



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: December 14, 2017

To: Humboldt County Planning Commission

From: John Ford, Director of Planning and Building Department

Subject: **Tristin Oates, Humboldt's Finest Dispensary Conditional Use Permit**
Application Number 12406
Case Numbers CUP-16-667
Assessor's Parcel Number (APN) 032-141-010
401 Redwood Drive, Garberville

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Please contact Michelle Nielsen, Senior Planner, at 707-445-7541 or by email at mnielsen@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
December 14, 2017	Conditional Use Permit	Michelle Nielsen

Project Description: A Conditional Use Permit (CUP) for an 852 square foot (SF) medical cannabis dispensary on an approximately 1.3-acre parcel. The proposed medical cannabis dispensary will be located within the ancillary conference room that is part of an approved hotel that is not yet constructed. On May 18, 2017, the Zoning Administrator approved a Conditional Use Permit, Special Permit, and Inland Design Review (Application No. 10858) for the development of the hotel and conference room. The proposed project will change only the use of the conference room structure from a conference room to a dispensary; no other changes are proposed as part of this CUP application. The applicant will lease the 852 SF space. No cultivation is associated or authorized by this Conditional Use Permit. The project will be served for water and sewer by the Garberville Sanitary District.

Project Location: The project is located in Humboldt County, in the Garberville area, on the east side of Redwood Drive, approximately 850 feet south from the intersection of Alderpoint Road and Redwood Drive, on the property known as 401 Redwood Drive and further identified by Assessor Parcel Number 032-141-010-000.

Present Plan Land Use Designations: Commercial General (CG)

Present Zoning: (C-2-D) Community Commercial (C-2), Design Review (D).

Application Number: 12406

Case Numbers: CUP-16-667

Assessor Parcel Number: 032-141-010-000

Applicant	Owner	Agent	Additional Agent
Tristin Oates	Trent Sanders	Kristin Nevedal	Julian Berg
541 Maple Lane	PO Box 1126	434 Church St	Julian Berg Designs
Garberville, CA 95542	Redway, CA 95560	Garberville, CA 95542	846 A Street
			Arcata, CA 95521

Environmental Review: CEQA Exemption Section 15303, New Construction or Conversion of Small Structures

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

Major Issues: None

TRISTIN OATES' HUMBOLDT'S FINEST DISPENSARY

Case Numbers CUP-16-667

Assessor's Parcel Number 032-141-010-000

Recommended Commission Action

1. Describe the application at a public hearing;
2. Request the staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the public hearing and take the following action:

Move to find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Tristin Oates' Humboldt's Finest Dispensary project subject to the conditions of approval.

Executive Summary: Tristin Oates is applying for a Conditional Use Permit (CUP) to allow an 852-square-foot (ft²) medical cannabis dispensary on an approximately 1.3-acre parcel. Humboldt's Finest Dispensary within the leased space of a previously approved commercial use (a 10,493-square-foot high end boutique eco-hotel), not yet constructed. Humboldt's Finest Dispensary will include 525 ft² for retail space and 152 ft² for a locked storage room, ADA-accessible restroom, and a utility storage closet. A small exterior fenced outdoor patio, facing the river, will be created and only accessible from the dispensary retail area, with an exit gate to the east only for emergency egress. The property features a rainwater catchment system and large photovoltaic array designed to provide the majority of the power needed for the dispensary, as well as the hotel. The proposal meets minimum parking standards for commercial retail sales. Internal circulation of the parking lot has been reviewed with the recently approved new hotel. A detailed operations and floor plan is on file with the Department. The project will be served for water and sewer by the Garberville Sanitary District. No cultivation is associated with this CUP. The dispensary is anticipated to have 3 to 5 employees with approximately 2 employees working at any one time.

The proposed dispensary will be located on an "island" of land located directly north of the Highway 101 on-ramp and sandwiched between Redwood Drive on the west and Highway 101 to the east and south. Bear Creek is located to the north. The 600-foot area surrounding the dispensary consists largely of U zoned property with the exception of a small area of Residential Suburban zoned land located on the eastern edge of the 600-foot radius. The Residential Suburban zoned land in question includes one (1) residential structure and is separated from the dispensary, as well as the Inn, by Highway 101 as well as a junk yard and cemetery. In addition, the proposed hotel and associated security/privacy/and noise reduction wall will be located along the east side of the property.

Patient Focused Certification

Humboldt's Finest Dispensary plans to engage in the Patient Focused Certification (PFC) program. The PFC is a non-profit, third party certification program for the medical cannabis industry and the only certification body that has verified compliance with State and local laws as well as the American Herbal Products Association's Recommendations to Regulators and the American Herbal Pharmacopoeia's Cannabis monograph. PFC requires comprehensive staff training, annual inspections, unannounced random inspections, and product testing to ensure that verified companies continue to meet all program standards. As part of the PFC program, the facility will be required to have all paid and volunteer staff persons successfully complete a Core Cannabis Training, the National Cannabis Standards training for Distribution, and a Local and State Legal and Compliance training. These trainings cover a brief history of medical cannabis in the U.S., an overview of federal laws, the various forms cannabis might be sold as,

the endocannabinoid system, security protocols including raid and robbery preparedness and product safety standards.

Operating Standards

Dispensary medical cannabis sales and distribution would be limited to members of Humboldt's Finest Dispensary. Sale and distribution of medical cannabis would be prohibited to nonmembers, except for registered, designated primary caregivers of members. The project's hours of operation would be Monday through Sunday, 10:00 AM to 7:00 PM, half-days for the eve of a holiday (Thanksgiving Eve, Christmas Eve, and New Year's Eve), and closed for holidays (Thanksgiving, Christmas, and New Year's Day). Patients may purchase no more than three (3) ounces of cannabis in any one visit or one-week period. Patients may purchase no more than ten (10) ingestible or topical products in any one visit and not more than eight (8) grams of cannabis concentrate or extract product in any one visit. No patient or primary caregiver shall be distributed medical cannabis more than twice per day. Humboldt's Finest Dispensary will utilize point of sale software that identifies the purchasing history of each patient over the prior seven (7) days so that dispensary staff can identify and enforce the above quantity and visitation limits. Persons under the age of eighteen (18) are prohibited from entering the premises unless they are qualified patients and accompanied by their parent or legal guardian. Consumption, inhalation, ingestion, or topical application of usable marijuana would be strictly prohibited for members and employees. Additionally, no smoking or alcohol use would be allowed within 1,000 yards of the dispensary.

Registration / Verification / Recordkeeping

All patients must review and execute a Collective Membership Agreement. During registration, a registrant's physician's recommendation (for the use of medical cannabis) and CA resident status is verified. In addition, the dispensary staff will verify that the recommending physician is in good standing to practice medicine in the State of California; this can be verified on-line at <http://www.medbd.ca.gov/licensee>. A member's 'primary caregiver' may also be registered at this time. The caregiver must present a Caregiver Designation Form signed by the patient. The caregiver must also review and execute the Humboldt's Finest Dispensary Membership Form. Following this, patient screening information will be stored on the dispensary operating software and point of sale systems. A computer program is used to track all transactions and monitor the status of a patient's "physician's recommendation". Patients with expired recommendation will be required to repeat the registration steps.

Security

Security for the proposed facility would include a security systems control panel, motion detectors, door contacts, storefront glass break detection, panic buttons at key interior locations, fire alarms, a video surveillance system for all exterior access points of the premises (including the parking area), interior video surveillance that will include the sales area and seating area, and night-sky-friendly lighting will be provided from sunset to sunrise at the parking lot, front of the building and east side of the building, and back patio. The security system will contact the business location and then local law enforcement if any alarm other than the fire alarm is tripped.

The dispensary will have a minimum of two safes to accommodate all aspects of the dispensary. All back stock inventory will be stored in a safe and require two (2) staff persons to be present and log all inventory removed from the safe.

Operational Requirements & Restrictions

In addition to the self-imposed operational restrictions and obligations, Conditions of Approval include the following measures:

- Prohibiting the use of cannabis on the premises or in the vicinity
- Requiring that any cannabis-associated waste products are destroyed, prohibiting on-site sale of alcoholic beverages, maintaining records of all patients/members, conducting routine background checks for employees (prohibiting the employment of any member with a prior felony conviction for the sale and/or distribution of controlled substances)
- Restricting loitering on or about the premises
- Providing adequate security to insure the safety of persons and to protect the premises from theft.
- Restricting members to receive no more than one ounce of cannabis per visit.
- Restricting membership by patients under 18 years of age except under special circumstances where "documentation has been provided which demonstrates the patient suffers from a serious medical condition for which treatment with medical cannabis has been recommended."
- Requiring that Humboldt's Finest Dispensary provide the Planning Director, the Sheriff, and all property owners within three-hundred (300) feet of the establishment the name and telephone number of an on-site representative for purposes of contacting the collective if operating problems are observed by nearby property owners and residents. The collective is asked to make a good faith effort at solving problems if any are discovered. If unresolved problems persist, any aggrieved party may petition the Planning Commission to initiate the use permit revocation process.
- Requiring that the operation is inspected annually and the Planning Commission is 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.

Based on the on-site inspection, application materials submitted, and 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 conditionally approving the Conditional Use Permit.

The proposed project would be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. It should be noted that the project would be similarly exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines if occupied after the hotel project is built out.

Staff Recommendations: Staff recommends that the Planning Commission conduct a public hearing and receive public input on the project. Staff recommends that the Planning Commission 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 15303 of the CEQA Guidelines.

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

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

**Case Numbers CUP-16-667
Assessor Parcel Number: 032-141-010**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Tristin Oates' Humboldt's Finest Dispensary Conditional Use Permit request.

WHEREAS, Tristin Oates submitted an application and evidence in support of approving a Conditional Use Permit for the development and operation of an 852-square-foot medical cannabis dispensary within the leased space of a previously approved commercial use; and

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

WHEREAS, the project is exempt from environmental review per Section 15303 of the California Environmental Quality Act (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 (Case Number CUP 16-667); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on December 14, 2017.

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

1. The proposed project is exempt from environmental review; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Number CUP 16-667 based on the submitted evidence; and
3. The Conditional Use Permit applied for is approved as recommended and conditioned in Attachment 1 for Case Number CUP 16-667.

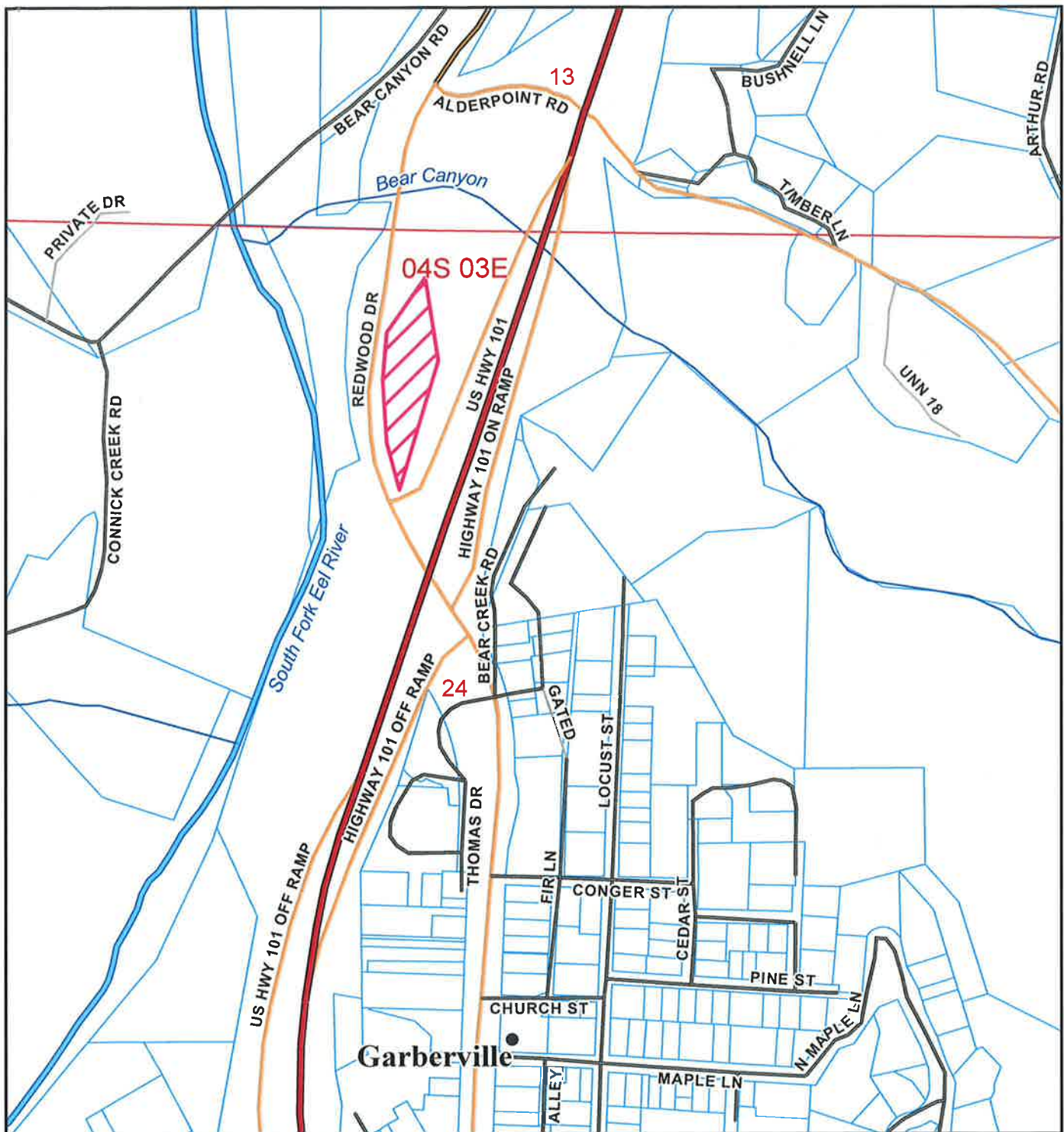
Adopted after review and consideration of all the evidence on December 14, 2017.

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.

John Ford, Director
Planning and Building Department



LOCATION MAP

**PROPOSED OATES
CONDITIONAL USE PERMIT
GARBERVILLE AREA**

CUP-16-667

APN: 032-141-010

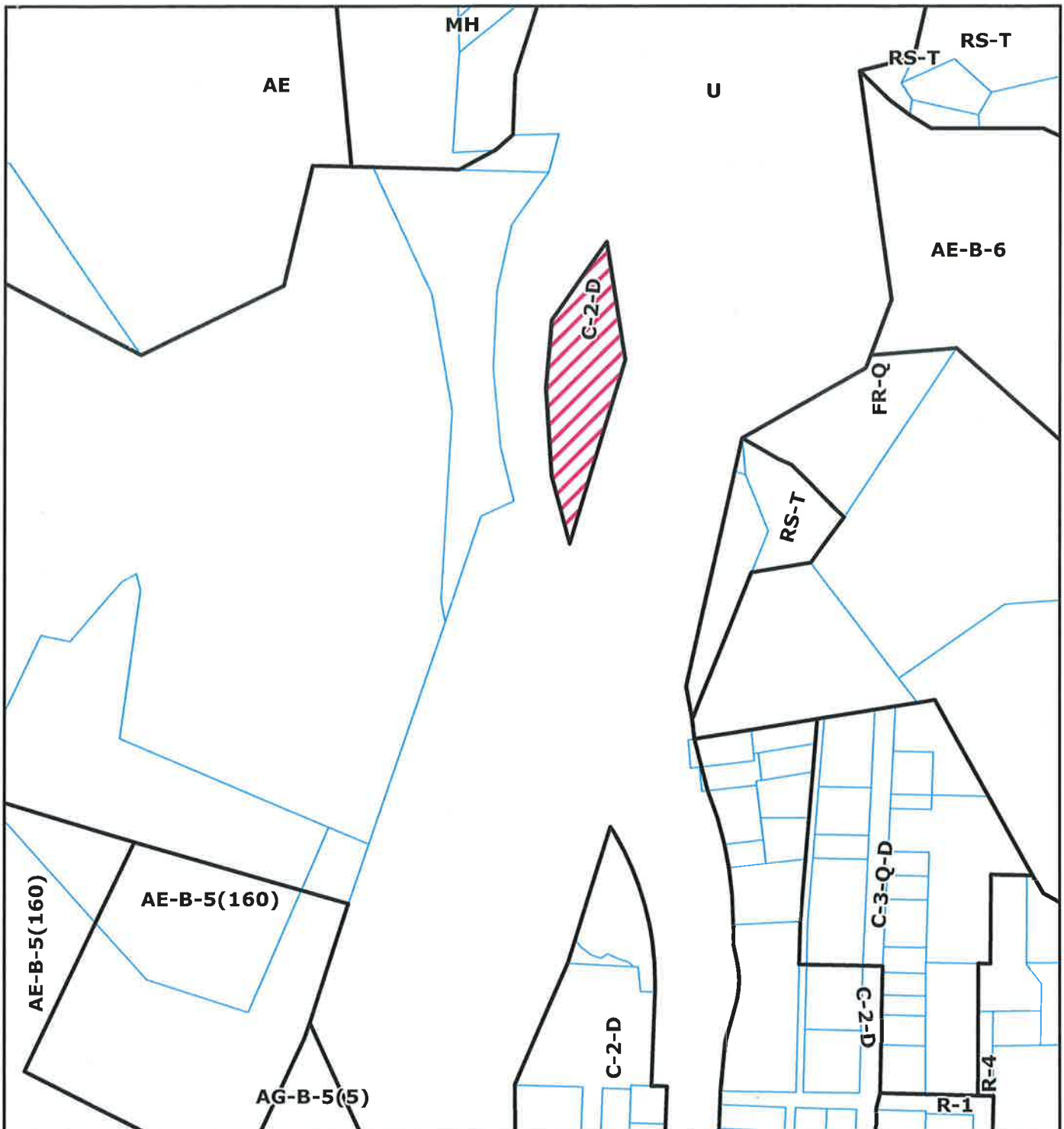
T04S R03E S24 (Garberville)

Project Area = 

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



0 250
Feet



ZONING MAP

PROPOSED OATES CONDITIONAL USE PERMIT GARBERVILLE AREA

CUP-16-667

APN: 032-141-010

T04S R03E S24 (Garberville)

Project Area = 

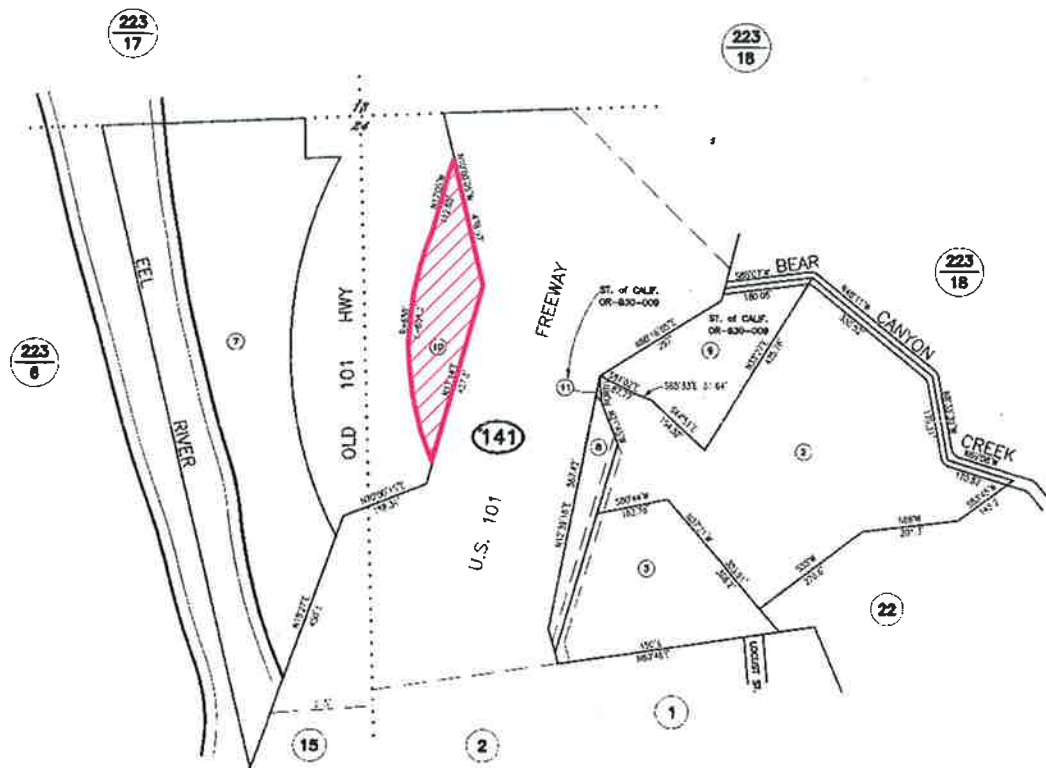
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0 250 Feet

PTN. SEC.24, T4S, R3E H.B. & M.

32-14



4 Jun 4, 2002

NCTF - Assessor's Block Numbers Shown in Circles
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 32, Pg.14
County of Humboldt, CA.

50' 100' 150'

ASSESSOR PARCEL MAP

**PROPOSED OATES
CONDITIONAL USE PERMIT
GARBERVILLE AREA
CUP-16-667**

**APN: 032-141-010
T04S R03E S24 (Garberville)**

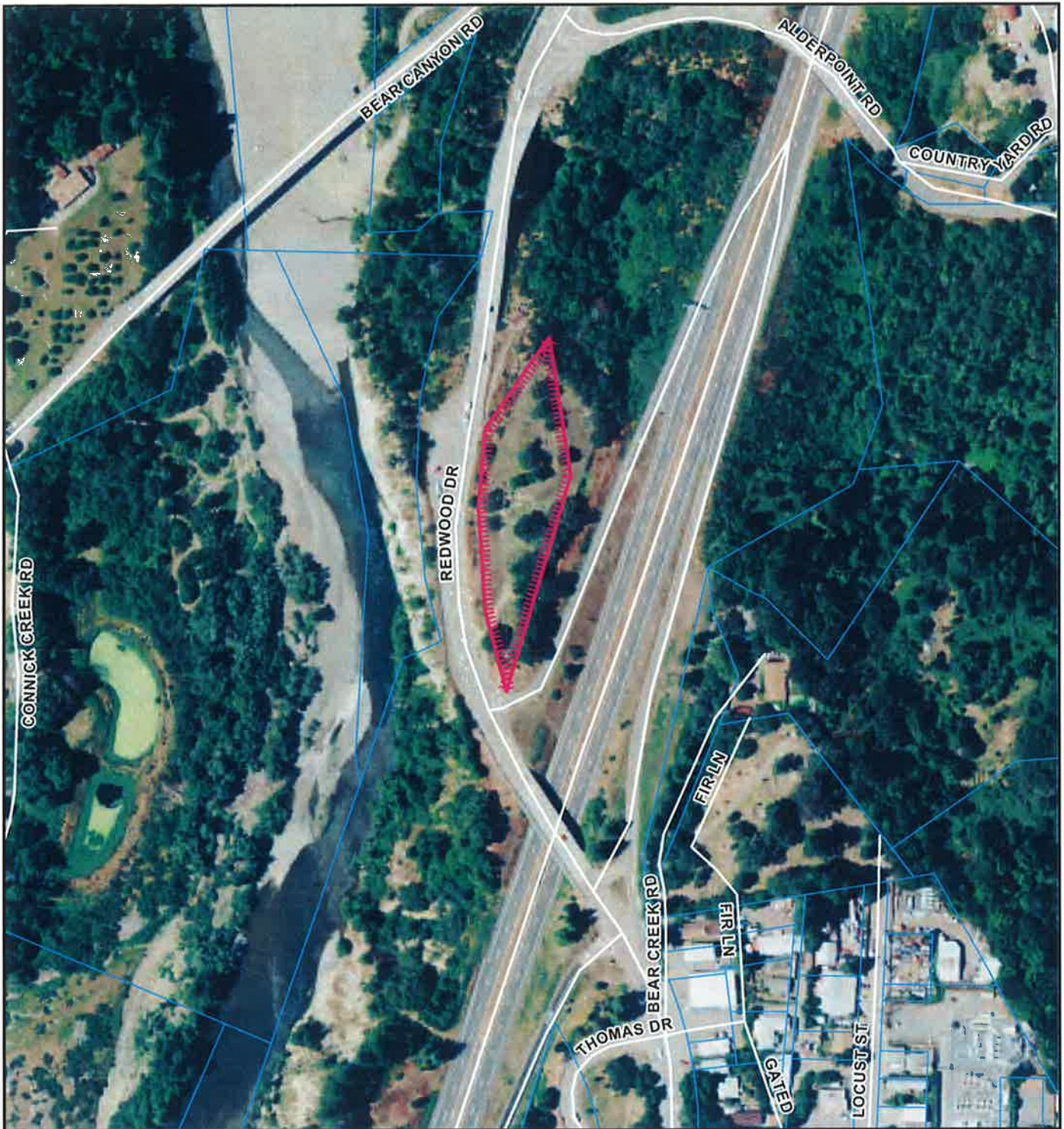
Project Area =



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.



MAP NOT TO SCALE



AERIAL MAP

**PROPOSED OATES
CONDITIONAL USE PERMIT
GARBERVILLE AREA
CUP-16-667**

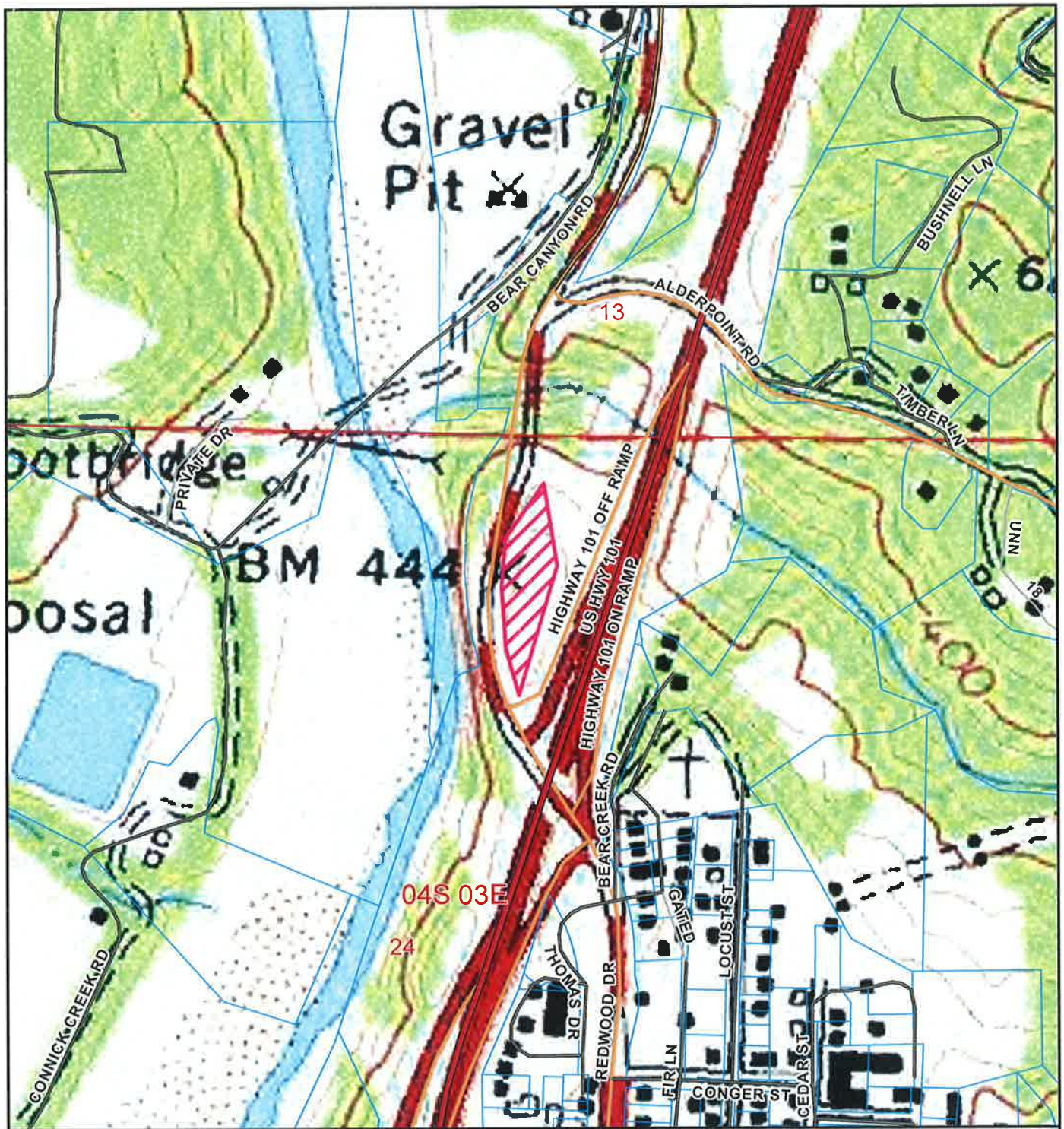
**APN: 032-141-010
T04S R03E S24 (Garberville)**

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.



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Feet



TOPO MAP

PROPOSED OATES
CONDITIONAL USE PERMIT
GARBERVILLE AREA
CUP-16-667

APN: 032-141-010

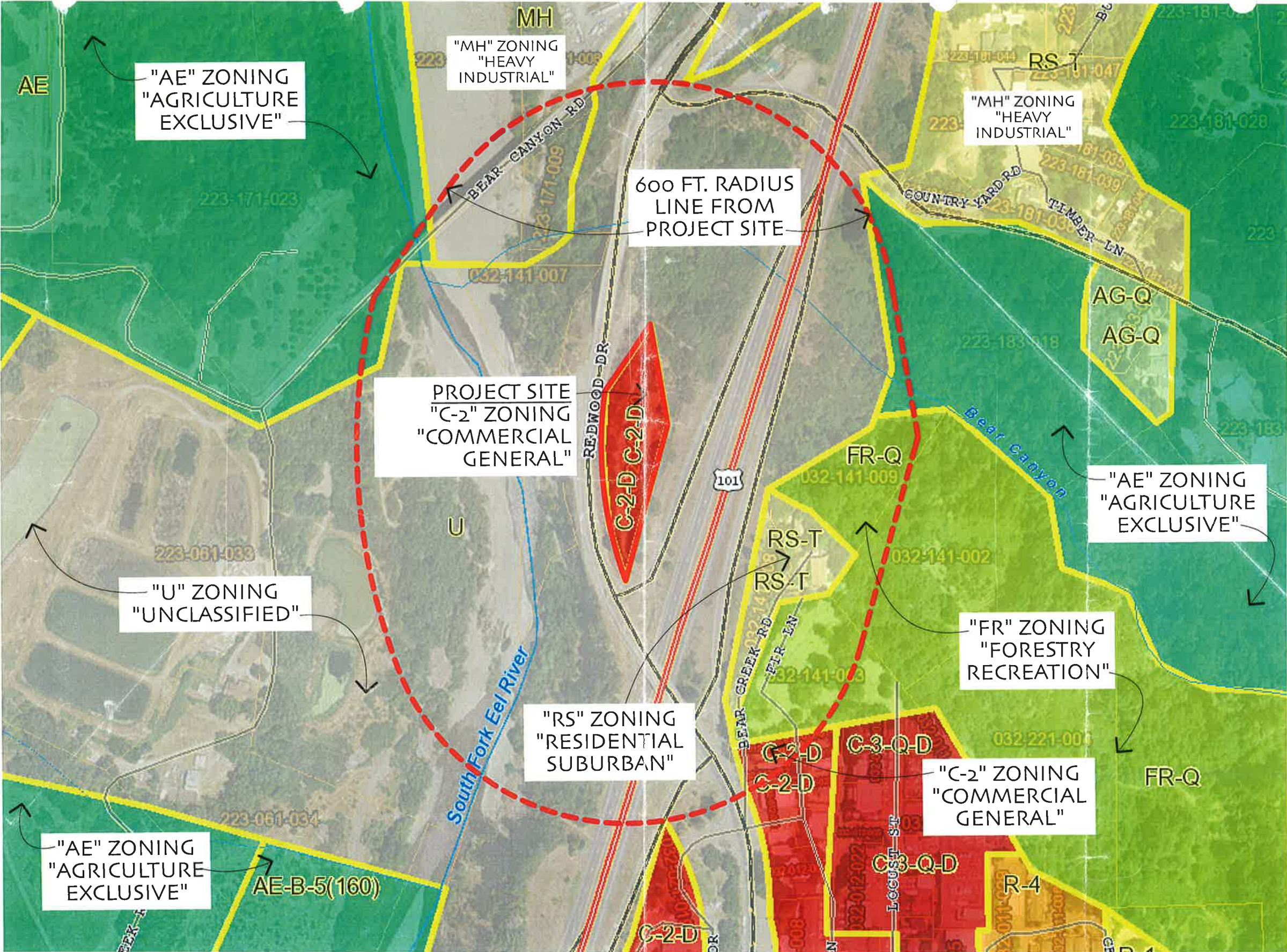
T04S R03E S24 (Garberville)

Project Area = 

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



0 250
Feet



ADJACENT LAND USE MAP

SCALE: 1/128" = 1'-0" (22" X34" PAPER SIZE)
1/256" = 1'-0" (11" X17" PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

EXHIBIT "C"

COUNTY REVIEW SET

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL (707) 467-8896
julianbergdesigns.com

CELEBRATING 50 YEARS OF CALIFORNIA ARCHITECTURE

PROJECT TITLE: NEW DISPENSARY, GARBERVILLE, CA
TRISTEN OATES • P.O. BOX 1136 • REDWAY, CA 95560 • TEL: (707) 986-7068

SHEET TITLE: ADJACENT LAND USE PLAN
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.: GI-1630
DRAWN BY: JAB
DATE: 12/21/2016

SHEET # 1

A-1

CUP 16-667 Tristin Oates Humboldt's Finest 12406

December 14, 2017

Page 2

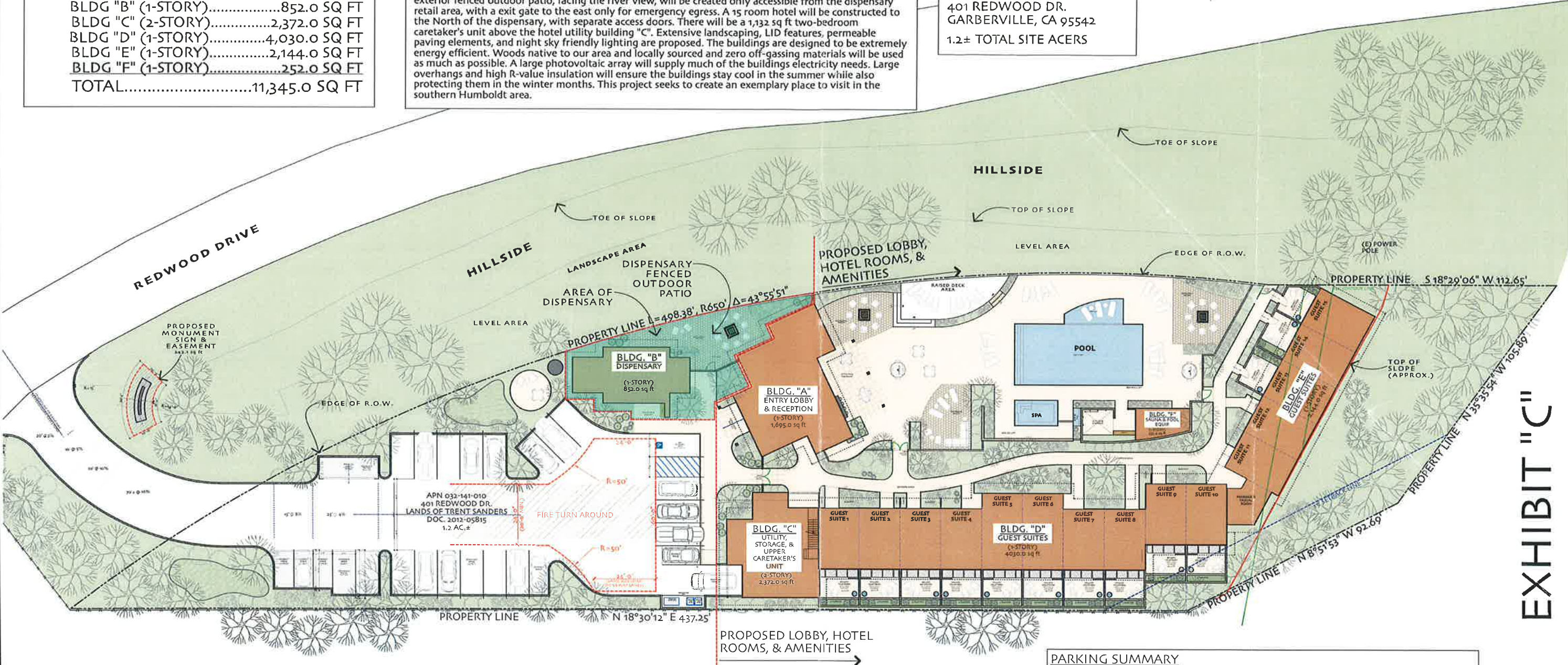
BUILDING SQ FT SUMMARY

BLDG "A" (1-STORY)	1,695.0 SQ FT
BLDG "B" (1-STORY)	852.0 SQ FT
BLDG "C" (2-STORY)	2,372.0 SQ FT
BLDG "D" (1-STORY)	4,030.0 SQ FT
BLDG "E" (1-STORY)	2,144.0 SQ FT
BLDG "F" (1-STORY)	252.0 SQ FT
TOTAL	11,345.0 SQ FT

PROJECT DESCRIPTION

This project is a new medical cannabis dispensary and inn located on a vacant 1.2 acre site just north of downtown Garberville, on Redwood Drive. The 852 sq ft dispensary building "B" will consist of a 525 sq ft retail area, 152 locked storage room, and small accessible restroom and utility storage closet. A small exterior fenced outdoor patio, facing the river view, will be created only accessible from the dispensary retail area, with a exit gate to the east only for emergency egress. A 15 room hotel will be constructed to the North of the dispensary, with separate access doors. There will be a 1,132 sq ft two-bedroom caretaker's unit above the hotel utility building "C". Extensive landscaping, LID features, permeable paving elements, and night sky friendly lighting are proposed. The buildings are designed to be extremely energy efficient. Woods native to our area and locally sourced and zero off-gassing materials will be used as much as possible. A large photovoltaic array will supply much of the buildings electricity needs. Large overhangs and high R-value insulation will ensure the buildings stay cool in the summer while also protecting them in the winter months. This project seeks to create an exemplary place to visit in the southern Humboldt area.

ZONING: C-2
"COMMERCIAL GENERAL"
APN 032-141-010
401 REDWOOD DR.
GARBERVILLE, CA 95542
1.2± TOTAL SITE ACERS



PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0" (22" X34" PAPER SIZE)
1" = 40'-0" (11" X17" PAPER SIZE)

PARKING SUMMARY

PARKING REQUIREMENTS:

- 1 SPACE PER GUEST SUITE (15 SPACES REQUIRED)
- 2 MANAGERS SPACES (2 SPACES REQUIRED)
- COMMERCIAL USES, OFFICE (CONFERENCE ROOM) = 1 SPACE/300 SQ FT (WITH MIN. OF 4 SPACES) + 1 SPACE PER EMPLOYEE (5 SPACES REQUIRED)

ADA PARKING:

- 18'W X 18' LONG VAN PARKING SPACE
- 1 ADA VAN SPACE WITH UNLOADING ON PASSENGER SIDE (ONE ADA SPACE FOR EACH 25 SPACES)

ADA PARKING:

- 25% CAN BE COMPACT (7.5'W X 16' LONG) WITH COMPACT SIGNAGE (MAX. 6 COMPACT SPACES)

22 TOTAL SPACES REQUIRED (INCLUDING 1 ADA VAN SPACE)

27 TOTAL SPACES PROPOSED (INCLUDING 1 ADA VAN SPACE & 5 COMPACT SPACES)

EXHIBIT "C"

COUNTY REVIEW SET

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
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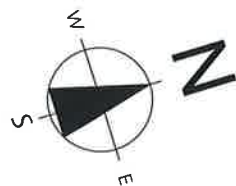
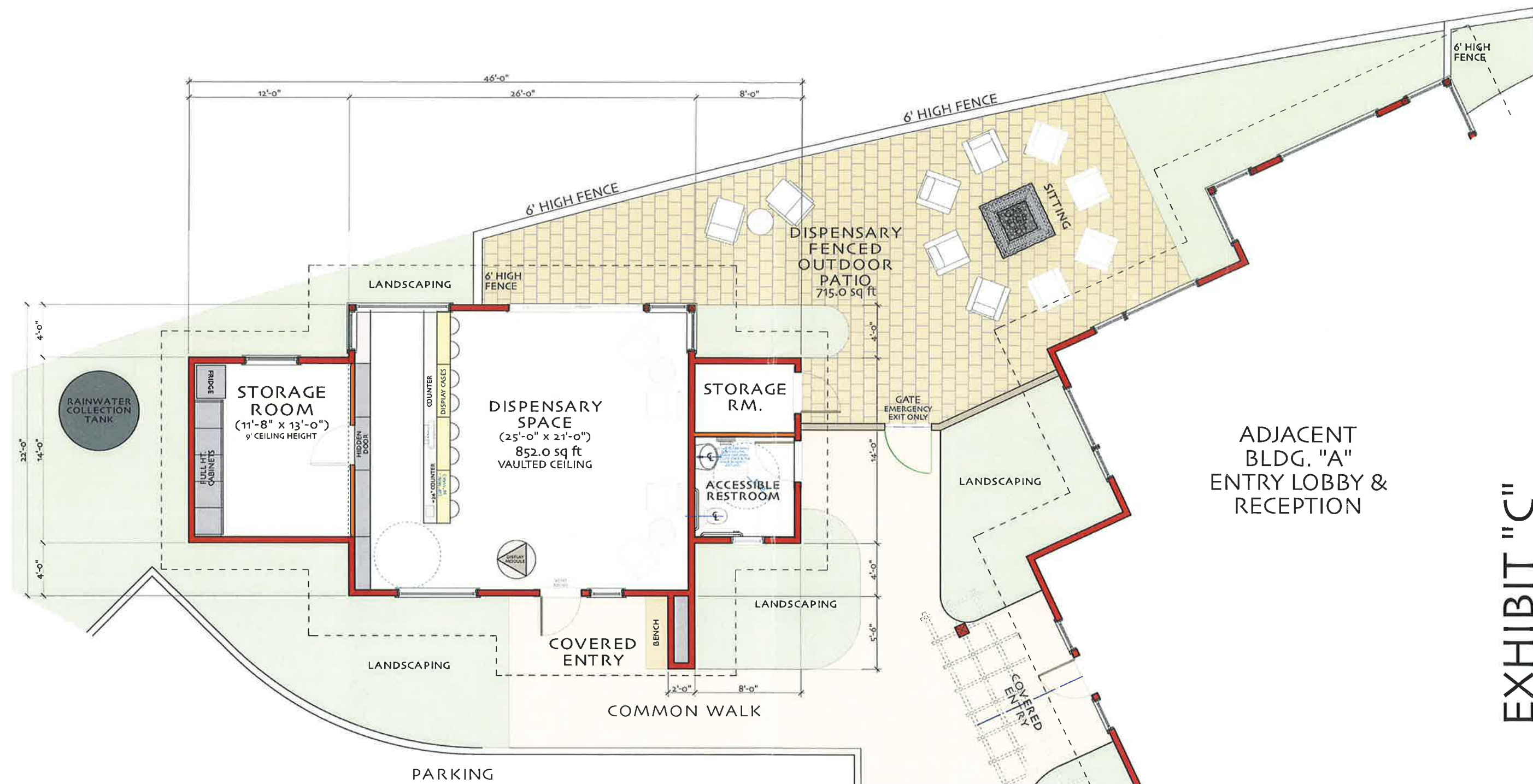


PROJECT TITLE: NEW DISPENSARY, GARBERVILLE, CA
TRISTIN OATES • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (707) 986-7068
SHEET TITLE: PROPOSED SITE PLAN
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.:
GI - 1630
DRAWN BY:
JAB
DATE:
12/21/2016

SHEET #:

A-2



BLDG. "B" - DISPENSARY
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"X34" PAPER SIZE)
SCALE: 1/8" = 1'-0" (11"X17" PAPER SIZE)

WALL LEGEND




-  (N) 2x4 WALL (STUDS 16" O.C.)
 (N) 2x6 WALL (STUDS 16" O.C.)
 (N) CONCRETE GARDEN/
SOUND WALL

EXHIBIT "C"

ADJACENT
BLDG. "A"
ENTRY LOBBY &
RECEPTION

PROJECT TITLE: **NEW DISPENSARY, GARBERVILLE, CA**
TRISTEN OATES • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (707) 986-7068

SHEET TITLE: PROPOSED FLOOR PLAN
ASSESSOR'S PARCEL NUMBER : 032-141-010

PROJECT NO.:
GI-1630
DRAWN BY:
JAB
DATE:
12/21/2016

**JULIAN BERG DESIGNS
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REVISIONS:



REVISIONS:

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PROJECT TITLE: NEW DISPENSARY, GARBERVILLE, CA
TRISTEN OATES • P.O. BOX 1136 • REDWAY, CA 95560 • TEL: (707) 986-7068

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.:
G1-1630
DRAWN BY:
JAB
DATE:
12/21/2016

SHEET # 1
A-4

EXHIBIT "C"

COUNTY REVIEW SET

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 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 insure the safety of the collective members, applicant shall have a qualified laboratory test samples of all medicine for pesticides, herbicides, mold, mildew, and pests.
4. 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. Prior to occupancy of the dispensary, the applicant shall satisfy all of the requirements as specified in Exhibit C of Attachment 1 to the satisfaction of the Department of Public Works. Contact the Department of Public Works for more information.
7. Applicant shall apply for and obtain an encroachment permit to surface the proposed commercial driveway onto Redwood Drive. The driveway shall be surfaced with asphalt concrete, or if alternative surfaces are used, the surface shall be approved by the Department of Public Works.
8. Site visibility must be maintained at the commercial driveway entrance, which shall be at least 50 feet from the terminus of the Caltrans off ramp from southbound Highway 101.
9. A landscaping plan must be submitted for Planning Department approval, as required by the Land Use Element of the recently adopted General Plan, Urban Lands, Section 4.3, Policy UL-P18 and standard UL-S6, which indicates that all new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.
10. The applicant shall secure the Design Review approval of the final Signage Plan. Signage shall be compatible and not distract from with surrounding uses in the area.
11. The structure to host the dispensary shall be designed and constructed as shown on the approved elevations for CUP-16-095/DR-16-012, Application No. 10858.

12. The applicant shall adhere to the Conditions of Approval for CUP-16-095, Application No. 10858, and attached hereto as Exhibit B of Attachment 1.
13. Prior to occupancy of the building and initiation of the dispensary use, all access, parking spaces and turnaround areas as depicted on the site plan for CUP-16-095 supporting the conference center/dispensary use shall be fully developed.
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 \$125.00) 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. 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 Monday through Sunday, 10:00 AM to 7:00 PM.
2. The collective 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.
3. The collective shall operate at all times in conformance with the provisions of Humboldt Ordinance #2554, including the Operating Standards in Section 31-55.4.11 and the requirement for annual Performance Review Reports per Section 314-55.4.12.
4. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
5. The collective 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 collective 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 dispensary shall follow the staff screening process as detailed on page 2 of the Operations Plan that includes a criminal background check.
8. As identified under the 2008 Attorney General Guidelines (for the Security and Non-Diversion of Marijuana Grown for Medical Use), the collective shall "track and record the source of their marijuana," and keep records of its division and distribution.
9. The dispensary 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 twenty-four (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. Humboldt's Finest 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 collective shall participate in inspections to verify that all cannabis is being distributed in compliance with all state and local regulations.
14. 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."
15. Methods used to track inventories, quantities, and distribution between verified members will match "standard industry procedures" which includes the following:
 - All incoming medicine will be assigned a lot number which will be retained as medicine is subsequently divided and distributed to members.
 - All medical cannabis will be tracked by the gram.
 - Quickbooks or similar software shall be used as a point of sale to record transactions, inventory, invoicing, and revenue-related record keeping.
16. 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.
17. The medical marijuana 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 Plan. 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.
18. Noncompliance by the medical marijuana 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, and the plan of operations as modified by Conditions of Approval B.1 through B.18 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. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner or state equivalent, when available.
5. 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, as soon as such licenses become available.
6. 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, as soon as such permits or licenses become available.
7. **Transfers.** 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.
- 8.

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. **Fences/Gates:** Pursuant to County Code Section 411-11(j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County-maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707-445-7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's Visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback farther to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707-445-7245 prior to constructing any fences or gates.

6. The Humboldt County Fire Safe Ordinance (Section 3111-1 et seq.) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the "same practical effect" of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features.

EXHIBIT B of ATTACHMENT 1

CONDITIONS OF APPROVAL for CUP-16-095, Application No. 10858

Approval of the Conditional Use Permit, Special Permit and Inland Design Review is conditioned on the following terms and requirements.

1. The applicant shall obtain all necessary building permits and grading permits from the Building Inspection Division (BID). The applicant/owner shall submit plans by a California-licensed engineer for the building permit and grading permit. All building and grading plans submitted for approval shall be consistent with the plot plan approved by the Planning Department.
2. A landscaping plan shall be provided to the satisfaction of the Planning Division. At a minimum, the landscaping plan shall include native tree species, which are non-pyrophilic, and identify the location, type (by species and common name), size, method for irrigation, and maintenance program, including replacement of plantings over time. Landscaping shall not affect visibility and shall conform to the visibility ordinance as required by the Department of Public Works.
3. The applicant must obtain Department of Environmental Health clearance for the pool, hot tub, and spa, as well as permit the kitchen before a final clearance for occupancy can be issued by the Building Department.
4. Applicant shall apply for and obtain an encroachment permit to surface the proposed commercial driveway onto Redwood Drive. The driveway shall be surfaced with asphalt concrete, or if alternative surfaces are used, the surface shall be approved by the Department of Public Works.
5. The paved area for the proposed commercial driveway shall extend a minimum of 50 feet back from the edge of the existing roadway, and be flared to a minimum of 30 feet wide at the intersection with the County Road. The driveway shall intersect the County road at a 90 degree angle.
6. All parking must be developed on-site as shown in the submitted plot plan before a final is issued for the building permit.
7. Site visibility must be maintained at the commercial driveway entrance, which shall be at least 50 feet from the terminus of the Caltrans off ramp from southbound Highway 101.
8. The surfaced parking lot shall include an oil-water filtration system prior to discharge into the County storm water system.
9. Storm water runoff from the driveway or building site shall not be channeled or directed to flow across the travelled section of the County roadway. The applicant shall be responsible for correcting any involved drainage problems to the satisfaction of the Department of Public Works.
10. Prior to the issuance of the Building Permit the applicant shall obtain a Business License from the Humboldt County Tax Collector.
11. 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.

12. All development shall be completed in accordance with the Plot Plan submitted to the Planning Department on March 1st, 2017.
13. The removal of mature oak trees shall be minimized. Where oak trees are removed during construction, they shall be replaced at a 3:1 ratio – i.e. for every oak removed, three shall be planted on the parcel in appropriate locations. Any tree removal and vegetation clearing shall be completed outside of the bird breeding season, generally considered to be March 1-August 15, or if work must be conducted during the bird nesting season, a qualified ornithologist shall survey the area no more than seven days prior to the vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers shall be developed in consultation with CDFW.
14. A minimum of 10,000 gallons of water for emergency firefighting supply shall be stored on site, or a fire hydrant shall be installed as shown on the plot plan date 3/1/2017.
15. The sound wall shall be constructed of fire resistant materials to address the minimal setback on the east side of the property, as required by Calfire in their referral response dated 9/23/2016.

Section 2: On-Going Requirements/Development Restrictions Which Must Continue for the Life of the Project

1. The project shall be developed, operated, and maintained as described in the Project Description, Plan of Operations, site plan, elevations and as conditioned herein. Changes in the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Section 312-11.1 shall require a modification of this permit.
2. All lighting on the property, including appurtenant signs, shall be installed to avoid overspill to neighboring parcels. Lights for the appurtenant signage shall be fitted with photosensors to dim the lights at night to avoid reflection onto neighboring parcels.
3. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section 5097.98 of the Public Resources Code shall apply (see at <http://www.nahc.ca.gov/profguide.html>).

The applicant is ultimately responsible for ensuring compliance with this condition.

Informational Notes:

1. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code. Once initiated, the term of the permit shall be as set forth in Section 2, Condition #1 above.
2. The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the "same practical effect" of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features.



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

RECEIVED
JUN 22 2017
Humboldt County
Planning Division

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
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445-7651
445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Tricia Shortridge, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer II

DATE: 06/21/2017

RE: **OATES, APN 032-141-010, CUP16-667, APPS# 12406**

The Department of Public Works reviews projects for issues relating to the adequacy of the roadway network to accommodate the proposed use; issues relating to encroachments (such as driveways and private roads) onto County maintained roads; ensuring that any outstanding violations relating to County Encroachment Permit Ordinance and Visibility Ordinance have been addressed; identifying any necessary frontage improvements that are required along County maintained roads; impacts of projects on nearby airports; ensuring that deferred subdivision improvements, if any, are completed; and identifying impacts of the proposed project to adjacent County owned properties or facilities.

The Department's review of this project is limited to what is shown on the submitted plot plan and accompanying materials.

This project is located on a parcel that recently obtained a Conditional Use Permit (CUP16-095) to construct an inn on a 1.2 acre vacant parcel. The Department previously provided recommendations on 09-08-2016 (see attached memo) for approval on the project. The Department recommends the same conditions apply to this project. It should be noted that the Department will not permit the monument sign at the location shown (see Item 8) on the site plan. The monument sign is being shown in the same location on the site plan that was rejected in the previous project.

ROADS: The County roadway serving the subject property is adequate to accommodate the proposed use.

The subject property is located within the State Responsibility Area.

DRIVEWAYS: The subject property is currently vacant. The proposed commercial driveway apron (encroachment) that connects to the County road shall be constructed to meet County standards. Prior to commencing operations, the driveway shall be improved to meet the County visibility ordinance and encroachment permit ordinance standards. This requires that the driveway apron be paved for a minimum width of 18 feet and a length of 50 feet. [Reference: County Code Sections 314-109.1.2.2.5, 314-109.1.5.1, 341-1, 411-51]

Prior to constructing improvements within a County maintained road right of way, the applicant shall apply for and obtain an encroachment permit from the Department of Public Works.
[Reference: County Code 411-11(a)(b)]

AIRPORT: The subject property is not located near a public airport.

DEFERRED SUBDIVISION IMPROVEMENTS: The subject property does not have any deferred subdivision improvements that have not been fulfilled.

ADJACENT COUNTY OWNED PROPERTY OR FACILITIES: The proposed project does not have any impact on any adjacent county owned property or facilities.

Informational Notes:

1. FENCES/GATES: Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

// END //



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
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AVIATION 839-5401

PUBLIC WORKS BUILDING
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BUSINESS	445-7652	PARKS	445-7651
ENGINEERING	445-7377	ROADS & EQUIP. MAINT	445-7421
FACILITY MAINTENANCE	445-7493		


CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

TO: Karen Meynell, Planner

VIA: Robert W. Bronkall, Deputy Director

FROM: Kenneth Freed, Senior Engineering Technician 

DATE: 09/08/16

RE: SANDERS, CUP16-095; APN 032-141-010

The subject property fronts Redwood Drive (County Road No. 6B105), a paved County maintained road.

Plot plan does not show width of County road right of way, edge of paved of travel lanes, distance from proposed commercial driveway to Caltrans Highway 101 off-ramp.

Plot plan shows a monument sign in the County road right of way.



Photo courtesy of Google Maps

REDWOOD DRIVE: Applicant has not provided enough information to show the exact location of the proposed commercial driveway. At time of building permit application, applicant shall provide a driveway profile showing all required grades. It should be noted that all retaining walls, if required, shall be on the subject parcel (outside the County right of way).

Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact the Department of Public Works (Department) immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, gates, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

The following conditions are recommended:

1. Applicant must apply for and obtain an encroachment permit to surface the proposed commercial driveway on Redwood Drive. The permit will require the applicant to construct a driveway entrance surfaced with asphalt concrete or as approved by the Department. [reference: County Code section 411-11 (a)(b)]
2. The paved area for the proposed commercial driveway apron shall extend a minimum of 50 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. Driveway shall intersect the County road at a 90° angle. [reference: County Code section 411-51 (b)(3) and 314-109.1.2.2.5.]
3. All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 314-109.1 et seq.]
4. Site visibility must be maintained at the commercial driveway entrance in conformance with County Code. [reference: County Code section 341-1 et seq.]
5. The surfaced parking lot shall include an oil-water filtration system prior to discharge into the County storm water system. [Reference: County Code section 313-109.1.3.2.5 and National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013]
6. Storm water runoff from the driveway or building site shall not be channeled or directed to flow across the traveled section of the County roadway. Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.
7. A grading plan shall be submitted to the Building Official to address parking lot drainage. [reference: County Code section 331-14(D)]
8. The monument sign must be relocated outside of the County road right of way.

// END //

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

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

1. The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the County General Plan and including Appendix C - Garberville/Benbow/Redway/Alderpoint Community Plan (GRBAP).

Plan Section(s)	Summary of Applicable Goal, Policy, or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Element, Chapter 4 (GP) -Urban Lands, Section 4.3	Commercial General (CG): Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Compatible uses include Retail Sales and Service, Cottage Industry, Office and Professional Service.	The project proposes use of a space, previously approved as a conference room as part of CUP 16-095 (not yet constructed), as a medical cannabis dispensary.
Housing Element, Chapter 8 (GP) – Housing	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	No new housing is proposed. The proposed use is considered retail sales.
Safety Element, Chapter 14 (GP) - Geologic/Seismic Hazards -development within flood plain -Fire Hazards	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	The project site is located in an area of moderate geologic instability (2), high fire hazard and is outside any mapped flood zone according to FIRM Map #06023C1985F. Construction of the space to be utilized as the dispensary was approved by CUP 16-095.
Noise Element, Chapter 13 (GP) -Noise	Conform with noise standards.	The project location is not located in an area that requires special noise attenuation measures. There are no residentially developed parcels in the immediate vicinity of the subject parcel. Land uses to the east, on the far side of Highway 101, are commercial or Forest Recreation, while land uses to the west are Unclassified or Public Facilities operated by the Garberville Sanitary District. The land to the north is vacant. Noise impacts from the dispensary on surrounding parcels are not expected.

<p>Land Use Element, Chapter 4 (GP)</p> <p>-Growth Planning, Section 4.2</p> <p>-Urban lands, Section 4.3, landscaping</p>	<p>Goal: To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety.</p> <p>All new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.</p>	<p>Under previously approved CUP 16-095 it was determined that the Garberville Sanitary District has adequate capacity. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. A condition of approval has been incorporated into the project indicating that a landscaping plan must be submitted for Planning Department approval, as required by the Land Use Element of the recently adopted General Plan, Urban Lands, Section 4.3, Policy UL-P18 and standard UL-S6, which indicates that all new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.</p>
<p>Conservation and Open Space Element, Chapter 10 (GP)</p> <p>-Biological Resources, Section 10.3</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p>The parcel is currently vacant, development of an inn, conference room, and accessory structures was approved by CUP 16-095. No additional construction is proposed. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary.</p>
<p>Conservation and Open Space Element, Chapter 10 (GP)</p> <p>-Cultural Resources, Section 10.6</p>	<p>New development shall protect cultural, archeological and paleontological resources.</p>	<p>The parcel is currently vacant, development of an inn, conference room, and accessory structures was approved by CUP 16-095. No record of cultural surveys being completed on the site were identified under the previously approved CUP 16-095. As part of the previously approved CUP 16-095, a phase I archaeological survey was conducted no cultural resources were identified on the parcel and the Bear River Band's THPO stated that they had no further concerns regarding development on the parcel. No additional construction is proposed under this CUP. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. This project is conditioned to include an inadvertent discovery protocol should the project encounter undocumented cultural resources (Informational Note #4).</p>

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 Zoning Finding
§314-2.2 Community Commercial (C-2) §314-55.3 Medical Cannabis Dispensaries	The C-2 zone allows for more commercial facilities that are of a light commercial character. Principally permitted uses include professional and business offices, stores, agencies and services of a light industrial character. The Medical Cannabis Dispensary Ordinance allows dispensaries in the C-2 Zone with a Conditional Use Permit.	The proposed project is a Conditional Use Permit for a medical cannabis dispensary. The parcel is currently vacant, development of an inn, conference room, and accessory structures was approved by CUP 16-095. No additional construction is proposed under this CUP. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. Upon receipt of the CUP, the project will conform to current zoning regulations. The proposed cannabis dispensary is specifically allowed with a CUP in this zone district under Section 314-55 of the Humboldt County Code.
Min. Lot Size	2,000 square feet	The property is over one acre, the proposed dispensary is 852 square feet.
Min. Lot Width	25 feet	The property is irregularly shaped, narrowing to points at the north and south end. Max width is approximately 158 feet, while the "flat" side where the entrance to the property is approximately 140 feet. The parcel conforms with all "flat" sides in excess of 25 feet.
Max. Ground Coverage	None Specified	N/A
Setbacks	Front & Sides: None Rear: 15 feet	The parcel is currently vacant, development of an inn, conference room, and accessory structures was approved by CUP 16-095. No additional construction is proposed under this CUP. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. The development of the property under CUP 16-095, utilizes all of the developable areas on the front and sides of the parcel. The rear setback is 15 feet. All of the proposed buildings are outside of the setback line, which includes the proposed dispensary. The proposed dispensary conforms with setbacks.
Max. Building Height	75 feet	The parcel is currently vacant, development of an inn, conference room, and accessory structures was approved by CUP 16-095. No additional construction is proposed under this CUP. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. The dispensary building will be one (1) story, no more than 16 feet tall at the roof peak.
§314-109.1.3.3: Commercial Uses Off-street Parking	<u>Retail Uses:</u> 1 space for each 300 square feet of gross floor area, plus 1 space for each	This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. The dispensary will be approximately 852 square feet total. The applicant estimates 3 to 5 total employees and

	<p>employee. A minimum of two parking spaces are required.</p> <p><u>ADA Spaces:</u> 1 space for each 25 regular spaces</p>	<p>no more than 2 employees at the dispensary at one time. The parking demand count of 6 spaces includes the need for 1 security guard during retail operations. Therefore, dispensary operations would require 6 spaces (3 spaces for square footage, 2 spaces to accommodate 2 employees, and 1 space to accommodate 1 security guard per conditions of approval), this is one (1) more than what was required for the conference room under CUP 16-095. The previously approved CUP 16-095 required a total of 22 parking spaces and provided 27 parking spaces, including 5 compact spaces, 1 ADA Van Accessible Space, and 21 regular spaces. Therefore, the increase of 1 parking space required for the dispensary is accommodated in the original CUP 16-095 parking counts. No additional parking would be needed as a result of the dispensary.</p>
§314-109.1.4 Loading Space	<p>1 loading space for each 20,000 square feet of commercial space</p>	<p>Under the previously approved CUP 16-095, the conference room was under 1,000 square feet. The combined square footage of all of the buildings on site are approximately 11,155 square feet. This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. Loading requirements for the proposed uses for this project are likely to consist of large vans or two axle delivery trucks (such as medical cannabis delivery vans or refrigerated dual axle delivery trucks). It is not anticipated that the dispensary would require large 3 to 5 axle semi-trucks from delivering. While there is no designated loading space delineated on the site plan, there is a hammerhead turnaround delineated for emergency vehicles that will ensure that a delivery van would be able to adequately access the site. In addition, there is an adequate space on the east side of the parking area for a delivery to park temporarily while unloading materials that would allow unrestricted access to all parking areas designated for guests and dispensary patients. The temporary parking area is located behind the tandem parking areas delineated for the caretaker and manager. Based on the levels of proposed use, the site specific limitations of the parcel, the ancillary and limited commercial use proposed, and the excess of adequate parking provided on-site, the lack of a loading space is not considered to be detrimental to proposed use or the surrounding land uses.</p>
§314-87.2 Signs	<p>Commercial: Not more than 3 square feet for each 100 feet of lot frontage not to exceed</p>	<p>This CUP proposes to replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. This dispensary does not propose any changes to the signage beyond</p>

	300 square feet divided into no more than 6 single or double frontage signs	<p>what was previously approved un CUP 16-095.</p> <p>Under the previously approved CUP 16-095, there would be two, one-sided mounted signs at the southern corner of the property on the east side of the driveway . The signs are 120 square feet each in size. Per the previously approved CUP 16-095, the two monument signs are intended to be visible from both Redwood Drive (the western sign) and Garberville (the eastern sign). The two smaller signs, mounted on the fire-resistant sound wall facing east and north, are intended for motorists traveling north and south on Highway 101. These signs are one-sided, approximately 80 square feet each, and will also be metal lettering on plaster backing.</p> <p>Any lighting on the signs shall be limited to the face of the sign, shall use photosensitive dimmers to limit night time brightness and prevent distractions to passing motorists, and shall be focused in such a way as to prevent light from being cast or reflected on neighboring parcels. These elements have been included as Conditions of Approval.</p>
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314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.8 Dispensaries	<p>All medical cannabis Dispensaries shall operate in compliance with this Code, the MCRSA, and all other applicable state and local laws.</p> <p>Medical 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 and staff; to ensure the security of the medical cannabis; and to safeguard against the diversion of medical cannabis for non-medical purposes.</p>	<p>The proposed project will:</p> <ol style="list-style-type: none"> 1. Receive deliveries from regional cannabis farmers; and 2. Make available medical cannabis products to patients throughout the State. <p>The subject property is zoned C-2-D Community Commercial, Design Review. The Operations Plan and conditions of approval require the proposed use is operated consistent with this Code, the MCRSA, and all other applicable state and local laws, and to ensure the security of the medical cannabis; and to safeguard against the diversion of medical cannabis for non-medical purposes.</p>

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.9.1 Medical Cannabis Dispensary Requirements	Preparation of a hazardous materials storage, handling, and disposal plan approved by the Division of Environmental Health, if applicable.	N/A
§314-55.3.9.3 Medical Cannabis Dispensary Requirements	No medical cannabis Dispensaries, operators, establishments, or providers who possess, cultivate, or distribute medical cannabis shall be located within a 600-foot radius of a school.	The nearest school is more than 1.5 miles to the northwest.
§314-55.3.10 Operations Manual	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <p>Authorization for the County, its agents, and employees, to seek verification of the information contained within the conditional use permit application.</p> <p>A description of the staff screening processes, including a requirement for criminal background checks.</p> <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 assure the safety of staff and clients and secure the medical cannabis against diversion for non-medical 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</p>	<p>A detailed Operations Plan 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 dispensary will be regulated by numerous state & local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420) which is now included in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) (Senate Bill 94) which was adopted in June of 2017. The retail dispensary is also regulated by the Medical Cannabis Regulation and Safety Act (MCRSA) and will be subject to State licensing in 2018 once available.</p>

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
	<p>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 medical cannabis that come in and go out of the Dispensary.</p> <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 medical cannabis distributed. The 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).</p>	
§314-55.3.11 Operating Standards	Dispensaries that function as medical cannabis delivery services shall not operate from an address of convenience located in a residential zone.	The proposed site is zoned C-2-D Community Commercial, Design Review.
§314-55.3.11 Operating Standards	<p>Medical cannabis Dispensaries may not be operated by any persons who have been convicted of a felony in the last five (5) years.</p> <p>No dispensing of medical cannabis to an individual qualified patient shall be permitted more than twice a day.</p> <p>The hours of operation of medical cannabis Dispensaries shall be no earlier than 10 a.m. and no later than 7 p.m.</p> <p>Dispensaries shall only provide medical cannabis to an individual qualified patient who has a valid, verified physician's recommendation issued in the State of California. Dispensaries</p>	<p>Refer to detailed Operations Plan included in Attachment 3.</p> <p>All operating standards have been made conditions of approval.</p>

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
	<p>shall verify on an annual basis, or more frequently if required by the State of California, that the physician's recommendations of their clients are current and valid.</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 medical cannabis Dispensary is prohibited. Each building entrance to a medical cannabis Dispensary shall be clearly and legibly posted with a notice indicating that smoking, ingesting or consuming medical cannabis or medical cannabis edibles on the premises or in the vicinity of the Dispensary is prohibited.</p>	
§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 eighteen (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 medical cannabis Dispensary or delivery service shall provide medical cannabis to any qualified patient or holder of a medical cannabis recommendation 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 medical cannabis.</p> <p>All medical cannabis Dispensaries</p>	<p>Refer to detailed Operations Plan included in Attachment 3.</p> <p>All operating standards have been made conditions of approval.</p>

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
	<p>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 medical cannabis dispensed by Dispensaries must be obtained in accordance with the MCRSA 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 onsite 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>	
§314-55.3.11 Operating Standards	<p>Dispensaries shall maintain all necessary permits, and pay all required taxes and fees.</p> <p>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>Medical cannabis Dispensaries shall comply with any and all conditions of their conditional use permit.</p>	<p>Refer to detailed Operations Plan included in Attachment 3.</p> <p>All operating standards have been made conditions of approval.</p>

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 or welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4 Conditional Use Permit Findings	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	All responding referral agencies have either provided no comment or recommended approval of the proposed use. The proposed commercial use is consistent with the type of development in the area. There is no evidence that the project will be materially injurious to properties or improvements in the vicinity.
§15303 of CEQA Guidelines	Categorically exempt from State environmental review.	The project has been determined to be exempt from CEQA pursuant to Sections 15303 – New Construction or Conversion of Small Structures of the Guidelines for the Implementation of CEQA. Section 15303 exempts from environmental review the construction and location of limited numbers of new, small facilities; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. This dispensary does not propose any substantive changes to the previously approved conference room building. The building elevations will remain the same. The project site is currently vacant; development of an inn, conference room and accessory structures was approved by CUP 16-095. The proposed project would replace the conference room approved under CUP 16-095 with a medical cannabis dispensary. No additional construction is proposed under this CUP. The change in the building use from a conference room to a medical cannabis dispensary, will not result in any significant adverse impacts on the environment. No changes in impacts would occur as a result of this project compared to CUP 16-095.

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

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

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

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

- Application Form (in file)
- Organizational Documents (on file)
- Grant Deed (on file)
- Plot Plan (attached with maps)
- Operations Plan (attached)

Humboldt's Finest Dispensary

401 Redwood Drive
Garberville, CA 95542

Operations Plan

Authorization for the County, its Agents, and Employees

The owner, operator and employees of Humboldt's Finest Dispensary fully authorize the County, its agents, and employees, to seek verification of the information contained within this conditional use permit application, the facilities Operations Manual, and the Operating Standards at any time before or after the conditional use permit is issued.

Staff Screening Process

Humboldt's Finest Dispensary will conduct a nationwide, felony and misdemeanor Livescan check on all potential staff and verify all required references to ensure the candidate has a positive track record. Employment may be denied for any offense committed within the last 10 years involving moral turpitude.

Additionally, HFD plans to engage in the Patient Focused Certification program. PFC is a non-profit, third party certification program for the medical cannabis industry and the only certification body that verifies compliance with state and local laws as well as the American Herbal Products Association's (AHPA) Recommendations to Regulators and the American Herbal Pharmacopoeia's (AHP) *Cannabis* monograph. In order to ensure ongoing compliance, PFC requires comprehensive staff training, annual inspections, unannounced random inspections, and product testing to ensure that verified companies continue to meet all program standards. PFC is similar to other nationally recognized certification programs including USP, Good Housekeeping, NSF, and ISO. A detailed description of the PFC program can be found at: https://american-safe-access.s3.amazonaws.com/Regulators_Program_Guide.pdf

As part of the PFC program, HFD will be required to have all paid and volunteer staff persons successfully complete a Core Cannabis Training, the National Cannabis Standards training for Distribution, and a Local & State Legal and Compliance training. These trainings cover a brief history of medical cannabis in the U.S., an overview of federal laws, the various forms cannabis might be sold as, the endocannabinoid system, security protocols including raid and robbery preparedness and product safety standards. A full description of PFC required trainings can be found at <http://patientfocusedcertification.org/education/>.

Hours of Operation

Sunday

Open 10:00 AM

Close 7:00 PM

Monday

Open 10:00 AM

Close 7:00 PM

Tuesday

Open 10:00 AM

Close 7:00 PM

Wednesday

Open 10:00 AM

Close 7:00 PM

Thursday

Open 10:00 AM

Close 7:00 PM

Friday

Open 10:00 AM

Close 7:00 PM

Saturday

Open 10:00 AM

Close 7:00 PM

Holidays

Closed: Thanksgiving, Christmas & New Year's Day

Half Day: Thanksgiving Eve, Christmas Eve & New Year's Eve

Description of Site, Floor Plan, Facilities, and Land Uses Within 600 Feet

Humboldt's Finest Dispensary will be part of a proposed new construction project that includes 852 S. F. stand-alone Dispensary facility and a neighboring 10,493 S. F. high end boutique Eco-Hotel. Please see Exhibit C for Adjacent Land Use Map, to scale plot plans, floor plans, and elevation drawings.

- 1) **Site Description** - Humboldt's Finest Dispensary will be located at 401 Redwood Drive in Garberville, CA. This project features new construction of a medical cannabis dispensary and inn to be located on a vacant 1.2-acre site just north of downtown Garberville. The 852 S. F. dispensary building, identified as building "B" on the attached map, will consist of 525 S. F. of retail area, a 152 S. F. locked storage room, and small ADA accessible restroom and utility storage closet. A small exterior fenced outdoor patio, facing the river view, will be created and only accessible from the dispensary retail area, with an exit gate to the east only for emergency egress. A 15 room hotel will be constructed to the North of the dispensary, with separate access doors. There will be a 1,132 S. F. two-bedroom caretaker's unit above the hotel utility building "C". Extensive landscaping, LID features, permeable paving elements, and night sky friendly lighting are proposed. The buildings are designed to be extremely energy efficient. Woods native to our area and locally sourced and zero off-gassing materials will be used as much as possible. A large photovoltaic array will supply much of the buildings electricity needs. Large overhangs and high R-value insulation will ensure the buildings stay cool in the summer while also protecting them in the winter months. This project seeks to create an exemplary place to visit in the southern Humboldt area.
- 2) **Floor Plan** - The entrance to the Dispensary features a covered porch as well as a bench, all of which, is visible from the dispensing area located inside the Dispensary building. Immediately upon entering the Dispensary, patients and caregivers will be greeted by reception staff, to be located just inside the main entrance. Here, patients and caregivers wishing to enter the Sales Area, will undergo the patient / caregiver screening process before being allowed to proceed to the Sales Area and display counter. The Dispensary itself features a simple open floor plan with a small sitting area to the right of the entrance and Sales Area to the left of the entrance. Directly behind the sales counter is the 152 S. F. locked storage room, where all cannabis inventory will be stored and inventory intakes will occur. The entrance to the Storage Room will feature a "hidden door", designed to blend into the display wall located behind the Sales Counter. Please see the attached map for more detail.
- 3) **Facilities** - The facilities associated with Humboldt's Finest Dispensary, features ample parking, ADA compliant accessibility and environmentally friendly new construction. The property features a rainwater catchment system and large photovoltaic array designed to provide the majority, if not all, of the power needed for the Dispensary and Inn facilities.
- 4) **Land Uses within 600 Feet** - The proposed Dispensary will be located on an "island" of land located directly north of the HWY 101 on ramp and sandwiched between Redwood

Drive on the West and HWY 101 to the East and South border, and Bear Creek to the North. The 600-foot area surrounding the Dispensary consists largely of U zoned property with the exception of a small strip of Residential Suburban zoned land located just inside the far eastern reached of the radius. The Residential Suburban zoned land in question includes one (1) residential structure and is separated from the Dispensary and Inn property by HWY 101 as well as a junk yard and cemetery. Due to the fact that the Dispensary will be situated on the most Westerly side of the Commercial zoned property, we anticipate that there will be no impact to the residences located on the East side of HWY 101. Additionally, the proposed hotel, guest rooms, and security / privacy / and noise reduction wall (also shown on the attached maps) will be located along the East side of the project development, providing an esthetic visual screen between the nearby residences, the Inn, and the Dispensary itself.

Security

Humboldt's Finest Dispensary considers security to be one of the highest priorities of the dispensary. HFD's Security Plan involves two major elements: Physical Security & Operational Security.

- 1) **Physical Security** - In terms of physical security, HFD will employ the most up-to-date technologies to monitor and alarm the Premises. All video images will be recorded and stored to on-site and off-site DVR for 90 days. The overall security system includes the following:
 - a) **Alarm System** – The alarm system at Humboldt's Finest Dispensary will be a state of the art perimeter and interior alarm system with the following:
 - i) **High Decibel Point of Entry Detection** – All doors and/or exterior access points will be alarmed for high decibel entry detection. The storefront entry will have a 30 second delay to accommodate daily opening and closing of the operation. All other access points will have immediate alarm detection.
 - ii) **Storefront Glass Break Detection** – The glass storefront as well as the west facing window's and sliding glass door of the premises will be equipped with a glass break detector which will immediately trip the alarm system in the event that the glass storefront, windows or sliding glass door of the premises is broken.
 - iii) **"Panic" Buttons at Key Interior Locations** – The premises will be equipped with 3 easily accessible panic buttons capable of immediately tripping the alarm system when activated.
 - iv) **Centrally Monitored System** – The alarm system will be centrally monitored subject to Humboldt County Sheriff's Department approval.
 - b) **Lighting** – The parking lot, front of the building, east side of the building, and back patio area of Humboldt's Finest Dispensary will be lit from sunset to sunrise with night sky friendly lighting.
 - c) **Video Surveillance of all Exterior Access Points** – All exterior access points of the Premises will be under constant video surveillance with a closed-circuit camera system. The exterior video surveillance will include the associated parking areas, the entire

perimeter of the Dispensary building, as well as the exterior of the adjacent Inn and all affiliated structures and common areas.

- d) Video Surveillance of Key Interior Areas – The interior surveillance system will be installed to ensure that all persons entering HFD will immediately be recorded by a fixed camera located just inside the entry way that also records the reception area activities. Additional fixed surveillance cameras will be strategically installed to ensure that all activity occurring within the Sales Area and Seating area are recorded. These images will be streamed live to two separate surveillance monitoring areas. The first monitoring area will be located in the Dispensary's Locked Storage Area, located directly behind the Display Counter. The second monitoring area will be located the neighboring Inn's Reception Area, allowing the Inn's staff to also monitor all activities occurring within the neighboring Dispensary.
 - e) Inventory "Path of Travel" Surveillance – HFD's inventory of cannabis and cannabis derived products will be under constant video surveillance including the Locked Storage Room
 - i) Storage Room – The Storage Room will feature a fixed camera recording the entire room at all times. In addition, all cannabis products removed from the Safe will require two staff persons to be present. All inventory deposited or withdrawn from the Safe must be logged and signed off on by both staff persons.
 - ii) Complete Coverage of Inventory – The Storage and Entry / Reception surveillance systems, along with the Sales Area Surveillance system will give 100% video surveillance of all inventory in its path of travel from the Locked Storage Room to the Sales Area, and vice versa, making it impossible for anyone to handle inventory without being recorded.
 - f) Safes – Humboldt's Finest Dispensary will purchase a minimum of one state-of-the-art Safe, to be of ample size and design, to accommodate all cannabis and cannabis derived product inventory present at HFD plus one smaller cash safe that features a "cash drop" feature. All cannabis and cannabis derived inventory will be removed from the Sales Area display cabinets and stored in the Safe during non-business hours. Additionally, all back stock inventory will be stored in the Safe and require two (2) staff person to be present and log all inventory removed from the safe.
- 2) Operational Security - Humboldt's Finest Dispensary has developed an operational security plan that will ensure complete control over all entry and access points to the premises, as follows:
- a) Patient / Caregiver Entry – The security systems and procedures for patient / caregiver entry are described below:
 - i) Inventory Delivery Procedures – Humboldt's Finest Dispensary staff will follow a special procedure when receiving delivery of cannabis and cannabis derived product inventory. Delivery of cannabis and cannabis derived products must be scheduled ahead to time to ensure that there is adequate staff onsite to allow for dedicated receiving staff that is independent from the reception staff and sales area staff. Upon arrival of a scheduled vendor or distributor, the staff person assigned to receive the delivery will immediately escort the vendor / distributor to the Locked Storage Room located behind the Sales Area Display Counter.

- ii) Limitation of Patients in Reception and Sales Areas – Humboldt’s Finest Dispensary will enhance its security by strictly limiting the number of individuals in the Sales Area at any one time. The maximum number of patients allowed in the Sales Area at any one time will be 4. HDF will be staffed with a minimum of one staff person for reception plus a minimum of two Sales Area staff persons at all times. If the volume of traffic regularly exceeds the four (4) person maximum, HFD will add a buzz in locked door system to the Dispensary’s main entrance. This system, would be operated by the Dispensary’s reception staff. Patients and Caregivers who need to wait to enter the Dispensary can do so in the sitting area located on the front covered porch.
- b) Opening Procedures – At the beginning of each operating day, Humboldt’s Finest Dispensary staff will undertake the same procedure designed to keep the inventory as secure as possible. One hour before opening to patients, a minimum of two staff persons will arrive at the facility to verify that the facility is locked and to accompany each other in entering the dispensary. Upon entry they will proceed to the Storage Room and remove all required cannabis inventory from the Safe/Storage room. The inventory will be transferred to the inventory from the Storage Room into the Sales Area display counters and cabinets. In this manner the inventory of cannabis at HFD will be overseen by staff as it travels within the Dispensary at the start of each day.
- c) Closing Procedures – At the end of each operating day, Humboldt’s Finest Dispensary staff will again undertake a procedure designed to keep the facility and the inventory as secure as possible. Once all patients have departed for the day, staff will lock the facility and remove all cannabis inventory from the Display Cabinets, and secure all cannabis inventory in the Safe, to be located within the Locked Storage Room. By following this procedure, HFD will properly secure its inventory at the end of each day. With the construction methods in place at the premises, the alarm system in place at the premises, and a minimum of staff persons onsite during opening and closing procedures the inventory of cannabis at HFD will be fully secured during all hours.
- d) Community Relations Officer – Humboldt’s Finest Dispensary will designate one staff person to serve as a Community Relations Officer to encourage neighboring residents to bring forth and solve any security issues before complaints are made to the County.
- e) Cash - All cash in the Dispensary will be transported to a financial institution, on a daily basis and intermittent “drops” can be made by staff throughout the day into the cash Safe which will be located in the Locked Storage Room. All deposits transported to a financial institution will require a minimum of two staff persons to be present during the deposit.

Description of the Screening, Registration and Validation Processes and Procedures for Qualified Patients and Primary Caregivers

- 1) **Patient Screening Process** - All patients and caregivers seeking access to purchase medical cannabis and/or cannabis derived product from Humboldt's Finest Dispensary will be required to complete the procedure described below.
 - a) Proof of Residency – All patients must provide, upon entry, a valid California Identification Card or California Driver's License for proof of residency.
 - b) Current Medical Recommendation – All patients must provide a medical recommendation to use medical cannabis issued by a licensed California physician in good standing with the medical board of California
 - c) Verification of Medical Recommendation – Prior to allowing any patient access to the Dispensary, Humboldt's Finest Dispensary staff will verify with the recommending physician's office either telephonically or through an internet verification system, that the patient's recommendation is valid.
 - d) Verification of Physician Status – Prior to allowing any patient access to the Dispensary, Humboldt's Finest Dispensary staff will verify, through the California Medical Board website, that the recommending physician is in good standing to practice medicine in the State of California
 - e) Execution of Collective Membership Agreement – All patients must review and execute a Collective Membership Agreement acknowledging the terms and conditions of membership as well as specifying necessary contact information for the patient. A sample of Humboldt's Finest Dispensary membership agreement is attached hereto as Exhibit A.
 - f) Return Visits – Patient screening information will be stored on Humboldt's Finest Dispensary's operating software and point of sale systems. Expiration dates for recommendations will be highlighted so that returning patients may gain access with valid identification and computer confirmation that the recommendation information on file is current. Patients with expired recommendations will be required to repeat steps a) thru d) above before gaining access to the Dispensary. No patient or primary caregiver shall be distributed medical cannabis or cannabis derived product more than twice per day.
- 2) **Caregiver Screening Process** - All caregivers seeking to purchase medical cannabis or cannabis derived product on behalf of a third party patient will be required to complete the procedure described below.
 - a) First Visit – The patient and the caregiver must come to the Dispensary together for the initial visit, unless the patient is non-ambulatory and the caregiver possesses a "notarized" caregiver designation from the patient.
 - b) Patient Screening Protocols – The patient must satisfy all patient screening protocols outlined in 1) a) - e) as described above.
 - c) Caregiver Designation Form – The caregiver must present a Caregiver Designation Form signed by the patient which authorizes the caregiver to purchase medical cannabis on behalf of the patient. Humboldt's Finest Dispensary's Caregiver Designation Form is attached hereto as Exhibit B.
 - d) Caregiver Membership Form – The caregiver must review and execute the Humboldt's Finest Dispensary Membership Form acknowledging all of the rules of membership and providing contact information.

- e) Future Visits – Caregiver screening information will be stored on the Humboldt’s Finest Dispensary operating software and point of sale systems. Expiration dates for caregiver designations and patient medical recommendations will be highlighted so that returning caregivers may gain access with valid identification and computer confirmation that the information on file is current. Caregivers with expired caregiver designations and/or expired medical recommendations will be required to repeat steps 2) a) – d) above before gaining access to the Dispensary. No patient or primary caregiver shall be distributed medical cannabis more than twice per day.
- 3) **Quantity Limits** – Humboldt’s Finest Dispensary will voluntarily impose the following quantity limits.
- a) Cannabis – Patients may purchase not more than 3 ounces of cannabis in any one visit or one-week period.
 - b) Derived Cannabis Products – Patients may purchase no more than 10 ingestible or topical products in any one visit and not more than 8 grams of cannabis concentrate or extract product in any one visit.
 - c) Clones – There will be no limit to the quantity of clones that patients may purchase.
 - d) Monitoring Quantity Limits – Humboldt’s Finest Dispensary will utilize point of sale software that identifies the purchasing history of each patient over the prior seven days so that HFD staff can identify and enforce the above quantity and visitation limits.

Description of Qualified Patient Records, Acquisition & Retention Procedures and Policies

Humboldt’s Finest Dispensary’s Record Keeping & Privacy Plan is designed to provide HFD staff with all information necessary to effectively operate the Dispensary in compliance with State and Local law while simultaneously guarding patient privacy. For financial reporting, HFD will utilize Quickbooks software. For point of sale and database requirements, HFD will utilize a State approved Software System. A detailed description of the proposed Software System’s minimum capability follows below:

- 1) **Financial Records** - For all financial reporting, Humboldt’s Finest Dispensary will comply with Generally Accepted Accounting Principles (GAAP) applied by a licensed Certified Public Accountant. All items of income and expense will be allocated to ledger accounts to produce monthly, quarterly and annual Operating Statements consistent with GAAP.
 - a) Humboldt’s Finest Dispensary will produce monthly, quarterly and annual statements that indicate all receipts of the business, including but not limited to all contributions, reimbursements, and reasonable compensation, whether in cash or in kind, and all expenditures incurred for the acquisition of cannabis and cannabis derived product.
- 2) **Patient / Caregiver Member Records** - The software system utilized will need to combine a point of sale system with a database that can be programmed to efficiently report the operating results of the Dispensary as follows:
 - a) Humboldt’s Finest Dispensary’s database of patient/caregiver/physician records will contain the following:
 - i) Name, address and contact information of landlord

- ii) Name, address, contact information, and job description for all employees of the Dispensary
 - iii) Name, addresses, contact information, copy of government issued identification, and copy of medical cannabis recommendation for all patients
 - iv) A log documenting each transfer of cannabis and cannabis derived product to a patient that includes the amount transferred, the date transferred and the full name of the patient to whom it was transferred.
 - v) Name, address, and contact information, and copies of all caregiver designations for all primary caregivers
 - vi) Name, address, contact information, and medical license numbers of all recommending physicians (Note – in accordance with HDF's Screening Process outlined in the Operations Plan, all physician recommendations will be verified and all medical licenses will be verified as current and in good standing)
- 3) Inventory Control Records - The yet to be determined software system will be programmed to accurately track all of HDF's inventory as follows:
- a) Humboldt's Finest Dispensary's database of inventory information will produce an Inventory Record documenting the dates, amounts, and content testing results of all cannabis provided in bulk as well as the results of all randomly tested pre-packaged cannabis and cannabis products as part of HFD's random sampling verification program.
 - b) Additional Feature of Humboldt's Finest Dispensary Record Keeping Plan
 - i) Patient Screening Enforcement - When patients re-visit the Dispensary, HFD's reception staff will enter the patient ID number in the system and the screen will display a "pop-up" revealing the patient's medical recommendation expiration date. Patients with expired recommendation dates will be denied entry until the recommendation is renewed, verified and entered into the system.
 - ii) Quantity Limit Enforcement - When patients re-visit the Dispensary, HFD's Sales Staff will enter the patient number into the system and the screen will display a "pop-up" revealing the patient's trailing seven-day purchase history. With this system, HFD's Sales Staff will be able to monitor and enforce quantity limit guidelines.
 - iii) Privacy - Patient information will be closely guarded with the following procedures –
 - (1) No release of Information - HFD will not release any patient, caregiver, employee or physician information, except in the case of patient request.
 - (2) Password Protection - The yet to be determined Software System will have passwords to limit HFD staff access to patient information. For example, HFD reception will be password restricted to only display expiration dates for medical recommendations, residency, and dates of birth. HFD's Sales Staff will be password restricted to the trailing seven day purchases of a particular patient. By limiting HFD's staff access to only the information required to perform their specific function, HFD will help to safeguard the privacy of its patients.

- (3) Elimination of Dormant Files - HFD will maintain all records for 5 years. At the end of each 5-year period, HFD will eliminate from its records all data related to patients that have not visited the Dispensary in the last 60 months.

Description of the Processes, Procedures and Inventory Controls for Tracking the Disparate Strains, the Source of Supply, and Amounts of Medical Cannabis That Comes-In and Goes Out of the Dispensary

- 1) Inventory Plan and Controls - The Inventory Plan of Humboldt's Finest Dispensary is designed to provide the highest quality cannabis and cannabis derived product in a manner that provides complete transparency and legitimacy to the supply chain. HFD's inventory will feature local Humboldt products and will include cannabis, cannabis derived products, and clones. A detailed description of HFD's inventory plan for each product category follows below.
 - a) Cannabis - HFD's inventory of cannabis is unique in that it seeks to provide only sun grown medical cannabis. Currently, much of the cannabis sold in dispensaries throughout the State is grown indoors utilizing 100% artificial light, resulting in large quantities of greenhouse gas emissions. HFD will work only with farmers and distributors that can provide sun grown cannabis, proof of application affidavit or local permit, and State licensure, to provide specified quantities and strains of cannabis at regular intervals on behalf of HDF's patients. HDF will compensate the farmers and distributors for their time and expense and they will be issued 1099's for all service payments made. 100% of the cannabis products obtained will be distributed at HFD's storefront, there will be no delivery service provided for patients or caregivers. Absolutely no diversion of cannabis will be permitted outside of the membership.
 - b) Cannabis Derived Products - HFD's inventory of cannabis derived product will include ingestible products, topical products, and concentrated / extracted products. All cannabis derived product will be designed for quality and freshness. Vendors and distributors of cannabis derived product must supply proof that the products were prepared in a commercial kitchen that complies with all health and safety regulations until such time as State licenses become available. Once the State issues licenses, all vendors, including distributors, will need to show proof of State licensure. Furthermore, vendors and distributors of cannabis derived products will be required to package their products in MCRSA compliant packaging that lists all ingredients, the date of production or expiration, potency, and single serving dosage. By following this simple formula, all cannabis derived products provided will be safe, fresh and dosed properly for the patient.
 - c) Clones - HFD's inventory of clones will be centered around the highest quality strains with specific genetic identification. We intend to source the vast majority of our clone material from wholesale nursery applicant, Matt Scott, who is applying to operate at 26011 HWY 254 in Redcrest, CA. Clones will be sourced from additional sources as needed to meet patient demand and provide additional varieties.

- 2) Shelf-life Issues – Humboldt’s Finest Dispensary will obtain both pre-packaged and branded cannabis as well as bulk cannabis acquired in one (1) pound units. Upon receiving bulk cannabis, the cannabis inventory brought in will be stored in commercial grade food storage packaging which removes all oxygen from the packaging envelopes to preserve product freshness. These sealed packaging units will only be unsealed and repackaged into smaller quantities immediately prior to display in the Sales Area, assuring that all inventory is perfectly fresh upon arrival to the Sales Area. All pre-packaged and branded cannabis acquired will need to meet the labeling and packaging requirements mentioned above. Use by, harvest, and/or expiration dates will be closely monitored to ensure that all cannabis dispensed through HFD meets quality standards. In this manner, HFD will ensure that all inventory is fresh upon delivery and display for sale. All cannabis that is past the use-by date or expiration date will be discarded and logged into the Software System denoting the amount discarded, method of disposal, and reason for the action.
- 3) Inventory Control Systems - HFD will tie back all sales of inventory, through the point of sale system, to match up with all prior inventory deliveries in the following manner:
 - a) All bulk cannabis deliveries will be batched and barcoded in units of one (1) pound.
 - b) As batches are broken down into individual packaging for resale, each individual packaging unit will be barcoded to match the original batch.
 - c) All pre-packaged and branded cannabis deliveries will also be batched and barcoded based on the size or quantity of each specific varietal and unit size received.
 - d) Any inventory discarded for shelf-life expiration will first be scanned so that the barcode can register the discarded amount.
 - e) HFD staff will perform monthly inventory checks to backup all sold/discarded inventory to the original batch amounts, thereby minimizing the potential for theft and waste.
- 4) Inventory Control Records - HFD will utilize its point of sale software to produce an Inventory Record documenting the receipt date, the amounts and the content of testing results (when applicable) of all cannabis and or cannabis derived product obtained, stored, and sold at HFD.

Offsetting / Minimizing Carbon Footprint

The Humboldt’s Finest Dispensary, will be located in a newly constructed building featuring extensive landscaping, LID features, permeable paving elements, and night sky friendly lighting. The buildings are designed to be extremely energy efficient. Woods native to our area and locally sourced and zero off-gassing materials will be used as much as possible. A large photovoltaic array will supply much of the buildings electricity needs offsetting and minimizing the facilities carbon footprint. Large overhangs and high R-value insulation will ensure the buildings stay cool in the summer while also protecting them in the winter months. The roof surface of the Dispensary will double as a rainwater catchment system. The collected rainwater will be used to irrigate the extensive landscape developed on the property. HFD will further reduce its carbon footprint by exclusively sourcing sun grown cannabis and cannabis derived products. This project seeks to create an exemplary place to visit in the southern Humboldt area.

Chemicals Used and Stored Onsite

Humboldt's Finest Dispensary will use only natural, or green, products for the purposes of cleaning and sanitizing the Dispensary, work surfaces, and any tools or containers utilized in association with the cannabis and cannabis derived products offered. Such products will be stored in the Storage Room, located on the exterior of the Dispensary building, directly next to the ADA accessible restroom facilities.

Procedures, Documentation, and Notice Process for Assuring the Quality and Safety of Medical Cannabis and Cannabis Derived Products

Humboldt's Finest Dispensary has developed a Quality Control Plan designed to ensure the quality of all cannabis, cannabis derived products, and clones distributed to patients and caregivers, as follows:

- 1) Cannabis Products – All batches of cannabis received, whether received in bulk or in pre-packaged increments, will be required to have a certificate of analysis affiliated with the specific batch in HFD's inventory. All testing that is the responsibility of HFD will be conducted by Anresco Laboratory
<http://anresco.com/?gclid=CN6A8NH3hdECFY01wAodaUgEWQ>
 - a) Cannabinoid Profiling – All batches of cannabis within HFD's inventory will require quantification of THC, CBD, and CBN. These requirements are subject to change due to implementation of local rules and the MCRSA.
 - b) Chemical Residue Screening – Verification of the present or absence of chemical pesticides and fungicides will be required for all cannabis products. These requirements are subject to change due to implementation of local rules and the MCRSA.
 - c) Biological Screening – Verification of the presence or absence of fungi, yeasts and bacteria will be required for all cannabis products. These requirements are subject to change due to implementation of local rules and the MCRSA.
 - d) Labeling – HFD will strictly enforce all packaging and labeling requirements as outlined by local and state law.
- 2) Cannabis Derived Products – All cannabis derived products supplied by Humboldt's Finest Dispensary will be required to comply with the following minimum requirements. Additional requirements may be required, as determined by the implementation of local and state regulations.
 - a) Cannabinoid Profiling – All batches of cannabis derived product provided by HFD will require quantification of THC, CBD, and CBN. These requirements are subject to change due to implementation of local rules and the MCRSA.
 - b) Chemical Residue Screening – Verification of the present or absence of chemical pesticides and fungicides will be required for all cannabis products. These requirements are subject to change due to implementation of local rules and the MCRSA.

- c) **Biological Screening** – Verification of the presence or absence of fungi, yeasts and bacteria will be required for all cannabis products. These requirements are subject to change due to implementation of local rules and the MCRSA.
 - d) **Nutritional & Cannabinoid Labeling** – All ingestible and topical products supplied by HFD will require accurate labeling that clearly identifies the product's ingredients, cannabinoid content, and single serving use amount.
 - e) **Volatile Solvent Extracted Products** – In addition to the above mentioned quality standards, cannabis derived products developed utilizing a volatile solvent based method will require a certificate of analysis verifying the absence of harmful residual solvent.
- 3) **Quality Control Recordkeeping** – A paper and/or digital copy of the above mentioned certificates of analysis will be retained for a minimum of 3 years past the recommended use-by or expiration date. The retained certificate of analysis will be stored in a manner that allows it to be referenced via the products batch number for purposes of implementing an adverse event reporting and product recall program.
- 4) **Adverse Event Reporting & Product Recall Program** – HFD will develop and implement a comprehensive adverse event reporting and product recall program that will allow the Dispensary to recall 100% of dispensed product should the Dispensary's management, the product provider, or regulatory body deem a recall immediately necessary.

Required Display of Client Rules and Regulations

Humboldt's Finest Dispensary will conspicuously display the rules and regulations pertaining to patients and caregivers choosing to utilize the HFD facility. These same rules and regulations will also be included in the membership agreement which is required to be signed before a patient or caregiver is granted access to the Sales Area. In addition, HFD will provide patients and caregivers with print materials describing State and local rules and regulations pertaining personal cultivation, consumption, transportation, acquisition, and storage of the medical cannabis and cannabis derived products available at HFD. Details regarding required signage and membership agreement information are as follows.

- 1) **Membership Agreement Notification** – HFD will utilize the Membership Agreement to notify all patients and caregivers utilizing HFD's services about the following operational requirements:
 - a) A statement indicating that smoking, ingesting or otherwise consuming medical cannabis products on the dispensary premises, parking area, and surrounding property is strictly prohibited.
 - b) A statement indicating that persons under the age of eighteen (18) are prohibited from entering the premises unless they are qualified patients and accompanied by their parent or legal guardian.
- 2) **Required Signage** –
 - a) Each building entrance, as well as the rear outdoor patio area, and common areas between the Dispensary and Inn will have conspicuously located signage that clearly and

legibly provides notice indicating that smoking, ingesting or consuming medical cannabis or medical cannabis derived products on the premises is strictly prohibited

- b) Each building entrance to the Dispensary will include a conspicuously located sign that clearly and legibly provides a notice indicating that persons under the age of eighteen (18) are prohibited from entering the premises unless they are qualified patients and accompanied by their parent or legal guardian.
- c) Each building entrance to the Dispensary will also have conspicuously located signage that clearly and legibly provides notice that vendors and distributors may only enter with cannabis and cannabis derived product if they have a pre-scheduled appointment. This signage will include contact information for the HFD staff person responsible for receiving incoming inventory.

Exhibit "A"
Humboldt's Finest Dispensary
Sample Membership Agreement

Humboldt's Finest Dispensary Membership Agreement (Sample)

Membership as a patient or primary caregiver in the Humboldt's Finest Dispensary requires the acknowledgment and acceptance of the terms and conditions outlined below in the Membership Agreement.

HFD reserves the right to terminate membership at any time for any violation of the defined terms and conditions of the Membership Agreement.

- Only legally qualified patients as determined by Proposition 215, SB420, and MCRSA may register as members of HFD and gain access to the dispensary
- Membership in HFD requires a current Dr.'s recommendation and valid State issued ID card or driver's license to be presented at EACH visit
- No cell phones, PDA's, pagers, cameras or recording devices are allowed on the premises for any reason, please leave them at home or in your vehicle.
- No consumption of cannabis is allowed on the property and/or parking areas of HFD at any time.
- Any sales, distribution or "sharing" of your medication is a strict violation of the HFD terms and conditions and will immediately result in membership termination without warning. No exceptions.
- No alcoholic beverages, illegal drugs or weapons of any kind are permitted on the premises
- You shall treat all HFD staff and members with respect at all times. Offensive or abusive language is not acceptable and may result in termination of membership.
- Members must be at least eighteen (18) years old and provide a California State ID or Driver's License as proof. All legally qualified Minors must be accompanied by legal guardian in order to gain membership and access the dispensary services.
- Please keep all medication discreetly stored on your person or in dispensary issued packaging when leaving the building for your safety.
- Members agree to the limits of amounts on medical cannabis in accordance with State and /or Local law.

I, _____, certify by signing below, that I acknowledge and agree to abide by the terms and conditions listed in the Membership Agreement of HFD. I understand that my membership may be revoked at any time for any of the above listed terms and conditions, as the HFD reserves the right to cancel membership at any time.

I also authorize my recommending physician to verify to HFD his/her recommendation for approval to use medical cannabis.

Signature	Date
Print Name	Email Address
Street Address	Telephone Number
City, State, Zip Code	How did you hear about us?
	Expiration Date: _____
	Staff Initials: _____

Exhibit “B”
Humboldt’s Finest Dispensary
Sample Dispensary Caregiver Designation Form

Humboldt's Finest Dispensary
Designation of Primary Caregiver Form (sample)

(California Health & Safety Code 11362.5)

I, _____ (print name), hereby certify that I suffer a serious illness and I have obtained a recommendation or approval from a licensed physician to use medical cannabis in treating my illness. (A copy of my recommendation or approval is attached hereto).

I hereby designate _____ (print name) as my "Primary Caregiver," in accordance with Health & Safety Code 11362.5(d) and 11362.5 (e), which read as follows:

(d) Section 11357, relating to the possession of marijuana and Section 11358, relating to the cultivation of marijuana shall not apply to a patient, or to a patient's primary caregiver, who possesses or cultivates marijuana for the personal medical purposes of the patient upon the written or oral recommendation or approval of a physician.

(e) For the purpose of this section, "primary caregiver" meant the individual designated by the person exempted un this act who has consistently assumed responsibility for the housing, health, or safety of that person.

I agree that I will consistently rely on the above-named person as the primary source of my medical cannabis as a matter of my personal health and safety. This designation shall remain in effect for a period of one year.

Date

Signature

Notice to Law Enforcement: Pursuant to the Constitution of the State of California, Amendment III, Sec. 3.5(c), state law enforcement official have "no power...to refuse to enforce a statute on the basis that federal law or federal regulations prohibit the enforcement of such statute." It is therefore your legal duty and responsibility to respect and obey this agreement per the above-cited legislation, and to leave the individuals herein described unmolested and unreported to federal authorities. Failure to follow state law may result in legal action being taken against you. Thank you for your understanding and compliance.

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	--	No Response	--
Land Use Division	✓	Conditional Approval	On file
Division Environmental Health	✓	Approval	On file