensary prohibiting loitering, smoking or sharing cannabis onsite or within the vicinity.

3. The business shall operate at all times in conformance with the provisions of Humboldt County Ordinance #2554, including the Operating Standards in Section 314-55.3.11 and the requirement for annual Performance Review Reports per Section 314-55.3.12.
4. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
5. The business shall not hold or maintain a license from the California Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.
6. The business shall maintain records of all patients using only the identification card number issued by the County, or its agent, pursuant to California Health and Safety Code Section 11362.7 et seq., as protection of the confidentiality of the cardholders, or a copy of the written recommendation.
7. The business shall follow the staff screening process as detailed in the Operations Manual that includes a criminal background check for employees and prohibiting the employment of any person with a prior felony conviction for the sale and/or distribution of a controlled substance.
8. As identified under the 2008 Attorney General Guidelines (for the Security and Non-Diversion of Marijuana Grown for Medical Use), the collective shall "track and record the source of their marijuana," and keep records of its division and distribution.
9. The business shall permit the Planning Director or his/her designee to have access to the entity's books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination 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 24 hours after the request from the Planning Director or his/her designee.
10. All compensation to grower/members providing excess medicine to the collective shall be made by check instead of cash as soon as banking is available. The grower/member shall provide or verify his/her Social Security Number (SSN) to the collective in association with each transaction. SSNs will be kept on file with the collective and used to file 1099 forms for each grower/member at the end of each fiscal year.
11. The Humboldt County Collective Dispensary shall provide the Planning Director or his/her designee, the Sheriff, and all neighboring property owners within 300 feet of the establishment with the name and telephone number of an on-site representative of the collective to whom one can provide notice if there are operating problems associated with the facility. The collective shall make every good faith effort to encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per Section 312-14 of the Humboldt County Code.
12. There is to be no loitering on or about the premises at any time. Further, the Sheriff shall provide to the Planning Director and/or his/her designee a list of any complaints and law enforcement related problems associated with the collective, upon request.
13. The business shall participate in inspections to verify that all cannabis is being distributed in compliance with all state and local regulations. Inspections are intended to ensure that grower-members are legal and compliant in the numbers of plants they grow, and that growing is done in a safe and sustainable manner, away from public view and inaccessible to minors.
14. A review fee for conformance with conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid



to the Humboldt County Planning Division, 3015 H Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.

15. Patients younger than 18 will not be allowed membership except under special circumstances where they can provide "documentation of a serious condition for which treatment with medical cannabis has been recommended."
16. Methods used to track inventories, quantities, and distribution between verified members will match "standard industry procedures" which includes the following:
  - All incoming cannabis will be assigned a lot number which will be retained as cannabis is subsequently divided and distributed to members.
  - All cannabis will be tracked by the gram.
  - Quickbooks or similar software shall be used as a point of sale to record transactions, inventory, invoicing, and revenue-related record keeping.
17. Patients shall receive medicine in individual units no more than twice during a 24-hour period. Patients are required to take the medicine directly home and not to share it with anyone. Membership shall be immediately revoked for any patient found violating this rule.
18. The cannabis cooperative, collective, or delivery service shall be inspected by the Humboldt County Sheriff or his/her designee and either members of the Code Compliance Division of the Planning and Building Department or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission, to determine if the cooperative, collective, or delivery service is in compliance with its Conditional Use Permit and Operations Manual. After payment of the inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the medical marijuana collective, cooperative, or delivery service for inclusion in its "Performance Review Report" to the Planning Commission.
19. Noncompliance by the cannabis collective, cooperative, or delivery service in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" per Section 314-55.3.12 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 the code section 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).

**C. Ongoing Requirements/Development Restrictions Which Must Continue to be Satisfied for the Life of the Project**

1. Operations shall be consistent with the project description, Site Plan, Floor Plan, and the Plan of Operations as modified by Conditions of Approval B.1 through B.19 inclusive.
2. Applicant shall submit a request for agency review for substantial conformance on any proposed changes of the operation, including but not limited to changes to operational procedure or policy. Changes in operation may be processed as a minor deviation if all the findings of Section 312-11.1 can be made.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
4. Future signage proposals are subject to review and approval by the Planning Director.
5. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set

forth in the Humboldt County Dispensaries Ordinance and the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), as may be amended from time to time, as applicable to the permit type.

6. 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.
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. The operation shall be inspected annually and the Planning Commission shall be provided a "Performance Review Report." The annual monitoring and reporting requirement allows for adaptive management of the facility and annual evaluation of operational performance by the Planning Commission and Planning staff. Review of the report permits County staff and the applicant to review the adequacy of the operational restrictions, and, if appropriate, develop ways to better address any neighborhood impacts that may arise.
9. The applicant and successors in interest shall participate in the METRC program administered by the State of California.

#### **D. Informational Notes**

1. Applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. This permit shall expire and become null and void at the expiration of one year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.
3. The applicant is 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 Planning and Building 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.
4. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
5. Cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Dispensaries Ordinance and the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), as may be amended from time to time, as applicable to the permit type.
6. The project operator shall possess 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.

7. The project operator shall possess a current, valid permit or license, issued by the Humboldt County Department of Health and Human Services-Environmental Health Division.
9. Transfer of any leases or permits approved for this project is subject to the review and approval of the Planning Director for conformance with Section 314-55.3 of the zoning regulations. The fee for required conformance with conditions review shall accompany the request. The request shall include the following information:
  - A. Identifying information for the new owner(s) and management as required in an initial permit application;
  - B. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - C. The specific date on which the transfer is to occur;
  - D. Acknowledgement of full responsibility for complying with the existing permit.
10. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

## ATTACHMENT 2

### 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, Sections 312-1.1.2 (Legal Lot Requirement) and 312-17.1 of the Humboldt County Code (Required Findings for All Permits), specify the findings that are required to grant a Conditional Use Permit:

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

1. **The proposed development must be consistent with the General Plan.** The following table identifies the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan 2017, Open Space Plan, and Open Space Action Program.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4  Land Use Designations Section 4.8	<b>Commercial General (CG):</b> Lands that because of their location, access, and availability of services are suitable for commercial development. Allowable land uses vary and include retail sales, retail services, essential services, health care services and similar compatible uses. Floor to Area Ratio is 3.	The modification proposes relocating an existing use to a tenant space on the same parcel within 2,742 square feet of an existing office/retail building. Health care and retail services are allowable use types for this designation.
Circulation Chapter 7	Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5)  Related policies: C-P3, Consideration of Transportation Impacts in Land Use Decision Making.	The project site is located on Myrtle Avenue in Eureka within the Myrtletowne Shopping Center. THCC dispensary is accessed by either a three-lane paved driveway from Myrtle Avenue through APN 015-011-029, which has one lane entering the parking lot and two lanes exiting it with clear demarcation, or a two-lane driveway that is located on the subject parcel. There is a public bus stop in front of the nearby Myrtletowne Liquor and John's Cigar shop.  A declaration regarding business and related parking activity at the Myrtletowne Shopping Center (Attachment 3) indicates approximately 851 customers typically visit the shopping center per day. THCC typically receives 280 customers per day (31 per hour), the largest number of any businesses in the shopping center. Dr. Greenthumb's (cannabis dispensary) would not provide any customer information.  In January of 2018 an engineer performed an evaluation of traffic and customers at THCC business to determine if a separate dispensary, Dr. Greenthumb's, would have ample parking for their proposed dispensary. The engineer recommended that the alley leading back to THCC be posted as one-way traffic. The alley has been designated as such with arrows painted on the asphalt. With the improvements completed for the Dr. Greenthumb's dispensary, the parking lot and travelled ways within the shopping center are functioning appropriately for the existing uses. The Public Works Department has recommended approval of the project with no further requirements.

<b>Relevant Plan Section(s)</b>	<b>Summary of Applicable Goal, Policy or Standard</b>	<b>Evidence Which Supports Making the General Plan Conformance Finding</b>
Housing Chapter 6	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	The project is within the Housing Opportunity Zone but does not involve residential development. The project will not preclude any future residential development or 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.
Conservation and Open Space Chapter 10  Open Space Section 10.2	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	The project site is not within or near a land use designation or zoning classification identified for the Local Open Space Plan, nor does it contain scenic attributes, unique open spaces, or watercourses on the subject parcel.
Conservation and Open Space Chapter 10  Biological Resources Section 10.3	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	As shown in the Central Humboldt Biological Resources Map prepared for the Humboldt 21 <sup>st</sup> Century Humboldt County General Plan Update, the project site is located within a California Natural Area that contains both plant and animal resources. However, the project site is completely paved and developed and is part of a developed, urban area. Additionally, the project is to continue to occupy an existing tenant space within an existing building and is not expected to generate any earth movement or alter any existing vegetation. Therefore, the project would have no impact on designated sensitive and critical resource habitats.

<b>Relevant Plan Section(s)</b>	<b>Summary of Applicable Goal, Policy or Standard</b>	<b>Evidence Which Supports Making the General Plan Conformance Finding</b>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1, Identification and Protection; CU-P2, Native American Tribal Consultation.</p>	<p>No new construction is proposed, so no ground disturbance will occur. Nonetheless, the project is conditioned to include an inadvertent discovery protocol should the project encounter undocumented cultural resources (Informational Note #4).</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare</p>	<p>The project site is not within or near a land use designation or zoning classification identified for the Local Open Space Plan, nor does it contain scenic attributes, unique open spaces, or watercourses on the subject parcel.</p>
<p>ADA Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at delisting water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P42, Erosion and Sediment Control Measures.</p>	<p>The applicant is not proposing to cultivate cannabis and is not discharging water on the premises so is not required to enroll in the State Water Quality Control Board's (SWQCB's) Cannabis Waste Discharge Regulatory Program.</p> <p>There are no watercourses on the site within the shopping center. There is a water course approximately 420 feet to the west, beyond the Myrtleowne Shopping Center, a residential parcel (APN# 015-011-030), and a heavily vegetated streamside management area (APN# 015-011-019).</p> <p>The paved parking lot surrounding the Myrtleowne Shopping Center, where the project is located, will not contribute to soil erosion.</p>

<b>Relevant Plan Section(s)</b>	<b>Summary of Applicable Goal, Policy or Standard</b>	<b>Evidence Which Supports Making the General Plan Conformance Finding</b>
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater treatment systems (OWTS) and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements.</p>	<p>There is one bathroom on the premises. The Humboldt Community Services District provides water and sewer services for the site and recommended approval of the project. The Division of Environmental Health also recommended approval of the project.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards. (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; and N-P4, Protection from Excessive Noise.</p>	<p>The dispensing of medical cannabis does not generate excessive noise within the Myrtle town Shopping Center.</p>
<p>Safety Element Chapter 14</p> <p>Geologic &amp; Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2)</p> <p>Related policies: S-P11, Site Suitability; and S-P7, Structural Hazards.</p>	<p>The dispensary site is not near the Alquist-Priolo Earthquake Fault Zone.</p> <p>The Little Salmon Fault Zone is approximately four miles to the southwest.</p> <p>The site does not overlay an area of potential liquefaction and no new buildings are proposed.</p> <p>This project does not unnecessarily expose people or property to damage or injury related to geologic or seismic hazards.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The project parcel is outside of the Tsunami Evacuation Area, drains to an adjacent creek through storm water drains and existing slope of the existing paved parking lot, and is not proposing new external construction or site development as part of this project.</p> <p>The project site is located outside of the FEMA flood plain and special flood hazard areas.</p>



Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Safety Element Chapter 14  Fire Hazards	Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential.	The subject property is located within a local responsibility area for fire protection, Humboldt #1 Fire Protection District. The site is designated as a low wildfire risk. The Fire District did not comment on the project.
Air Quality Chapter 15	Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)  Related policies: AQ-P4, Construction and Grading Dust Control; AQ-S1, Construction and Grading Dust Control; AQ-P7, Interagency Coordination.	The project is an existing operation that is moving next door, with no proposed external construction. The proposed project would not result in generation of particulate matter or greenhouse gases inconsistent with state and federal requirements.

**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 that Supports the Required Finding
§314-2.1 Neighborhood Commercial  §314-31 Planned Development  §314-55.3 Cannabis Dispensaries	The Neighborhood Commercial Zone (C-1) allows for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas without detracting from the residential desirability of such areas. The Cannabis Dispensary Ordinance allows dispensaries in the C-1 zone with a Conditional Use Permit.	The proposed project is a Conditional Use Permit modification for a cannabis dispensary that will be relocated to 2,742 square feet of an existing office/retail building on the same parcel. The proposed cannabis dispensary is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55.3 of the Humboldt County Code.
<b>Development Standards</b>		
Minimum Lot Area:	2,000 sq. ft.	The subject parcel is approximately 14,850 square feet.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
Maximum Ground Coverage:	(None specified.)	The setbacks detailed below can be utilized to define a building envelope for siting purposes.
Minimum Yard Setbacks:	Front: None Rear: 15 feet Side: None	Front: Not applicable. Rear: Approximately 30 feet. Side: Not applicable.
Maximum Building Height:	45 feet	Single story, less than 45 feet
§314-109.1.3.3: Commercial Uses Off-Street Parking  §314-109.1.4: Loading Spaces Required	<u>Retail Uses:</u> One space for 300 square feet of gross floor area and one parking space per employee. A minimum of two parking spaces are required.  <u>Loading Spaces:</u> The loading space requirement for uses containing 10,000 square feet or less may be eliminated upon issuance of a Special Permit by the Director, in conjunction with the Public Works Department, based on the type and intensity of the proposed use.	The proposed cannabis dispensary would relocate to a 2,742 square feet tenant space within an existing commercial building. The dispensary would require 13 parking spaces, as there would be a maximum of 6 employees and 1,924 square feet of retail space. The plot plan shows 80 parking spaces shared by the Myrtleowne shopping center tenants located on three parcels, APN 015-011-014, 015-011-005, and 015-011-029. The applicant has indicated that parking spaces 1-12 and 69 and 70, shown on the Traffic Flow and Parking Plan, are allocated to the dispensary during business hours. Therefore, adequate parking exists to accommodate the dispensary.  No developed loading space exists for this building; however, the 2,742 square feet dispensary is a retail service use that is replacing a use of like intensity and character, therefore per Section 109.1.2.5 as a nonconforming use the loading space requirement is not applicable.
§314-87.2 Signs	<u>Commercial:</u> Not more than 3 sq. ft. for each 100 foot of lot frontage not to exceed 300 sq. ft. divided into no more than 6 single- or double-faced signs	A sign for the business is already located on the site. If any revisions to that sign are proposed, a Signage Plan shall be submitted as a condition of approval (C.4) that will be subject to review and approval by the Planning Director.

<b>314-55.3 Medical Cannabis Dispensary Ordinance</b>		
<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§314-55.3.8 Dispensaries	<p>All cannabis dispensaries shall operate in compliance with the County code, the MAUCRSA, and all other applicable state and local laws.</p> <p>Cannabis dispensaries are a conditionally permitted use in zone districts C-1, C-2, C-3, MB, ML, MH.</p> <p>Dispensaries shall at all times be operated in such a way as to ensure the safety of patients, customers and staff; to ensure the security of the cannabis; and to safeguard against the diversion of cannabis for nonmedical and non-adult use purposes.</p>	<p>The proposed project will:</p> <ol style="list-style-type: none"> <li>1. Receive deliveries from regional cannabis farmers; and</li> <li>2. Make available medical and adult use cannabis products to patients and customers throughout the state.</li> </ol> <p>The subject property is zoned C-1 Community Commercial. The Operations Manual and conditions of approval require that the proposed use is operated consistent with the County code, the MAUCRSA, and all other applicable state and local laws, to ensure the security of the cannabis, and to safeguard against the diversion of cannabis for nonmedical and non-adult use purposes.</p>
§314-55.3.9.1 Cannabis Dispensary Requirements	<p>Preparation of a hazardous materials storage, handling, and disposal plan approved by the Division of Environmental Health, if applicable.</p>	<p>The Division of Environmental Health has reviewed the project and recommended approval, with no comment. Additionally, the applicant has filed an application for Commercial Cannabis clearance/permits and will satisfy all applicable requirements from the Division of Environmental Health.</p>

<b>314-55.3 Medical Cannabis Dispensary Ordinance</b>		
<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§314-55.3.9.2 §314-55.3.9.3 Cannabis Dispensary Requirements	<p>No cannabis dispensaries, operators, establishments, or providers who possess, cultivate, or distribute cannabis shall be located within a 600-foot radius of a school.</p> <p>The location of a dispensary proximate to existing uses such as residential neighborhoods, churches, parks, residential treatment facilities, school bus stops, or other dispensaries may be used to deny issuance of a permit if found to have a potential significant impact.</p>	<p>The nearest school is Lafayette Elementary School, which is located approximately 700 feet from the site. The applicant's site plan indicates that there are no playgrounds, public parks, libraries, licensed day care facilities, residential treatment facilities, or places of worship within 600 feet of the site. A search of the Eureka City Schools website revealed no school bus stops located within 600 feet of the project site.</p> <p>Of the described existing uses, a residential neighborhood and another dispensary are located within 600 feet of the site. Condition of Approval A.4 addresses potential impacts due to proximity to these uses by requiring a security guard or designated staff member to monitor the parking lot during hours of operation and enforce rules of the collective prohibiting: loitering, smoking, or sharing of medicine on-site or within the vicinity.</p>
§314-55.3.10 Operations Manual	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <ul style="list-style-type: none"> <li>• Authorization for the County, its agents, and employees to seek verification of the information contained within the conditional use permit application.</li> <li>• A description of the staff screening processes, including a requirement for criminal background checks.</li> </ul>	<p>A Dispensary Operations Manual is included in Attachment 3 that outlines the staff screening process and authorizes the County to verify information contained in the application.</p>

<b>314-55.3 Medical Cannabis Dispensary Ordinance</b>		
<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§314-55.3.10 Operations Manual	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <p>The hours and days of the week when the Dispensary will be open.</p> <p>Text and graphic materials showing the site, floor plan and facilities. The material shall also show structures and land uses within a 600-foot radius.</p> <p>A description of the security measures located on the premises, including but not limited to, lighting, alarms, and automatic law enforcement notification, and how these will ensure the safety of staff and clients and secure the cannabis against diversion for non-medical or adult-use purposes.</p> <p>A description of the screening, registration and validation process and procedures for qualified patients and primary caregivers.</p> <p>A description of qualified patient records acquisition and retention procedures and policies.</p> <p>A description of the processes, procedures and inventory controls for tracking the disparate strains, the source of supply, and amounts of cannabis that come in and go out of the dispensary.</p>	<p>A Dispensary Operations Manual was submitted that contains all of the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the collective will be regulated by numerous state and local regulations including Article 2.5 of the Health and Safety Code (Senate Bill 420). The retail dispensary is also regulated by the MAUCRSA and is subject to state licensing.</p>
§314-55.3.10 Operations Manual	<p>Description of measures taken to minimize or offset the carbon footprint from operational activities.</p> <p>Description of chemicals stored, used and any effluent discharged as a result of operational activities.</p> <p>The procedure, documentation, and notice process for assuring the quality and safety of all cannabis distributed.</p> <p>The procedure and documentation process for determining dosage, including any testing for the major active agents in cannabis offered to qualified customers, such as cannabinoids tetrahydrocannabinol (THC), Cannabidiol (CBD), and Cannabinol (CBN).</p>	<p>A Dispensary Operations Manual is included in Attachment 3 that contains all of the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the collective will be regulated by numerous state and local regulations including Article 2.5 of the Health and Safety Code (Senate Bill 420). The retail dispensary is also regulated by MAUCRSA and will be subject to state licensing in 2018 once available.</p>

<b>314-55.3 Medical Cannabis Dispensary Ordinance</b>		
<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§314-55.3.11 Operating Standards	Dispensaries that function as cannabis delivery services shall not operate from an address of convenience located in a residential zone.	The proposed site is zoned C-1 Neighborhood Commercial.
§314-55.3.11 Operating Standards	<p>Cannabis dispensaries may not be operated by any persons who have been convicted of a felony in the last five years.</p> <p>No dispensing of cannabis to an individual shall be permitted more than twice a day.</p> <p>The hours of operation of cannabis dispensaries shall be in accordance with Humboldt County Code and State regulations.</p> <p>Cannabis Dispensaries shall only provide cannabis to an individual over the age of 21 or qualified patients or caregivers as defined in the Health and Safety Code section 11357 et Seq.</p> <p>Dispensaries shall display their client rules and/or regulations in a conspicuous place that is readily seen by all persons entering the dispensary. A copy of the client rules and/or regulations shall be provided to the qualified patient by a medical cannabis delivery service.</p> <p>Smoking, ingesting, or otherwise consuming medical cannabis products on the premises of a cannabis dispensary is prohibited. Each building entrance to a cannabis dispensary shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming cannabis or cannabis edibles on the premises or in the vicinity of the dispensary is prohibited.</p>	All operating standards have been made conditions of approval.

<b>314-55.3 Medical Cannabis Dispensary Ordinance</b>		
<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§314-55.3.11 Operating Standards	<p>Each building entrance to a medical cannabis dispensary shall be clearly and legibly posted with a notice indicating that persons under the age of 18 are precluded from entering the premises unless they are qualified patients and they are accompanied by their parent or legal guardian.</p> <p>No cannabis Dispensary or delivery service shall provide cannabis to any qualified patient who is under 18 unless their parent or guardian has previously given written permission that is on file with the delivery service and that same parent or guardian is present to accept the delivery of cannabis</p> <p>All cannabis dispensaries shall display a copy of the inspection receipt issued by the Humboldt County Sealer of Weights and Measures for all weighing and measuring devices.</p> <p>All cannabis dispensed by dispensaries must be obtained in accordance with the MAUCRSA and other applicable state and local laws.</p> <p>All signs for medical cannabis dispensaries must comply with Sections 313-87.3 and 314-87.2 of the County Zoning Regulations.</p> <p>An up-to-date inventory of all hazardous materials stored and used on-site shall be maintained on the premises of the dispensary with a copy of this inventory provided to the Humboldt County Division of Environmental Health.</p>	All operating standards have been made conditions of approval.
§314-55.3.11 Operating Standards	<p>Dispensaries shall maintain all necessary permits and pay all required taxes and fees. Dispensaries shall also provide invoices to vendors to ensure vendor's tax liability responsibility.</p> <p>Dispensaries shall implement their policies and procedures as outlined in their Operations Manual.</p> <p>Cannabis dispensaries shall comply with any and all conditions of their conditional use permit.</p>	All operating standards have been made conditions of approval.

**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.

<b>Code Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§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 commercial use is consistent with the type of development in the area. The importing and handling of cannabis products has the potential to cause odors that could be detrimental to the public or improvements in the vicinity and has therefore been conditioned on the installation of a ventilation/filtration system to manage odors appropriately. As conditioned, there is no evidence that the project will be materially injurious to properties or improvements in the vicinity.
§15301 of CEQA Guidelines	Categorically exempt from state environmental review.	The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities of the CEQA Guidelines. 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 to occupy 2,742 square feet of an existing structure. The project site is served by public water and sewer. The proposed use within the existing building will not result in any significant adverse impact on the environment as the lot is approximately 14,850 square feet in size and the proposed use will occupy a portion of an existing building on the property.



**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 the density that is 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 the density that is 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; 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves operation of a dispensary on lands designated "Commercial General" (CG) and zoned C-1 Neighborhood Commercial. 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 the density that is utilized by the Department of Housing and Community Development in determining compliance with housing element law.

### **ATTACHMENT 3**

#### **Applicant's Evidence in Support of the Required Findings**

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

1. Application Form [on file]
2. Organizational Documents [on file]
3. Grant Deed [on file]
4. Indemnification Agreement [on file]
5. Acknowledgement Form [on file]
6. Consent for On-site Inspection [on file]
7. Plot Plan [attached in Maps section]
8. Operations Manual [attached]
9. Modification Memo [attached]
10. Security Plan [attached in item 2 above]
11. Customer Flow Analysis [attached]

# THCC Operations Manual

## I) Staff Screening Processes, which shall include a requirement for criminal background checks.

- THCC requires that a potential employee gives a resume with references.
- A copy of each Employees Identification card and social security card for proof of age (21) and Citizenship is taken and placed in their personnel file.
- A background check is sourced by THCC to ensure that potential employees do not have drug charges or felonies.

## II) THCC Operating Hours

- Monday through Friday 10 a.m. to 7 p.m. or maximum allowed by ordinance
- Saturday and Sunday 10 a.m. to 7 p.m. or maximum allowed by ordinance
- Existing employees can accommodate additional hours.

## III) Graphic materials showing the site floor plan and Facilities along with land uses within a 600 foot radius.

- Plot Plan
- Floor Plan
- Security Plan

## IV) THCC Security, including lighting, alarms, and automatic law enforcement notification.

- **Alarms:**

Alarm sensors set up in all rooms, if there is movement a call will be placed to security company and alarm will sound. Panic alarms are

within reach of employees, one in the bud room register and one in the drawer in the front room.

- **Cameras:**

Cameras in entry, bud room and parking lot. Cameras are Lorex brand, they record at 1080 with 30 frames per second, they are 24-hour recording and we are using a cloud-based storage for at least 90-day continual recording.

- **DVR:**

Our DVR box is locked within a storage cabinet and is recorded at all times.

- **Locks:**

Locks are on all doors including; pull down security door, side entrance, marijuana storage room, products are also locked into storage lockers in a back room only accessible to employees.

- **Access:**

If anyone not employed by The Humboldt County Collective and need access to our marijuana storage room they must sign in with a clip board fastened to the wall at the entrance to the room.

- **Badges:**

All employed by The Humboldt County Collective wear name badges in clear plastic-coated holders that include, their picture at the size of 1 inch by 1.5 inch, their name, position, employee number, store name and both license numbers, they are required to wear them anytime they are on the clock.

- **Security Personnel:**

For our security officers we currently have two employees enrolled in the guard card program and there will be at least one of them on shift at all times.

**V) Description of screening, registration and validation process and procedures for qualified patients and primary caregivers.**

- **Valid Recommendation:**

Potential patients are required to provide THCC with a current medical marijuana recommendation and a valid identification card.

- **Verification:**

The recommendation will be verified either by internet or a phone call to the entity providing the recommendation.

- **Records:**

The employee on duty will record the following on the last page of the membership application:

1. Employee processing the intake
2. Date of the intake.
3. Method of Verification and person who verified, if applicable.
4. Verification of copies taken of identification card and medical marijuana recommendation.
5. Verification that patient was accepted.

- **POS Log:**

Upon acceptance, the patient is entered into the Point of Sale system with a log in name associated with that patient. A note will be attached to that name that contains the expiration date of the recommendation and any caregivers the patient may have.

- **Requirements:**

Patients are required to show a valid identification card at the time of purchase.

**VI) Description of qualified patient records acquisition and retention procedures and policies.**

- Records are sorted and stored in secure filing cabinets for 7 years.

## **VII) Inventory Procedures**

- **Access:**

The Humboldt County Collective has a separate loading dock with a roll up door, all deliveries are brought to us either before opening (9:30-10am) or after closing (7:00pm-7:30pm).

- **Inspection:**

All inventory is counted and inspected for quality (no opened containers, that packaging is intact, no mold or foreign matter on products or boxes containing products) and to ensure that what is on the invoice is all that we are receiving.

- **Storage:**

All inventory is stored in a locked, secured backroom and then in locked storage containers.

- **Records:**

All invoices and records are available in The Humboldt County Collectives email, as well as, printed and kept in individual folders per which company is delivering.

- **Tracking:**

All items are then entered into our system and the receiving employee signs the invoices.

- **Reconciliation:**

Inventory is reconciled on a regular basis by doing physical inventory counts and correlating to what is in our system and records.

## **VIII) Description of measures taken to minimize or offset the carbon footprint from operational activities**

- Recycling is maximized to reduce garbage.
- All lighting uses efficient energy bulbs.

**IX) Description of chemicals stored, used and any effluent discharged as a result of operational activities**

- **Cleaning Supplies:**
  1. Bleach
  2. Handwashing soap
  3. Lysol Disinfectant
  4. Rubbing Alcohol

**X) Procedure, documentation, and notice process for assuring the quality and safety of all medical cannabis distributed**

- Verification of package labeling.
- Verification of COA matching invoices.
- Verification of testing results for products by email and written confirmation at delivery intake.

**XI) Procedure and documentation process for determining patient dosage, including any testing for the major active agents in medical cannabis offered to qualified patients, such as cannabinoids tetrahydrocannabinol (THC), Cannabidiol (CBD) and Cannabinol (CBN)**

- Provide recommendations based on packaging label and consumer needs.

**XII) Additional Information**

- Declaration of Savannah Snow Regarding Business and Parking Lot Activity

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## HUMBOLDT PERMIT MEMORANDUM

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**TO:** HUMBOLDT COUNTY PLANNING DEPARTMENT  
**FROM:** THE HUMBOLDT COUNTY COLLECTIVE  
**SUBJECT:** APN# 015-011-005, CUP17-073 MINOR MODIFICATION SUMMARY  
**DATE:** SEPTEMBER 1, 2020

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The Humboldt County Collective (THCC) has been committed to enhancing the health and wellbeing of patients long before the current Covid-19 health crisis. In an effort to further enhance and support the overall health of our community THCC has leased an adjacent storefront on the same APN as our approved dispensary which, with some minor renovations will be a superior expansion site.

The expansion will be to the storefront located at 1662 A Myrtle Ave.

### **Expansion Overview:**

THCC expansion thru renovation of the storefront at 1662 A Myrtle Ave to accommodate patients and customers' needs, while maintaining the standards outlined in CUP17-073. Once the renovation is complete, THCC will turn 1670 B Myrtle Ave. into long term non-cannabis storage until the County revisits potential consumption and use regulations.

### **Expansion Details:**

Renovation of 1662 A Myrtle Ave will include installation of two dividing walls to separate the entry from the lobby, sales room and restricted areas. The new space will be more than double the current footprint and allow for enhanced social distancing protocols while reducing customer numbers in the parking lot waiting for access.

### **Covid-19 Considerations:**

Increased social distancing and customer protection will be enhanced with this expansion by having more space to separate customers according to CDC and County guidance.

### **Customer Activity:**

The current Covid-19 crisis has resulted in a decrease in customer traffic by 30%. It is anticipated that the expansion will not result in increased customer traffic beyond pre-Covid-19 numbers. This analysis is due to the fact that there are many more dispensaries approved in Eureka which will result in overall decreased customer traffic. However,



## **Myrtletowne Shopping Center Customer Flow Analysis 2020**

1. I am an employee of The Humboldt County Collective (THCC) and make this declaration in support of THCC's cannabis activity permit application.
2. There are 9 businesses in the Myrtletowne Shopping Center. There are: American Foot Comfort; Sports Cards and More; John's Cigars; Miranda's Rescue; Sal's Lounge; Pipe Shop; Dr. Greenthumb's Humboldt; LoCo Fish Co; and The Humboldt County Collective.
3. I personally spoke with Robert of American Foot Comfort who informed me that American Foot Comfort has one (1) employee; is open Tuesday through Saturday, during the hours of 11:00 a.m., through 5:30 p.m.; with peak business hours between 1:00 p.m. and 2:00 p.m. Robert further informed me that American Foot Comfort has an average customer count of 6 persons per day.
4. I personally spoke with Bill of Sports Cards and More, who informed me that Sports Cards and More has one (1) employee; is open Monday through Saturday during the hours of 10:00 a.m., through 6:00 p.m.; with peak business hours between 2:00 p.m. and 3:00 p.m.. Bill further informed me that Sports Cards and More has an average customer count of 15 persons per day.
5. I personally spoke with Clint of John's Cigars who informed me that John's Cigars has four (4) employees; is open Monday through Saturday during the hours of 7:30 a.m., through 10:00 p.m., and 7:30 a.m. through 9:00 p.m. Sunday; with peak business hours between 5:00 p.m. and 8:00 p.m. Clint further informed me that John's Cigars has an average customer count of 175 customers per day.
6. I personally spoke with Brigg of Miranda's Rescue who informed me that Miranda's Rescue has two (2) employees; is open Monday, during the hours of 10:00 a.m., and 4:00 p.m., and Tuesday through Saturday during the hours of 10:00 a.m., and 6:00 p.m.; with peak business hours between 11:00 a.m. and 2:00 p.m. Brigg further informed me that Miranda's Rescue has an average customer count of 75 persons per day.
7. I personally spoke with Tuesday of Sal's Lounge who informed me that Sal's Lounge has two (2) employees; is open Monday through Sunday, during the hours of 10:00 a.m., through 6:00 p.m. and 9:00 p.m., to 2 a.m; with peak business hours between 5:00 p.m. and 6:00 p.m., and 11:00 p.m. to 1:00 a.m. Tuesday further informed me that Sal's Lounge has an average customer count of 30-100 persons per day, leaning more towards 100 on Fridays and Saturdays.
8. The Pipe Shop is not open, has no employees and/or customers.
9. I have spoken with the owners of Dr. Greenthumb's Humboldt, they would not provide any customer information.
10. I personally spoke with LoCo Fish Co. who informed me that LoCo Fish Co. is open during the hours of 11:30 a.m., through 8:00 p.m.; with peak business hours from 12:00 p.m. to 2:00 p.m., and 6:00 p.m. to 8:00 p.m. I was further informed that LoCo Fish Co. has an average customer count of 200 persons per day.

11. The Humboldt County Collective is open Monday through Friday between the hours of 10:00 a.m. and 6:00 p.m., and on Saturdays and Sundays during the hours of 11:00 a.m. and 5:00 p.m. Their peak business hours are 10:00 a.m., through 12:00 p.m. and 2:00 p.m. through 6:00 p.m. Their average customer count is 280 persons per day.
12. Based on the above, I have concluded that all the businesses in Myrtle Towne Shopping Center has on average, 851 combined customers coming into the shopping center each day.
13. I have at all times acted diligently in seeking the above information and it accurately reflects the information that I was provided by the persons referenced above.

Savannah Snow obtained this information by speaking with the businesses in question. All information is based on their responses and independent observations.

Myrtle Towne Shopping Center Business Hours															
	10am	11am	12am	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
AFC		X	X	X	X	X	X	X	0.5						
SCM	X	X	X	X	X	X	X	X	X						
JC	X	X	X	X	X	X	X	X	X	X	X	X	X		
MR	X	X	X	X	X	X	X	X	X	X	X	X	X		
SL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
PS															
DrGT	X	X	X	X	X	X	X	X	X	X					
LFC		0.5	X	X	X	X	X	X	X	X	X				
THCC	X	X	X	X	X	X	X	X	X						

this expansion will allow for a potential increase in customer traffic and shall be able to accommodate that possibility.

**Traffic Flow:**

The traffic plan shall remain the same as the approved permit. Customers shall be directed to park in the rear of the parking lot and will walk thru the alley on the sidewalk to the front of the store. This method shall ensure adjacent businesses will not be adversely impacted by the expansion activities.

**Security:**

This expansion will increase store security from product intake and storage through the use of the rollup security door at the back of the store and increased secure storage space which will reduce distribution frequency. Frosted security glass will be installed in the front of the store and bars installed over the high windows along the sides. Cameras will be installed according to operation plan and State requirements.

**Accessibility:**

THCC will be able to accommodate ADA persons with handicapped parking at the original storefront location. All parking and customer parking lot flows shall remain the same as the current use. In addition two parking spaces shall be available in front of the store. The ADA bathroom will not be made available for public use.

**Staffing:**

Staffing will remain at current levels for the expansion needs.

**Plot Plan:**

All plans will have been updated to include the expansion space along with the detailed floorplans for the permitted renovations.

**Operation Plan:**

The Operations Plan will be require minimal changes to reflect the new space.

**Other Businesses:**

Sports Cards and More is next door which holds weekly events and tournaments and will not be adversely affected by the expansion. Food trucks are currently present in the shopping center. Loco fish co is a permanent food truck open 11-8 peak times 12pm-2pm and 5pm-7pm. Poke Bowl is in the lot on Wednesday and Thursday 12-5 but sells out and leaves usually around 3. Sister Vegan is 3-7 (sometimes, not Permanent maybe a few days a month). Overall the food trucks do not impact the activities of THCC as they are not located in the parking area for our customers.

## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval	Attached
Public Works Land Use Division	✓	Approval	Attached
Department of Environmental Health	✓	Approval	Attached
Humboldt County Sheriff	✓	Approval	Attached
Humboldt County District Attorney			
Humboldt Community Services District	✓	Approval	Attached
Humboldt Bay Fire Protection District			
City of Eureka			
Eureka Unified School District	✓	Approval – meets required setbacks	Attached



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING**  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

10/9/2020

**Project Referred To The Following Agencies:**

Eureka, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD:  
Humboldt, FPD: Humboldt Bay, School District: Eureka Unified

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**Applicant Name** My Golden Green Inc. dba The Humboldt County Collective **Key Parcel Number** 015-011-005-000

**Application (APPS#)** PLN-2020-16620 **Assigned Planner** Rodney Yandell 707-268-3732

---

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 10/24/2020**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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**We have reviewed the above application and recommend the following (please check one):**

- ☒ Recommend Approval. The department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments: \_\_\_\_\_

---

DATE: \_\_\_\_\_

10-13-2020

PRINT NAME: \_\_\_\_\_

Justin Dumlaker



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING**  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

9/17/2020

**Project Referred To The Following Agencies:**

Eureka, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD:  
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**Return Response No Later Than:** 10/2/2020

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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Other Comments: \_\_\_\_\_

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DATE: 9/21/2020 PRINT NAME: Ken Freed

**PLN-2020-16620**

The Humboldt County Collective - Dispensa...  
A modification to a Conditional Use Permit t...

**STATUS**

> In Referrals  
09/17/2020 by John Moredo

**LOC/**

> 1  
E

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (5)

Payment

**Workflow History (9)**

Comments (0)

Documents (17)



A notice was added to this record on 2020-09-01.  
Condition: Parcel Status : 015-011-005 LP 1:1 Severity: Notice  
Total conditions: 1 (Notice: 1)

[View notice](#)[Cancel](#)[Help](#)

Task	Due Date	Assigned Date
Environmental Health	10/03/2020	09/22/2020
Assigned to Department	Assigned to	Status
Environmental Health	Joey Whittlesey	Approved
Action by Department	Action By	Status Date
Environmental Health	Joey Whittlesey	09/23/2020
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
Estimated Hours	Action	Workflow Calendar
0.0	Updated	

PLN-2020-16620

The Humboldt County Collective - Dispensa...  
A modification to a Conditional Use Permit t...

STATUS

> In Referrals  
09/17/2020 by John Moredo

LOCATION

> 1654 Myrtle Av  
Eureka, CA 95

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (5)

Payment

**Workflow History (9)**

Comments (0)

Documents (17)



A notice was added to this record on 2020-09-01.  
Condition: Parcel Status : 015-011-005 LP 1:1 Severity: Notice  
Total conditions: 1 (Notice: 1)

View notice

Cancel

Help

Task	Due Date	Assigned Date
Sheriff	10/11/2020	
Assigned to Department	Assigned to	Status
Sheriff		Approved
Action by Department	Action By	Status Date
Sheriff	Sheriff Humboldt County	10/01/2020
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	No record for Chay You in the DA Office System
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
Estimated Hours	Action	Workflow Calendar
0.0	Updated	Workflow Blockout





COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



9/17/2020

**Project Referred To The Following Agencies:**

Eureka, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD:  
Humboldt, FPD: Humboldt Bay, School District: Eureka Unified

**Applicant Name** My Golden Green Inc. dba The Humboldt County Collective **Key Parcel Number** 015-011-005-000

**Application (APPS#)** PLN-2020-16620 **Assigned Planner** Rodney Yandell 707-268-3732

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☐ If this box is checked, please return large format maps with your response.

**Return Response No Later Than:** 10/2/2020

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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- ☐ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

No Comment.

Other Comments: \_\_\_\_\_

DATE: \_\_\_\_\_

9/23/20

PRINT NAME: \_\_\_\_\_

Mickey Hulstrom  
Community Services Manager



HCSD

HUMBOLDT COMMUNITY  
SERVICES DISTRICT



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING**  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

9/17/2020

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- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments:

not within 600ft. of a school or school bus stop.

DATE:

9/25/2020

PRINT NAME:

PAUL ZIEGLER