



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 3, 2017

To: Humboldt County Planning Commission

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

Subject: **Redwood Roots Inc. Conditional Use Permit**
Application Number 10267
Case Number CUP 16-060
Assessor Parcel Number 033-160-001
6840 Benbow Drive, Benbow area

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Please contact Michael Richardson, Supervising Planner at 268-3723, or by email at mrichardson@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 3, 2017	Subject Conditional Use Permit	Contact Michael Richardson
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Project Description: The project is a conditional use permit for a proposed cannabis dispensary within an existing approximate 4,200 square foot commercial building. The proposed hours of operation for the dispensary are 10 am - 7 pm six days per week. Each customer is required to provide evidence that they: 1) are a California resident 2) have a California ID or Driver's License and 3) have a recent Physician's recommendation for the medical use of Cannabis. All patient recommendations are verified prior to permitting access to the dispensing facility. All buying of medicine is restricted to established members of the collective. The application includes a detailed Plan of Operations on file addressing all the requirements of the County's Dispensary Ordinance. Cultivation and processing of medical Cannabis to be distributed at this facility is performed off-site by collective members in accordance with all applicable State and Local Guidelines and Regulations. The parcel is served by public water and an on-site sewage disposal system.

Project Location:

The project site is located in Humboldt County in the Benbow area on the west side of Benbow Drive approximately 300 feet east of the intersection of Benbow Drive and State Highway 101 on the property known as 6840 Benbow Drive.

Present Plan Land Use Designations: Commercial Recreation (CR);, Garberville/Redway/Benbow/Alderpoint Community Plan (GRBAP);, Slope Stability;., Moderate Instability (2)

Present Zoning: C-1-D, Neighborhood Commercial (C-1), Design Review (D)

Case Numbers: CUP 16-060

Application Number: 10267

Assessor Parcel Numbers: 033-160-001

Applicant

Chris Anderson
PO Box 264
Garberville, CA 95542

Owner

Agent

None

Environmental Review: No. CEQA Exemption Section: 15301-Existing Facilities.

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

Major Issues: Recommendation of denial from Benbow State Park.

Redwood Roots Conditional Use Permit
Case Number CUP 16-060
Assessor Parcel Number (APN): 033-160-001

Recommended Planning Commission Action

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

"Move to make all of the required findings, based on evidence in the staff report and public testimony, and approve the Redwood Roots conditional use permit as described in the Agenda Item Transmittal subject to the conditions of approval"

Executive Summary

A Conditional Use Permit has been requested by Redwood Roots Inc. to authorize operation of a medical-cannabis distribution facility in the Benbow area. The facility will be operated by members of Redwood Roots Inc, a collectively run organization involved in the non-profit use and cultivation of medical cannabis in association with other holistic herbal remedies. The collective's intake and dispensing facility will operate within existing approximate 4,200 square foot commercial building. While access to the dispensing facility is limited to members of the collective, the registration facility is open to the public. Each member of the collective is required to provide evidence that they: 1) are a California resident 2) have a California ID or Driver's License and 3) have a recent Physician's recommendation for the medical use of Cannabis. All patient/members recommendations are verified at the registration facility prior to permitting registration and access to the dispensing facility. All buying and selling of medicine is restricted to established members of the collective. The application includes a detailed Plan of Operations on file addressing issues of neighborhood compatibility, transparency of operations and public safety. Cultivation and processing of medical Cannabis distributed at this facility is performed off-site by collective members "patient providers", in accordance with all applicable State and Local Guidelines and Regulations.

The project parcel is currently developed with an approximately 4,200 square foot building that was previously used as a bar and restaurant. An undeveloped commercial property is adjacent to the north of the subject property. Adjacent property to the south across Benbow Drive is undeveloped. Directly to the east across Benbow Drive is the Benbow Golf Course which extends west of the subject property as well. A residential parcel is approximately 350 feet to the east of the project site. Highway 101 is approximately 275 feet to the west.

Beyond Highway 101 is Benbow State Park. Measured from the County's GIS, the building where the dispensary is located is approximately 450 feet from the property line of the Park, and approximately 640 feet from developed areas within the Park. As explained in the recommendation of denial from the Supervising Ranger of the park, "the location of the dispensary is 400 feet away from Benbow State Recreation Area. Regulations say it must be more than 600 feet away from a park" (Attachment 4 of this staff report).

Section 314-55.3.9.2 of the Zoning Ordinance provides the Planning Commission discretion to deny a conditional use permit for a dispensary within 600 feet of a public park "if the Commission determines that the impacts of a proposed dispensary have the potential to be significant". The applicants submitted evidence the impacts of the dispensary on the Recreation Area will not be significant because Highway 101 physically separates the two properties, and the Benbow State Recreation Area is bounded by a six foot tall chain link fence that prevents direct access from the dispensary to the closest parking area within the Recreation Area. The closest distance from the site to the park property is 420 feet and over 1,000 feet distant from the

main park entrance (see Attachment 3). Furthermore, the dispensary parcel will be fully fenced and separated from the Benbow Drive access and surrounding property. The nearby golf course property is also fenced.

Organizational Structure

Redwood Roots Inc. organizational structure and function is similar to many standard collective or cooperative models. Members can be divided into 2 categories: 1) Regular Members and 2) Grower/Members. Grower/Members individually assume responsibilities associated with insuring a consistent supply of medicine to the collective by providing the collective any excess medical cannabis they have grown at their respective off-site locations. Regular Members do not participate in cultivation responsibilities but instead may secure medicine from Redwood Roots Inc.'s ongoing supply.

Registration / Verification / Recordkeeping

Member registration will occur at the site. During registration, a registrant's physician's recommendation (for the use of medical cannabis) and CA resident status is verified. A website is used to check the information from the recommending physician. A physician's license can be verified on-line at <http://www.medbd.ca.gov/licensee>. Following this, each new member is assigned a patient number and given information on the dispensary. A member's 'primary caregiver' may also be registered at this time. Members are required to sign a registration form (which includes acknowledgement of the various rules & procedures of the collective) that is then copied along with the physician's recommendation and photo ID and kept on file. A computer program is used to track all transactions and monitor the status of a patient's "physician's recommendation".

Offsite Cultivation of Medical Cannabis

Cultivation and processing of all medical cannabis distributed at this facility is performed off-site by collective members, in accordance with all applicable State and Local Guidelines and Regulations. Senate Bill 420 and the Attorney General Guidelines recognize the right of "qualified patients" to collectively or cooperatively cultivate marijuana for medical purposes. Following these laws and their interpretation, a paradigm shift occurred and the concept of the "dispensary" was supplanted by "collectives" and "cooperatives". The Guidelines outline that collectives and cooperatives "should not purchase marijuana from, or sell to, non-members" but instead should only facilitate or coordinate "transactions between members". With the recent adoption and implementation the California Medical Cannabis Regulation and Safety Act (MCRSA) retail dispensaries using the collective/cooperative model will begin transitioning to state licensing beginning January 1, 2018. The County's zoning regulations for Medical Cannabis Dispensaries authorize holders of a CUP to apply for state licensing when available.

A qualified patient that is a member of the collective may choose to furnish the collective with excess medical cannabis that they have personally cultivated and become a 'Patient Provider'.

The Plan of Operation (Attachment 3) prepared by the applicant provides information on a variety of operational details including: copies of the current member agreement and patient provider agreement forms, handouts showing member rules and procedures for purchase of medicine from patient providers, as well as detailed discussion of employee operational procedures and responsibilities.

Conditions of Approval are included which require that each member agree to take steps to store their medical cannabis in a safe and secure manner to prevent diversion of cannabis into the illegal market place. Additionally, each patient provider is required to operate in a "closed

loop" model with the Collective. Those cultivating in residential areas must agree to confine their operations whereby they supply medicine for not more than three (3) qualified patients.

Security

The security system will include a 32 channel active recording camera system with remote access. Security personnel will live on site in the adjacent apartment. Cannabis products will be stored overnight in a safe. A Condition of Approval has been included requiring the applicant enforce rules of the collective prohibiting: loitering, smoking, or sharing of medicine on-site or within the vicinity.

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 Redwood Roots Inc. provide the Planning Director, the Sheriff, and all property owners within three-hundred (300) feet of the establishment the name & telephone number of an on-site representative of Redwood Roots Inc. 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.

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

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

**Case Number CUP 16-060
Assessor's Parcel Numbers: 033-160-001**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Redwood Roots Conditional Use Permit request.

WHEREAS, Redwood Roots Inc. submitted an application and evidence in support of approving the Conditional Use Permit for a new medical cannabis dispensary; and

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

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

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Case Number CUP 16-060); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 3rd, 2017.

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

1. The proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Number CUP 16-060 based on the submitted substantial evidence; and
3. Approves the Special Permit Case Number CUP 16-060 as recommended and conditioned in Attachment 1.

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

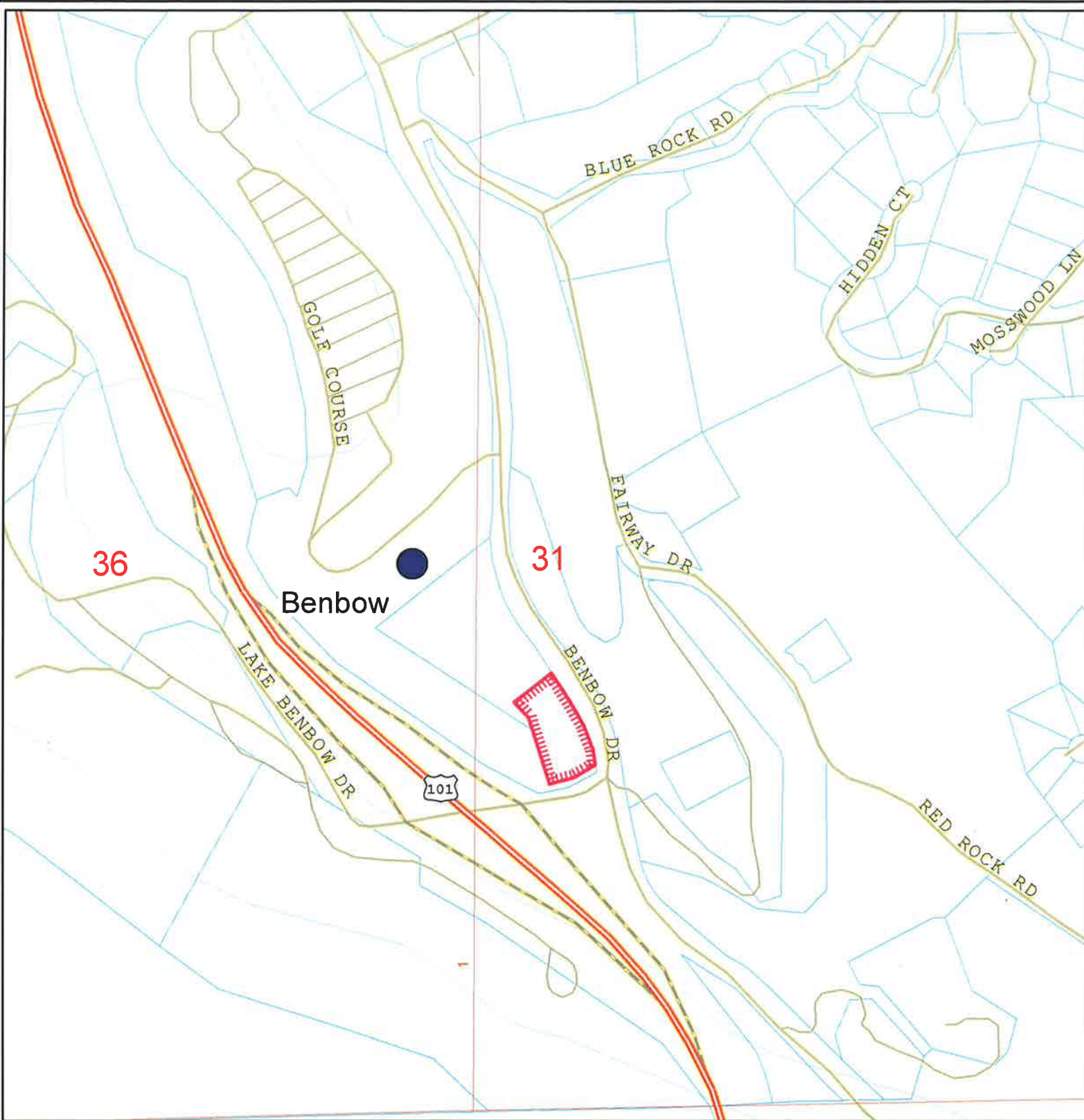
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John H. Ford
Director, Planning and Building Department



LOCATION MAP

**PROPOSED REDWOOD ROOTS DISPENSARY
CONDITIONAL USE PERMIT**

BENBOW AREA

CASE NUMBER CUP 16-060

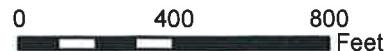
APN: 033-160-001

T04S R04E S31 HB&M (Benbow)

PLS Sections ———

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.



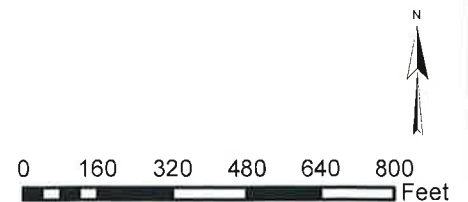


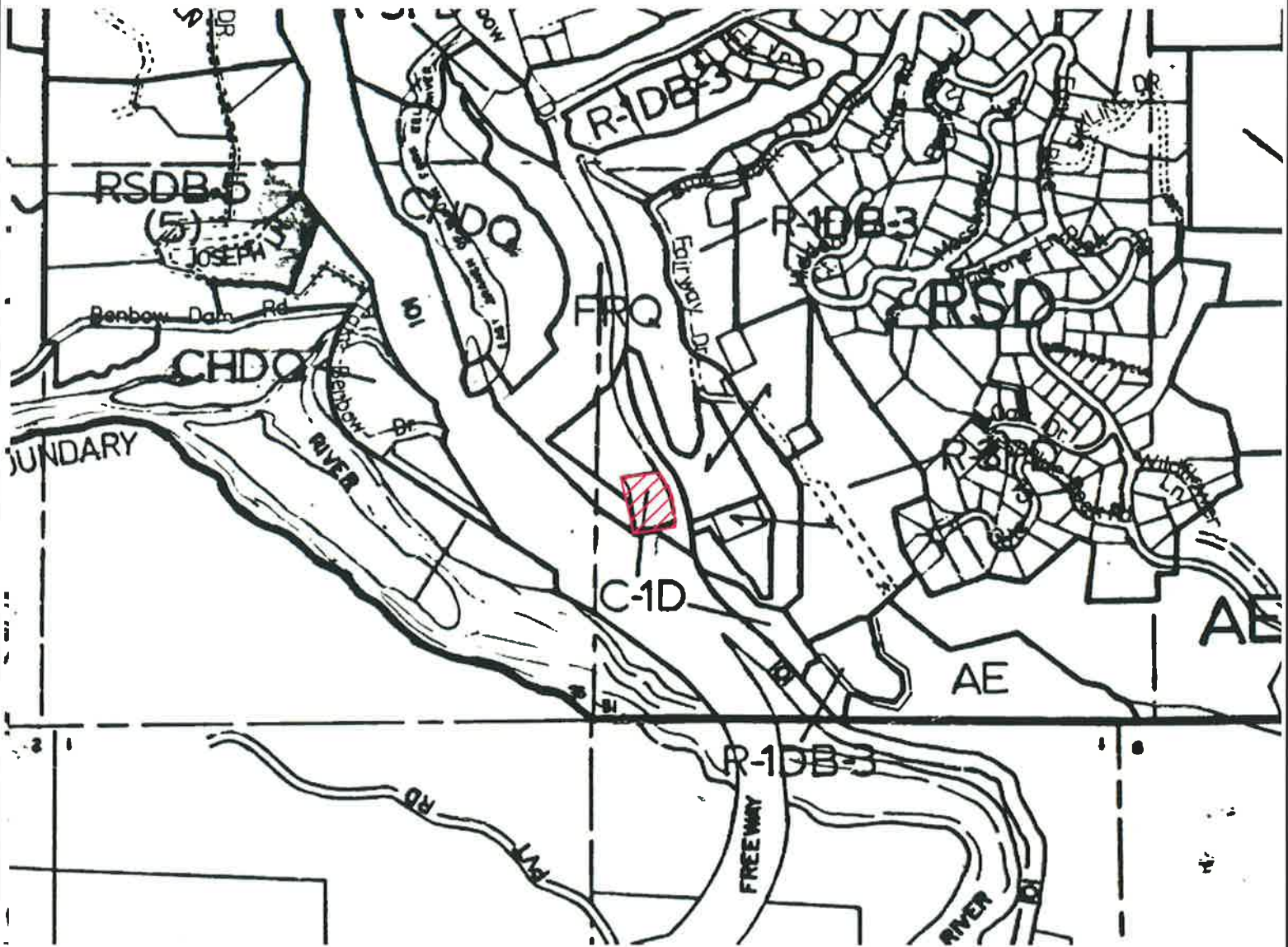
AERIAL MAP

**PROPOSED REDWOOD ROOTS DISPENSARY
 CONDITIONAL USE PERMIT
 BENBOW AREA
 CASE NUMBER CUP 16-060
 APN: 033-160-001
 T04S R04E S31 HB&M (Benbow)**

Project Area = 

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





ZONING MAP

**PROPOSED REDWOOD ROOTS DISPENSARY
CONDITIONAL USE PERMIT
BENBOW AREA**

CASE NUMBER CUP 16-060

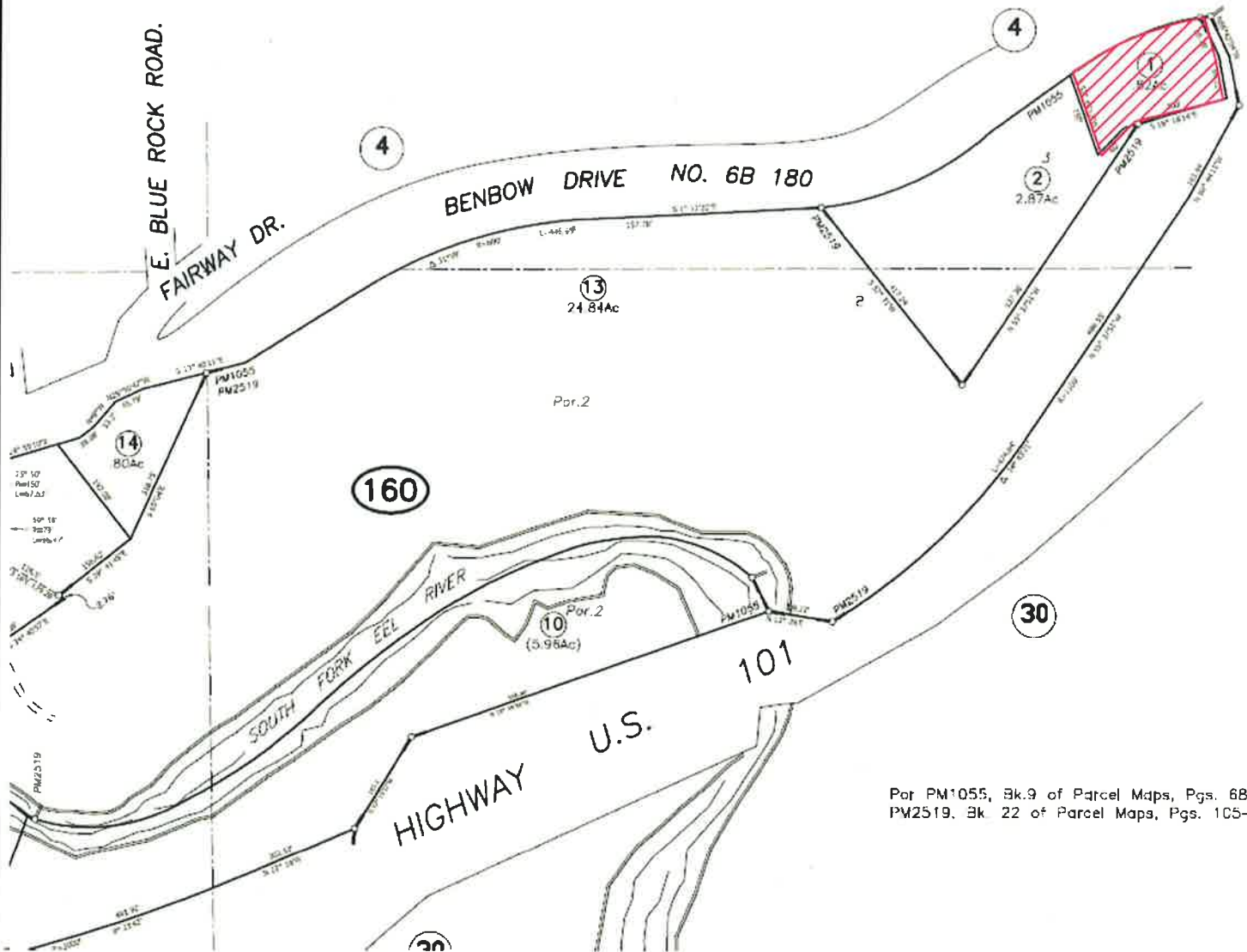
APN: 033-160-001

T04S R04E S31 HB&M (Benbow)

Project Area = 

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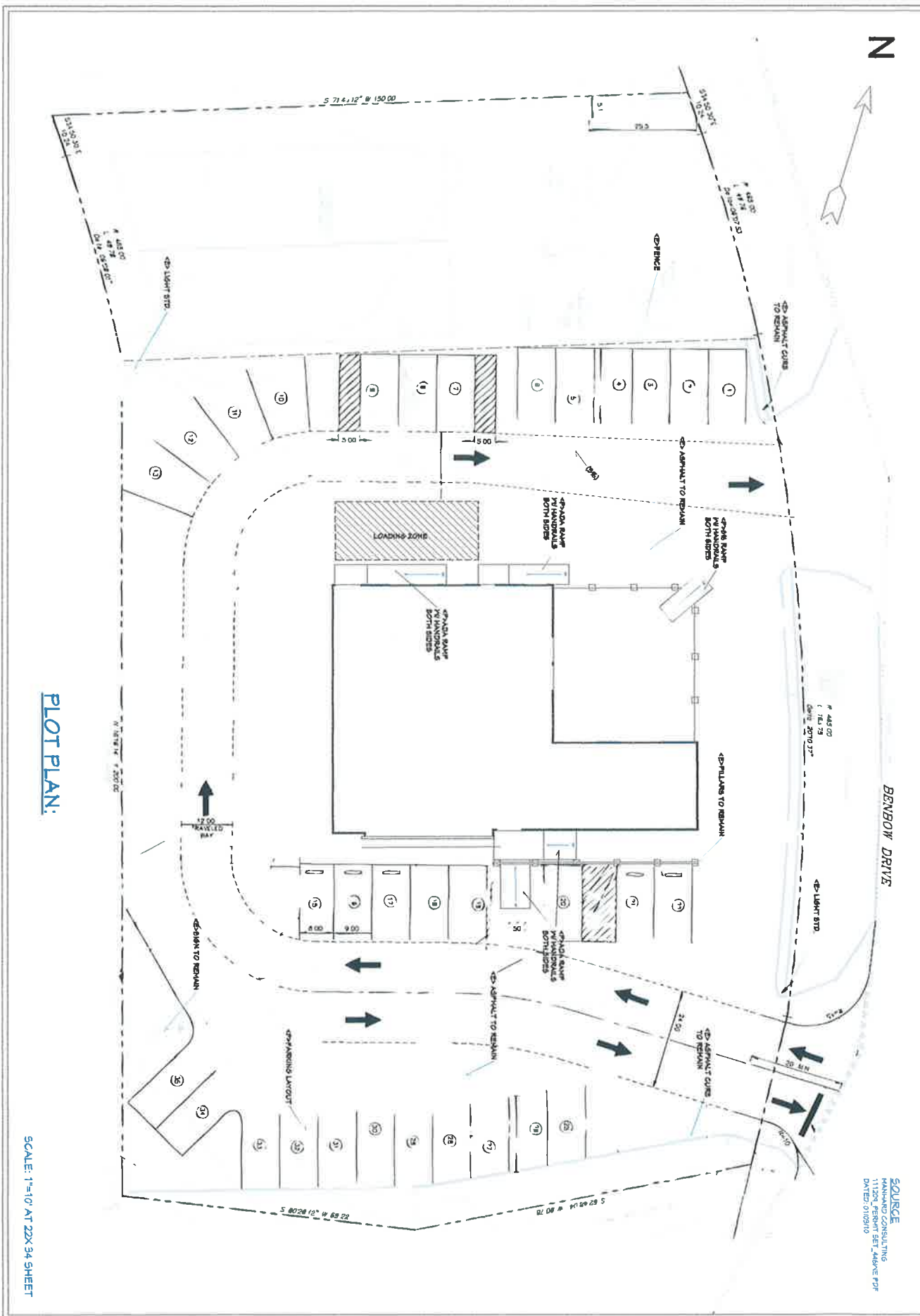
Por PM1055, Bk.9 of Parcel Maps, Pgs. 68-74
PM2519, Bk. 22 of Parcel Maps, Pgs. 105-107

ASSESSOR PARCEL MAP
PROPOSED REDWOOD ROOTS DISPENSARY
CONDITIONAL USE PERMIT
BENBOW AREA
CASE NUMBER CUP 16-060
APN: 033-160-001
T04S R04E S31 HB&M (Benbow)

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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PLOT PLAN:

SCALE: 1"=10' AT 22X34 SHEET

SOURCE
 HANNAH CONSULTING
 11325 PERMIT BELLEVUE PPK
 DRIVE 0102910

SHEET: C-4	SCALE: 1:10 DATE: 7/20/2016	DRAWINGS PROVIDED BY: HUBER C&D www.hubercad.com	PLOT PLAN	OWNER: CHRIS ANDERSON PO BOX 264 GARBERVILLE, CA 95542	REVISION TABLE NUMBER DATE REVISION BY DESCRIPTION
					(Empty table for revisions)

**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.

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. 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.
3. 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.
4. 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.

Operation Restrictions

1. The hours of operation shall be Tuesday thru Saturday; 10AM – 7PM, Closed on Sundays.
2. The collective will provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft.
3. The collective shall operate at all times in conformance with the provisions of Humboldt County Ordinance #2554, including the Operational Standards in Section 314-55.3.11 and the requirement for annual Performance Review Report per Section 314-55.1.3.12.
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 State Department of Alcohol 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 collective shall follow the staff screening process as detailed on page 12 of the Operations Manual 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 collective shall permit the Planning Director or his/her designee to have access to the

entities' books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination in order to determine compliance with the conditions of the Conditional Use Permit. Books, records, accounts, and any and all relevant data will be produced no later than twenty-four (24) hours after the request from the Planning Director or his/her designee.

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 their Social Security Number (SSN) to the collective in association with each transaction. SSN's will be kept on file with the Collective and used to file 1099 forms for each Grower/Member at the end of each fiscal year.
11. The collective shall provide the Planning Director or his/her designee, the Sheriff, and all neighboring property owners within three-hundred (300) feet of the establishment with the name, 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 §312-14, 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 grown and distributed in compliance with all state and local regulations. Inspections are intended to ensure that grower-members are legal and compliant in the numbers of plants they grow, and that growing is done in a safe and sustainable manner, away from public view, and inaccessible to minors.
14. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.
15. Patients younger than 18 will not be allowed membership except under special circumstances where they can provide "documentation of a serious condition for which treatment with medical cannabis has been recommended".
16. Methods used to track inventories, quantities, and distribution between verified members will match "standard industry procedures" which includes the following:
 - All incoming medicine will be assigned a lot number which will 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.
17. Patients shall receive medicine in individual units no more than twice during a 24-hour period. Patients are required to take the medicine directly home and not to share it with absolutely anyone. Membership shall be immediately revoked for any Patient found

violating this rule.

18. 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 Planning and Building or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission, to determine if the cooperative, collective or delivery service is in compliance with its Conditional Use Permit and Operations Manual. After payment of the inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the medical marijuana collective, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.
19. Non-compliance 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 this Code, above. A deposit shall be collected for the County's time spent performing the inspection (based on the fees in effect at the time the request is submitted).

C. On-Going 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.19, inclusive.
2. Applicant shall submit a request for Agency Review for substantial conformance on any proposed changes of the operation, including but not limited to: changes to operational procedure or policy. Changes in operation may be processed as a minor deviation if all the findings of §312-11.1 can be made.
3. Future signage proposals subject to review and approval by the Planning Director.

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 (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 312-10.5 of the Humboldt County Code.
3. 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.

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

ATTACHMENT 2

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings. The County Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit:

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

1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed tree removal is in conformance with all applicable policies and standards in the Framework Plan (FRWK) and the Garberville/ Redway/ Benbow/ Alderpoint Community Plan. (GRBAP).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: Commercial Recreation, §2743 (GRBAP)	Primary and Compatible Uses include retail sales.	The project proposes use of an existing commercial building as a medical marijuana dispensary where cannabis will be provided to members of the collective who are capable of providing sufficient documentation to demonstrate they have recently been recommended the medical use of cannabis by a California licensed physician.
Urban Limits: §2600 (FRWK)	New development shall be located within existing developed areas or in areas with adequate public services.	Fire services are provided by the Garberville V.F.P.D. and water and sewer services by the Benbow Water Company. Access is off of Highway Benbow Drive, a public road. The parking lot is paved. The encroachment to Benbow Drive is also paved.
Housing §2400 (FRWK)	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 can be considered retail sales.
Hazards §3200 (FRWK)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	According to the Flood Insurance Rate Map (FIRM) Panel No. 1835B, the project site is partially located in Flood Zone A, which has areas of flooding. The applicants are not proposing new construction except for interior work, so a flood elevation certificate may not be required. Geologic hazard maps of the Framework Plan show the slope instability of the property to be moderately unstable. Since no new exterior construction is proposed, a soils report of the slope stability may not be required. The parcel is in an area of High Fire Hazard rating. All applicable referral agencies that have provided comments have recommended approval of the project and have not identified any issues relating to hazards.
Biological Resources §3420 (FRWK)	Protect designated sensitive and critical resource habitats.	The Biological Resource maps of the Framework Plan do not identify any sensitive or critical habitat areas on the project site. The South Fork Eel River is approximately 600 feet from the project site.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Cultural Resource Protection §3500 (FRWK)	New development shall protect cultural, archeological and paleontological resources.	The Northwest Information Center was referred, and requested an archaeological study be completed. The Bear River Tribe did not respond. No new construction is proposed, so no ground disturbance will occur. Nonetheless, the project is conditioned to include an inadvertent discovery protocol should the project encounter undocumented cultural resources (Informational Note #1).

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

Zoning Section	Summary of Applicable Requirement	Evidence
§314-2.1 Neighborhood Commercial §314-55.3.8.2 §314-55.4.8.5	The C-1 zone allows neighborhood commercial uses, such as stores and offices. The Medical Cannabis Dispensary Ordinance allows dispensaries in the C-1 zone with a Conditional Use Permit.	The proposed project is a Conditional Use Permit for a medical cannabis dispensary. The proposed cannabis dispensary is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55 of the Humboldt County Code.
Development Standards		
Minimum Lot Area:	2,000 sq. ft.	The subject parcel is approximately 35,000 square feet.
Max. Lot Coverage:	50%	Less than 15%
Min. Yard Setbacks (through the SRA requirements):	The parcel is within the mapped State Responsibility Area and 30 foot setbacks to all property lines are required.	The proposed facility occurs within an existing permitted structure that was permitted within five twenty feet of the east property line. The other yard setbacks are all more than 30 feet.
Max. Building Height:	45 feet	30 feet

Zoning Section	Summary of Applicable Requirement	Evidence
§314-109.1.3.3: Off-Street Parking:	Retail Uses: One space for 300 square feet of gross floor area and one parking space per employee. A minimum of two parking spaces are required. One 60' x 10' loading space is required per every 20,000 square feet or portion thereof.	The existing building is approximately 4,200 square feet in size, which requires 14 spaces. There will be four employees at peak shift, so the total number of spaces required is 18 spaces. The site plan shows there are 35 parking spaces on site, almost twice the number that is required. Area for one loading space is provided as shown on the plot plan.

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.8 Dispensaries	All medical cannabis Dispensaries shall operate in compliance with this Code, the MCRSA, and all other applicable state and local laws. Medical cannabis Dispensaries are a conditionally permitted use in zone districts C-1, C-2, C-3, MB, ML, MH. 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.	The proposed project will: 1. Receive deliveries from regional cannabis farmers; and 2. Make available medical cannabis products to patients throughout the state. The subject property is zoned C-1 Neighborhood Commercial. The Plan of Operation 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.
§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.	In their referral, the Division of Environmental Health did not identify a need for a hazardous materials plan.

314-55.3 Medical Cannabis Dispensary Ordinance		
Zoning Section	Summary of Applicable Requirement	Evidence
§314-55.3.9.1 Medical Cannabis Dispensary Requirements	The Planning Commission shall have the discretion to deny a conditional use permit for any proposed medical cannabis Dispensary within 600 feet of a public park.	<p>Measured from the County's GIS, the building where the dispensary is located is approximately 450 feet from the property line of the Park, and approximately 640 feet from developed areas within the Park. As explained in the recommendation of denial from the Supervising Ranger of the park, "the location of the dispensary is 400 feet away from Benbow State Recreation Area. Regulations say it must be more than 600 feet away from a park" (Attachment 4 of this staff report).</p> <p>Section 314-55.3.9.2 of the Zoning Ordinance provides the Planning Commission discretion to deny a conditional use permit for a dispensary within 600 feet of a public park "if the Commission determines that the impacts of a proposed dispensary have the potential to be significant". The applicants submitted evidence the impacts of the dispensary on the Recreation Area will not be significant because Highway 101 separates the two properties, and the Recreation Area is bounded by a six foot tall chain link fence that prevents direct access from the dispensary to the closest parking area within the Recreation Area. Additionally, the dispensary parcel is over 1,000 feet from the main entrance to the Recreation Area and the dispensary parcel will be fully enclosed by a 6 foot tall fence. The adjacent golf course property is also fenced.</p>
	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 in Redway, which is more than a mile from the site.

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
§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>A detailed Plan of Operations is included in Attachment 3 that contains all of the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the collective will be regulated by numerous state & local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420). 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
§314-55.3.10 Operations Manual	<p>Dispensaries shall submit an Operations Manual that includes all the following:</p> <p>The hours and days of the week when the Dispensary will be open.</p> <p>Text and graphic materials showing the site, floor plan and facilities. The material shall also show structures and land uses within a 600 foot radius.</p> <p>A description of the security measures located on the premises, including but not limited to, lighting, alarms, and automatic law enforcement notification, and how these will 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 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>A detailed Plan of Operations is included in Attachment 3 that contains all of the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the collective will be regulated by numerous state & local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420). 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
§314-55.3.10 Operations Manual	<p>Description of measures taken to minimize or offset the carbon footprint from operational activities.</p> <p>Description of chemicals stored, used and any effluent discharged as a result of operational activities.</p> <p>The procedure, documentation, and notice process for assuring the quality and safety of all 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>	<p>A detailed Plan of Operations is included in Attachment 3 that contains all of the required elements. Additionally, the operations will remain subject to annual monitoring and reporting requirements. Furthermore, the collective will be regulated by numerous state & local regulations including: Article 2.5 of the Health and Safety Code (Senate Bill 420). 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>
§314-55.3.11 Operating Standards	<p>Dispensaries that function as medical cannabis delivery services shall not operate from an address of convenience located in a residential zone.</p>	<p>The proposed site is zoned C-1 Neighborhood Commercial.</p>

314-55.3 Medical Cannabis Dispensary Ordinance

Zoning Section	Summary of Applicable Requirement	Evidence
<p>§314-55.3.11 Operating Standards</p>	<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 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>	<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>§314-55.3.11 Operating Standards</p>	<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 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>	<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
§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>	All operating standards have been made conditions of approval.

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4 Special 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.
§15301 of CEQA Guidelines	Categorically exempt from State environmental review.	The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities of the Guidelines for the Implementation of CEQA. Section 15301 exempts from environmental review the operation, repair maintenance, permitting, licensing, or minor alteration of existing private structures or facilities where involving negligible or no expansion of use. The proposed development will occupy one existing structure of approximately 4,200 sq. ft. The project site is an urbanized area served by community water and on-site sewer. The proposed use within the existing building will not result in any significant adverse impact on the environment as the lot is approximately 35,000 square feet in size and the proposed use will occupy approximately 4,200 square feet.

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 Recreation" (CR) and zoned C-1 Neighborhood Commercial. 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 element law.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

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

Dec 6, 2016

To Whom it May Concern,

We would first like to thank you for your time and consideration on our project at 6840 Benbow Drive. As we pursue our dreams to participate in the new landscape of the cannabis world, we are aware of the potential hurdle of proximity to the Benbow State Park, and the 600' set back from said park (parcel numbers 03316601 proposed location and 03330118 ad 03330117 state park parcels – as indicated on Attached Overview Map.)

Like you, we understand public safety is of utmost importance, and agree that it should be. However, we urge the powers that be to use the discretion granted to them in county code 55.3.9.2 to approve our application and issue a county permit based on the logistical facts presented below.

From the closest point of proposed permitted property to state park closest point, we measured a distance of 470', which is closer than the 600' set back that would allow for permitting without explanation. As expanded on the attached citations, the dispensary ordinance does not define park. We are looking toward the CCLMUO for this definition. This definition points toward the picnic areas that are in the Benbow State Park, which are approximately 570' feet from the corner of proposed location.

However, as indicated in blue ink on Attached Overview Map, the park is currently surrounded by an 8' chain link fence. Also shown in blue, the proposed property will be enclosed in an 8' fence with gated access on the far side of the property. A fence between the property adjacent to proposed location and the main roadway, makes 3 fences that run in the line of closest points between the State Park and the proposed property.

Another major factor in why we urge you to use your discretion is the location of a major four-lane freeway. On the Attached Overview Map, View A-A shows clearly the freeway and the fences that exist and will be installed. Along with Hwy 101 being directly between the two parcels in question, there are a total of four heavily used on and off ramps. Benbow Drive is also situation between the project property and the state park with no crosswalks or sidewalks.

There are no sidewalks for foot traffic accessibility from state park to project property, reducing the likelihood for youth to be walking from one place to another unattended by adults, and reducing the occurrence of happenstance travelers between the two parcels. The entrances are approximately 2500 feet away via road access.

There is a very small obstructed window view under the freeway where one can see the trees on state park property, as shown in attached photo, marked as View B-B and View C-C on the Attached Overview Map. Other than this, there is no direct line of site, as evidenced by attached photos from each parcel looking back toward the other.

We again thank you for your time and consideration and urge you to utilize your discretion as allowed, to approve our application. We look forward to a prosperous and healthy future for Humboldt.

Sincerely,

Chris Anderson and Holly Carter
Redwood Roots

Section 55.4.10(c) of the Application Requirements for All CMMLUO Clearances or Permits states in relevant part that the “Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet.” This specifically limits the 600 foot setback to areas of cultivation. It does not apply this requirement to any other of the other commercial cannabis activity permitted or permissible under the CMMLUO.

Moreover, section 55.4.11(d) states in relevant part that: “The area of cannabis cultivation and on-site processing shall be located as shown on the application site plan, set back: (i) at least 30 feet from any property line, and (ii) 600 feet from any ... Public Park . (as these terms are defined in sections 55.2.6 and 55.4.7). Section 55.4.7 defines a public park as: “land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.” Section 55.4.11(d) provides further that: “The minimum setback required from property lines or adjacent uses may be waived or reduced with the express consent of the adjacent property owner and occupant” and that: “For purposes of this section, the setback requirement applicable to Public Parks, other than lands managed for open space and/or wildlife habitat, shall only be applied to designated and developed recreational facilities such as picnic areas and campgrounds, trails, river and fishing access points, and like facilities under public ownership. (emphasis added).






55.4.10 (c) states in relevant part that “[T]he site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet.” I interpret this to mean that the measurements should begin at the border of the cultivation area and/or other cannabis related activity to the: (1) picnic areas; (2) campgrounds; (3) trails; (4) river and fishing access points; and (5) like facilities under public ownership.

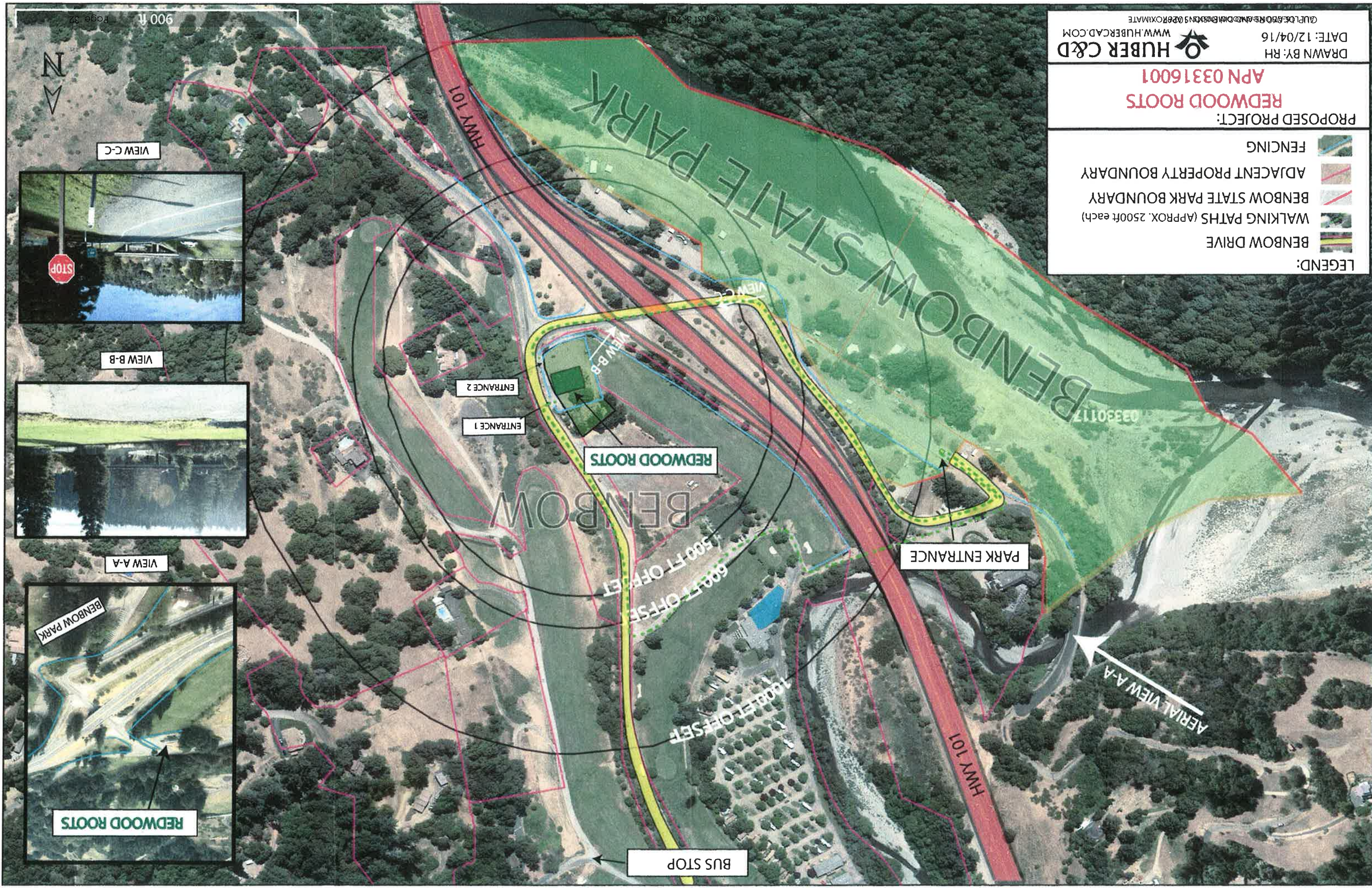
Further, section 55.4.11(d) finishes with: “For publicly owned lands managed for open space and/or wildlife habitat purposes, a setback of less than 600 feet may be allowed with a Special Permit.” This does NOT mention the need for a Special Permit if the Public Park area is for recreation. It only requires this for those that are managed for open space and/or wildlife habitat purposes. So, the ordinance does not require a Special Permit in this instance.

Subsection 55.3.9.2, Section 313-55.3 of Chapter 3 of Division 1 of Title III provides in relevant part that: “The Planning Commission shall have the discretion to deny a conditional use permit or a coastal development permit for any proposed medical cannabis Dispensary within 600 feet of the following uses if the Commission determines that the impacts of a proposed Dispensary have the potential to be significant on ...public parks. Specifically, section 55.3.9.2.3 states: “Playgrounds, public parks, libraries, licensed day care facilities, and places where children congregate, as defined herein.” However, a review of Section 313-55.3 of Chapter 3 of Division 1 of Title III does not contain a definition of public parks for guidance on what constitutes a public park. Using the definition of public parks contained with the CMMLUO, to wit: Section 55.4.7 defines a public park as: “land that is publicly owned or controlled for the purpose of providing recreation and/or open space for public use and/or wildlife habitat.

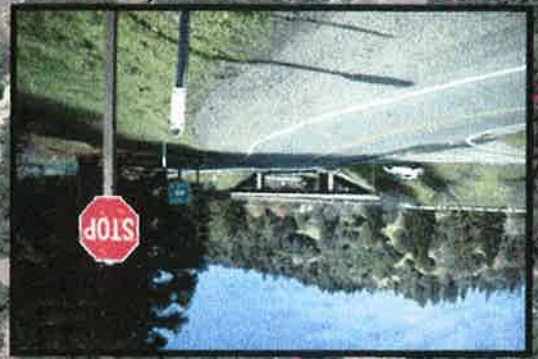
PROPOSED PROJECT:
REDWOOD ROOTS
 APN 03316001

LEGEND:

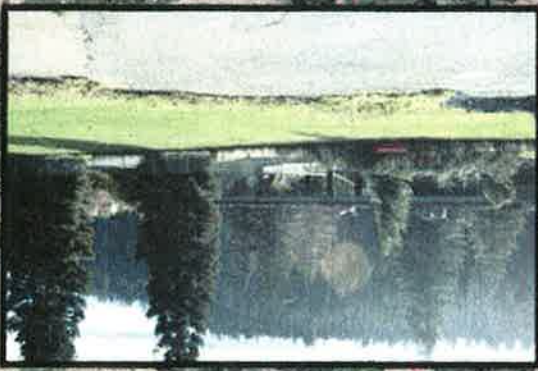
	BENBOW DRIVE
	WALKING PATHS (APPROX. 2500ft each)
	BENBOW STATE PARK BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	FENCING



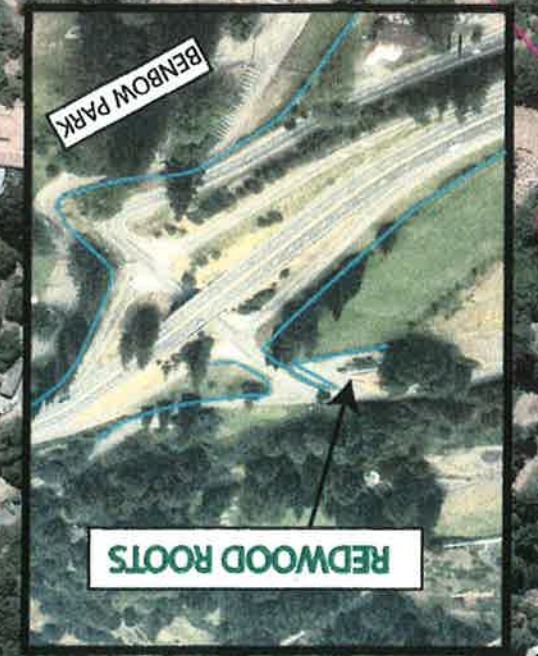
VIEW C-C



VIEW B-B



VIEW A-A



ENTRANCE 2

ENTRANCE 1

REDWOOD ROOTS

PARK ENTRANCE

BUS STOP

BENBOW

BENBOW STATE PARK

Hwy 101

900 ft

August 3, 2017



AERIAL VIEW A-A

600 FT OFFSET

1500 FT OFFSET

1000 FT OFFSET

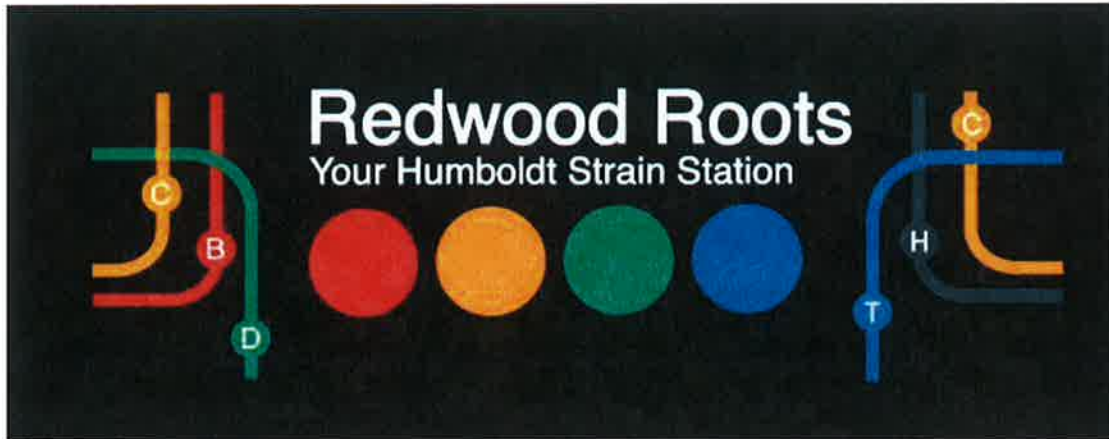
0330117

REDWOOD ROOTS

BENBOW PARK

Redwood Roots

Operations Manual



Pursuant to Sections 314.55.3.10 of Humboldt County Code



Redwood Roots
PO Box 31
Garberville, CA 95542
707-923-1236
redwoodrootsinc@gmail.com
RedwoodRoots.Family

Dispensary Operations Manual

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Company Description and Services, Vision, Mission, Values and Goals

Redwood Roots, a medical cannabis collective that prides itself on providing world class medicine with lifetimes of experience, impeccable knowledge, integrity and passion. We've spent decades cultivating our expertise in farming. Our purpose of operation is to protect and support Humboldt County's cannabis heritage and livelihood.

We aim to create and operate a farmer-to-patient resource center that serves as a local cannabis retail/wholesale outlet for the finest medicine the region produces. The company will provide medicine produced from the appellations of Southern Humboldt to patients and manufacturers statewide. Humboldt County is known worldwide for many different reasons. It is our intention to show why and how sustainable and conscious community oriented business decisions are a benefit locally and globally.

Although the property with which Redwood Roots is pursuing permitting has sat idle for a few years, there are many reasons for this. While the intent was to pursue opening a brewery and restaurant much has changed. The county as developed the cannabis land use ordinance to facilitate and help transition to a legal cannabis industry. Redwood Roots was formed with this same intention, and while we would like to help guide, facilitate and mature the local cannabis industry while also nurture the tourist industry we have all counted on for decades. Redwood Roots and the land owner, Chris Anderson, intend on remodeling both the interior and exterior of the commercial building in a way the whole community can be proud of and feel secure. We want to be a beacon of love, consciousness and an economic boost to the county as a whole.

Experience

The founders of Redwood Roots were born and raised in the Southern Humboldt area, and whose families have extensive community relations to build from and draw upon, as well as vested interest in maintaining a thriving culture. While living in a small community, we have compassion and some understanding of its residents. Redwood Roots knows where some of the pitfalls and hurdles are and we can bring our own experience and collaboration skills to help our community's transition.

Members of the management team have been farmers and land managers, with both land crops and animal husbandry. As lifelong members of this community, we want to preserve and prosper together with family, friends and neighbors.

Redwood Roots is continuing to educate ourselves as the process unfolds, via workshops, membership in the International Cannabis Farmer's Alliance, California Grower's Association and SHC Alliance, staying updated on legislation and attending or archiving as many public meetings as possible. We are also grateful for community organizations, such as KMUD radio, EPIC, and the transparency and interest in educating and assisting members of the cannabis industry that the Humboldt County

Board of Supervisors and county departments show. We are committed to open channels of dialogue as this industry evolves.

We are doing this for our loved ones, those sick today and those that have transitioned due to cancer or other illnesses. We are doing this for our loved ones that have been murdered over the years. We are doing this for the families that have been broken due to a failed war on drugs and specifically war on cannabis. We are doing this for our loved ones whose families have been traumatized by raids on their land. We are doing this for families whose livelihood need not place them at risk for separation. We are doing this for you. We are doing this for the livelihood of this community. We are doing this for our community, our friends, our family, and ourselves.

Vision

Our short-term vision is to be a community cannabis company that preserves the values that made Southern Humboldt the great place that it is, operated by long time experienced locals. We will take the time and invest capital and energy in our community, as we have been doing as individuals via other work for years. We can provide tangible and intangible benefits, including experience, integrity, knowledge and resources, starts/clones, branding, and a place where our cultivator's products can be brought to market.

Humboldt County farmers are known for cultivating the finest cannabis in the world. The natural beauty of the majestic redwood trees, the fresh air, rivers, and wildlife draw people to visit from around the world. We foresee tourist economy being an integral part in SHC's sustainability and viability, as it has been for decades. Redwood Roots' dispensary will showcase our history and act as a guide through the looking glass of southern Humboldt natives.

The business practices we will implement are rooted in sustainability and look to the future. Our decisions will be take into account financial as well as community and environmental impact, locally and globally.

There has been a history of resource extraction in the area, with fishing, timber, and within the cannabis cultivation industry on several levels, while locals have been supported by the industry with living wages. There is opportunity for farmers to retain a living wage and jobs to be created which can highlight the talent and creativity of entrepreneurs of all stripes. By working with distribution to keep overhead costs low, Redwood Roots will bring the farmer the largest share of the price point, while generating tax revenue for the county.

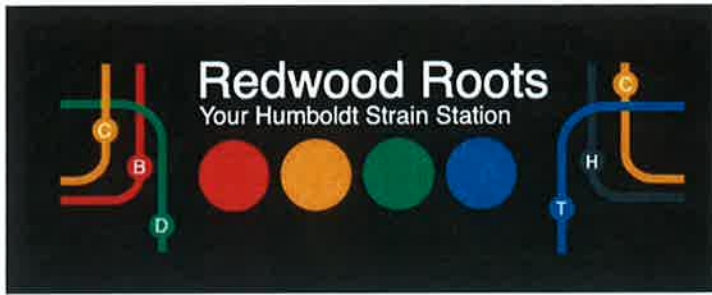
We pride ourselves on meeting and exceeding environmental standards in our practices. Through our relationships with farmers and in our building methods, we will look for and implement ways to lessen the impact this industry has had on the environment. We strive to be a model for conscious operation from our nursery inputs, farmer relationships, to sustainable packaging and beyond and to share our resources and purchasing power with other locals in the industry. We will work with our cultivators to help them understand their own responsibility in reporting, monitoring, and record

keeping. We will put solar panels on the roof to lessen and install water catchment system our environmental footprint.

With access to the most sought after strains and legendary breeders we will be able to provide to our cultivators a variety of strains that have been created locally. To honor those who developed these strains by allowing them to share and benefit from their work, these strains will be marketed as Humboldt-bred, and can be shared with artisan growers as well as larger scale commercial cultivators. By doing so, we will also provide to patients statewide access to a larger variety of strains, and thus medicinal qualities.

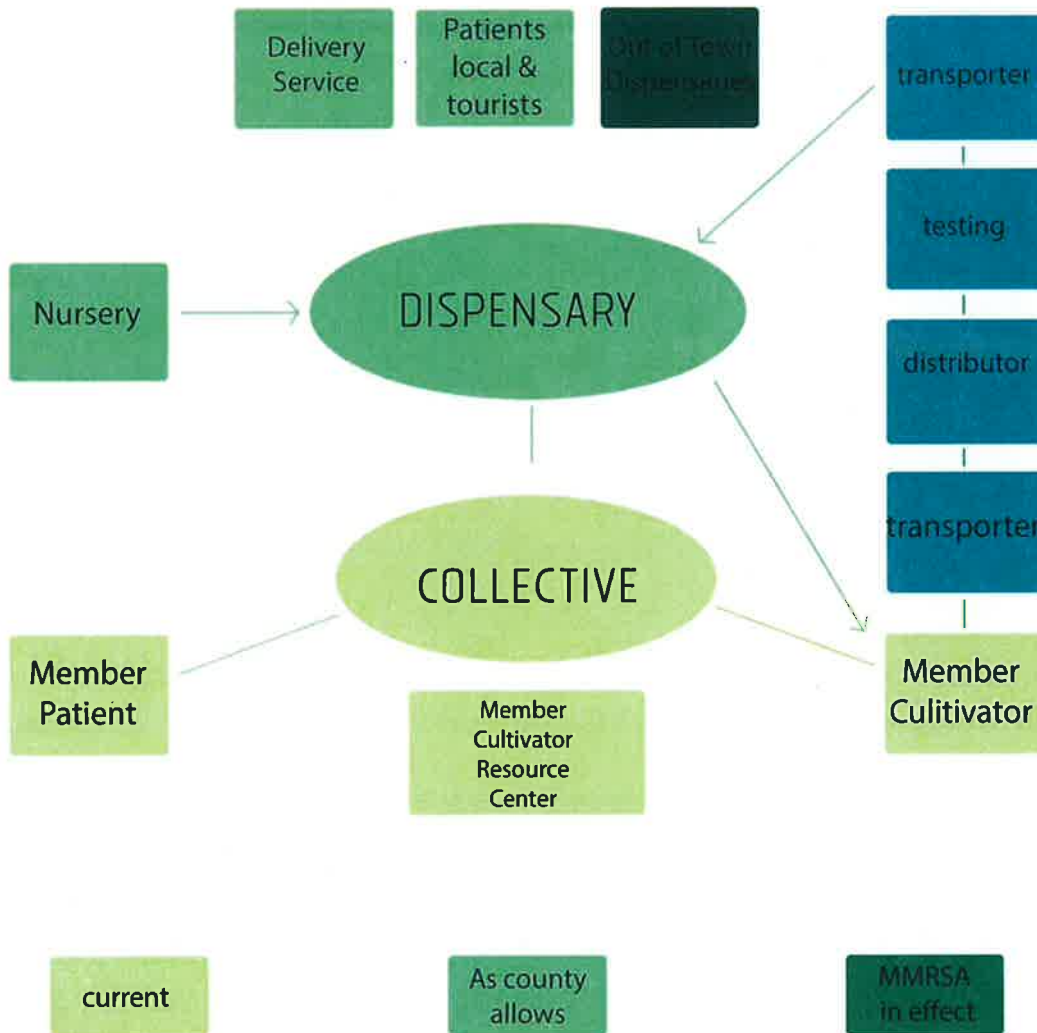
We will work with patients to understand dosage in conjunction with experience, their recommending physician and in line with the American Herbal Pharmacopeia recommendations. We are members of Americans for Safe Access, a patient focused lobbying and information group. Our product selection will reflect our commitment to quality ingredients; we will carry organically grown and processed products.

We are sustaining and developing relationships with other individuals and entities in our area to expand the demand for Humboldt and Emerald Triangle grown medical cannabis. Branding and marketing campaigns in collaboration with cultivators and producers will allow patients to have more knowledge about the methods of production and where their medicine comes from. We will tell the story of the farm and the region along with the dispensation of medicine. As laws progress, we will be adapting to meet the needs of our farmers and patients by working within the frameworks allowed.



Each phase of our vision will contribute to the next, expanding our services to patients and cultivators as the legal, infrastructure and business allows.

Vision for progress/expansion





Authorization to seek verification

I hereby authorize the Humboldt County Planning Department, its agents and employees to verify in good faith any information in this application as it applies to this conditional use permit.

Signed: _____

Date: _____

Signed: _____

Date: _____

Patient Records Acquisition and Retention

As full licensing under MMRSA brings new statewide operating guidelines, and with permitting from Humboldt County allowing for commercial dispensation, Redwood Roots will transition operating as a membership-based collective to a patient-centered retail outlet. Patients, and their caregivers, are allowed access to medical cannabis products when meeting the criteria which include, but are not limited to:

Verifiable Written Recommendation: Patients must have a written recommendation for medical marijuana from a licensed physician who is currently licensed to practice medicine in the state. Oral or unverifiable recommendations are not permitted as they are suspect and offer limited protection to the patient and dispensary.

Resident of the State of California: The patient must be able to demonstrate that he or she is a resident of the state of California. Otherwise, at this juncture, he or she is not a legal patient under state law. Company requires a valid California driver's license or DMV ID card, or a current ID from another state in conjunction with proof of California residency. Passports do not establish California residency.

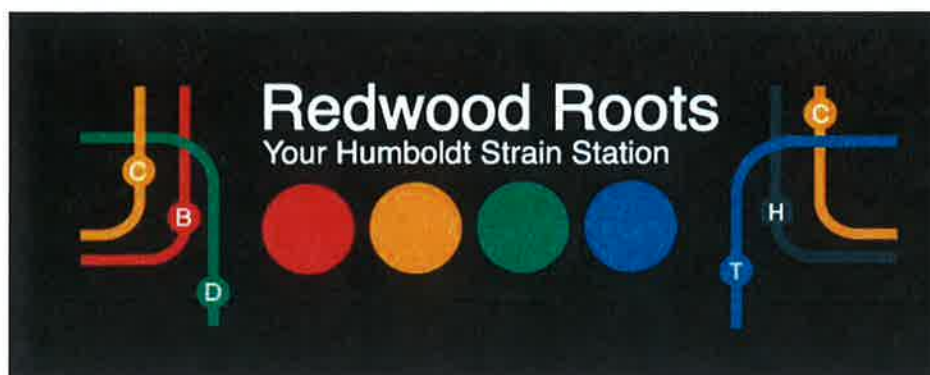
Membership Registration: The patient must explicitly consent to and sign Patient Rules and Conditions and the Patient Pledge with the Company (Patient agreements follow). A registration form must be completed for each patient. Patients will be given a copy of the patient agreements, which will also be posted in the patient intake area. Included in these rules posted will be the restriction of dispensing to a single patient no more than twice in one day.

Zero Tolerance Policy: Each Company patient must obey the rules of Company to maintain access. Company employees will provide the Rules and Conditions and Pledge to patients when they first visit Redwood Roots.

Record Retention: For patient intake and records retention, we will be using a point of sale system with patient integration. A copy of patient ID/physician's recommendation will be added to their file within that system system, as allowed and required by state regulations.

Before medicine is dispensed, a patient's recommendation must be validated by telephone or internet from the recommending physician. The physician must also be checked that they are in good standing through the California Department of Consumer Affairs website. This can be done by visiting Department of Consumer Affairs, BreZE Online Services: www.breeze.ca.gov/datamart/mainMenu.do

Patient records will be flagged if they are near or past their physician's recommendation expiration date. This will ensure we are not dispensing to anyone without a valid current physician's recommendation, and will assist in patient retention, as we should be able to alert patients before their recommendation expires, so that they will have continuous access to product for their needs.



Hours of operation:

No longer than 10 am - 7pm

Hours may adjust seasonally as needed.

Patient Rules and Regulations

Patients must have valid physician's recommendation and photo ID to be in the dispensing area of the facility.

Patients permitted to be on site during these hours shall not be allowed in the dispensary area longer than 1 hour without special consideration.

Patients shall not be allowed to access medicine more than twice in one 24 hour period.

No one under the ages of 18 shall be allowed on site without a legal guardian, unless they are registered member of Redwood Roots.

No smoking or alcohol use within the grounds of Redwood Roots.



RedwoodRoots.family
707-923-1236
info@redwoodrootsinc.com

Patient Agreements

1. I did not obtain my physician's recommendation by fraud or misrepresentation, and I am not seeking access to medical cannabis for any fraudulent or deceptive purpose.
2. I am a qualified patient under California Health & Safety Code §§ 11362.5 and 11362.7(f), I have been diagnosed with a serious illness for which cannabis provides relief and I have received a recommendation or approval from a licensed California physician to use medical cannabis. Thus I am legally able to use, possess, and cultivate cannabis including infused products for medical purposes pursuant to California law.
3. I authorize Redwood Roots to contact my recommending physician to verify his or her recommendation or approval for the use of medical marijuana, and to use and disclose to the physician any medical information contained in said medical recommendation for these purposes of confirmation.
4. I understand Redwood Roots will keep a copy of my physician's recommendation on file and that the company's policy is to not disclose the name or identity of any patient other than in the course of confirmation of the recommendation, and except as required by law.
5. I will provide Redwood Roots with updated recommendation and contact information when applicable.
6. I will not resell any medical marijuana received through Redwood Roots and I will take appropriate steps to keep it away from children and other unauthorized persons.
7. I will not drive or operate machinery after consuming medical marijuana that I obtain from Redwood Roots.
8. I understand that the MMPA and the case of *People v. Kelly* (2010) 47 Cal. 4th 1008, decided by the Supreme Court of California, currently limits qualified patients to possess and cultivate the amount of marijuana and derivative products, including infused products, reasonably necessary for their personal medical needs. If management believes that amounts are being requested that exceed personal needs those requests will be denied.

9. I understand that Redwood Roots will maintain records of my transactions to help demonstrate compliance with the CUA and MMPA, including California Health & Safety Code §§ 11362.77 and 11362.775. Such records will be kept in such a way as to maintain the privacy of each patient, and Redwood Roots will take all legal and necessary steps to keep records confidential, subject to the need of Redwood Roots to use such records to defend itself and establish that Redwood Roots conduct and that of its patient did not violate the law (although even in those circumstances Redwood Roots will seek to protect the identity of its patients to the extent permitted by law).

10. I agree to waive any claims I may have in the future and hold harmless Redwood Roots and its employees, officers, directors, and agents relating to: (i) any side effects, outcomes, or personal injuries I may sustain, or any damage I may cause to another person or any property as a result of any medical cannabis or related products I obtain from Redwood Roots, including any harm I cause to myself or another person while operating a motor vehicle under the influence of medical marijuana, and/or (ii) any claims relating to the strength, potency, purity, appropriateness for my condition of any marijuana and related products I may obtain at Redwood Roots. In this regard, I knowingly waive the provisions of Civil Code § 1542 which states in pertinent part that "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

11. I understand that the possession, cultivation and sale of marijuana is illegal under FEDERAL LAW notwithstanding the protections afforded to me as a qualified patient and to Redwood Roots under California State law. I will not hold Redwood Roots or its agents responsible to the extent I am the subject of any federal law enforcement action for my own conduct.

I have read, understand and agree to comply with the above rules and conditions. I further affirm under penalty of perjury that the information I provided herein is true and accurate to the best of my knowledge, and I agree to indemnify Redwood Roots and its agents for any legal fees and costs arising from any false statements and misrepresentations I made herein.

(Patient Name)

Date: _____

Employment Requirements/Staff Screening Process

To best serve the patients of Redwood Roots, as well as the community as a whole, we will have an application and training process that serves employer and potential/current employees in personal and professional growth and encourage teamwork and service among the staff. Team positions include, but are not limited to, client intake, bud tender, cashier, packaging, inventory management, security, nursery manager and nursery staff.

Redwood Roots is an Equal Opportunity Employer, adhering to all state and Federal Employment practices, rules and regulations. The standard employee packet will include, but not be limited to, application, job description, drug and alcohol policy, authorization for background check, at will employment agreement, California state employment forms, a W4 form, and training guidelines.

Screening of employees is vital to have a strong team that can work cohesively and responsibly, as well as ensuring the overall security of the company. All applicants will be asked to fill out an application form, provide references and undergo a background check before being offered employment. We will be screening for crimes of moral turpitude, as well as any crimes required for screening as regulations comes into effect.

Training for new and ongoing staff is vital to the smooth functioning of the whole company. Training guidelines will be/are developed specific to each position, as well as company policies on issues that may arise (specifically theft, law enforcement, natural disasters). Staff will be trained in confidentiality and support of patients rights to access medicinal cannabis, in accordance with the California Compassionate Use Act, California Health & Safety Code 11362.5 (proposition 215).

Training will be completed over the first ninety (90) days of probationary employment with ongoing training and periodic performance reviews.

Site Plan, Floor Plan and Facilities Descriptions

The site where Redwood Roots' operations will take place is in Benbow, CA, parcel number 03316001. The existing structure is 4180 sq. feet, and 1400 sq. ft. outdoor patio space, within a lot 1 acre in size currently zoned C1. There are 35 parking spots. The site is located in Benbow, with access to Hwy 101, and tourism opportunities of the area, and close recreational opportunities .

A map indicating the surrounding 500, 600 and 1000 feet follows, as well as a map, acquired from Humboldt County's Web GIS platform, which shows the surrounding 500 feet zoning.

To ensure our leadership in environmental quality, we will also pursue environmental building methods and alterations, including solar power to provide for the nursery and operations of the dispensary, with back up generator, and connection to PG&E for any remaining power to ensure continuous operations. We will be installing as much solar as PG&E will allow for grid tie. The current connection is 400-amp service.

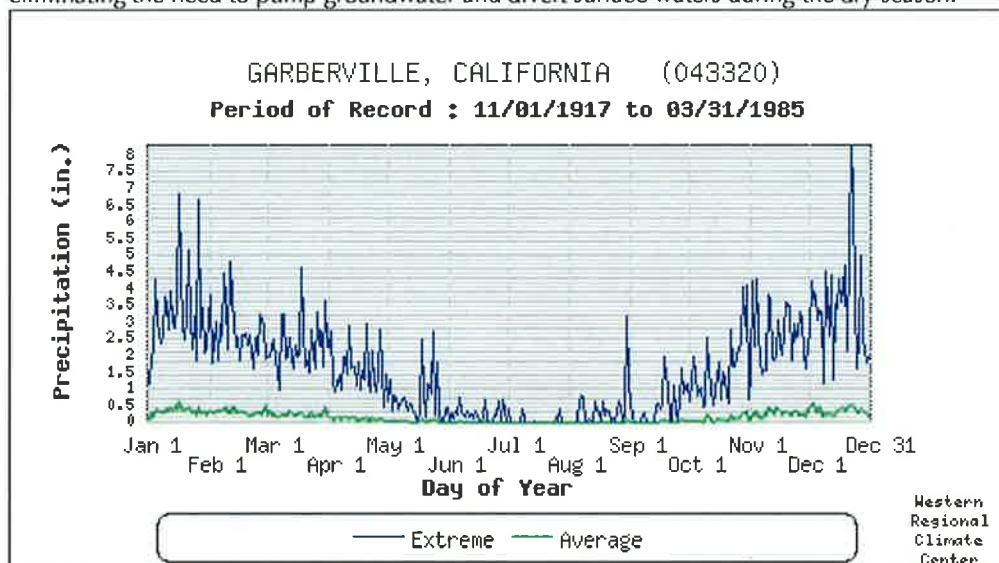
The building is currently served by Benbow Water District for water and on site septic. We vision retaining the water connection, as well as installing water catchment, which will provide for nursery needs and can be fed into the water system for restroom needs. Rainwater Catchment System plan provided by Humboldt Rain follows.



Redwood Roots Inc Rain Water Catchment System

The Redwood Roots Inc. property is located in Benbow, CA, on a lot of 0.888 acres which is currently zoned C-1-D, Neighborhood Commercial. The lot abuts the Benbow Golf Course. The current structure has a roof surface of approximately 3500 square feet available for rainwater harvest. The existing roof does not have gutters, and the drainage is surface flow over the impermeable asphalt of the parking lot, towards the turf of the Benbow Golf Course.

Redwood Roots Inc is in the process of design of a photovoltaic solar electric system and rain water catchment system (RWCS), to provide for the energy and water consumption of the facility. By harvesting renewable resources, Redwood Roots will be able to offset the carbon footprint and the water demands of the facility by a significant amount. The climate of Southern Humboldt is Mediterranean, characterized by cool, wet winters, and warm, dry summers. Harvesting rainwater in the wet season and storing it for use in the dry season is a huge benefit to local watersheds and communities, promoting enhanced instream flows and reducing or eliminating the need to pump groundwater and divert surface waters during the dry season.



Benbow, CA receives an average annual rainfall of between 60 to 72 inches, and given the ratio – 1 inch of rain impacting 1000 square feet of roof surface makes 600 gallons of rainwater available for harvest, there is a huge potential, with the potential to store upwards of 150,000 gallons of rainwater from the roof of the building. The tank size (and the expense and footprint required to install) is the limiting factor in determining system capacity for this site, given such an incredible amount of water that could be captured each year from the structure's roof surface.



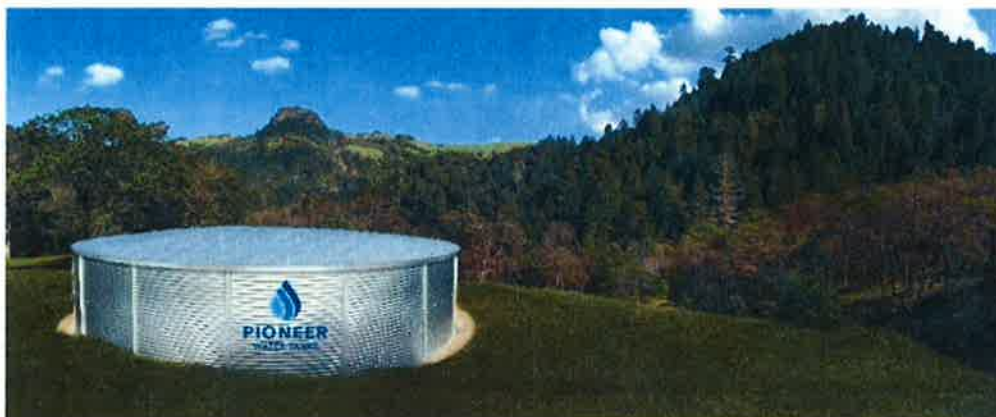
Redwood Roots Inc Rain Water Catchment System

In addition to capturing rainwater and storing it, there is the potential to install a rain garden to utilize the overflow from the tank, once it fills up. Planting native species of drought resistant plants, and mulching them in heavily, adding rock, gravel, or porous materials, along with compost and biological inputs, can become a lush garden that requires zero irrigation, outside of the overflow from the RWCS.

Water Storage Tank

Humboldt Rain recommends a 30,000 gallon galvanized steel tank, manufactured by Pioneer Water Tanks, to be installed on the south west corner of the lot. Installing the tank close to the building has many benefits, including less pipes and plumbing, and less trenching and ground disturbance to bury pipes, and less energy required to pump water from tank to building.

The steel outer shell of the tank gives it structural support and integrity, while the water is actually contained within by a polyethylene liner, which is rated NSF 61 and approved for potable water uses. The tank can be assembled onsite, in one day by contract installation professionals that work directly with Pioneer. The tank can be painted and could serve as a functional art piece or sign, or the steel can remain exposed which is also aesthetically appealing. The tank has a manufacturer warranty of 10 years, and should last much longer than that.



The tank will be installed on a seismically engineered foundation, to meet code requirements and provide for structural integrity in the event of an earthquake. The foundation is designed by a professional engineer and will be permitted with the County of Humboldt Planning Department. The foundation is composed of a concrete ring, and the middle of the ring is filled with sand. The building is located in an area of moderate seismic instability, and the foundation will meet all specifications required by the state and county.

HumboldtRain.com

707-616-7109



Redwood Roots Inc Rain Water Catchment System

Pipes and Plumbing

An aluminum gutter system will be installed on the building, with 2" downspouts, that will be plumbed into 2" PVC pipe. The PVC pipe will be trenched into the ground, and rise up and drop down to the tank inlet. A cleanout valve will be installed at the bottom of every gutter downspout, for seasonal maintenance to remove debris that has settled out

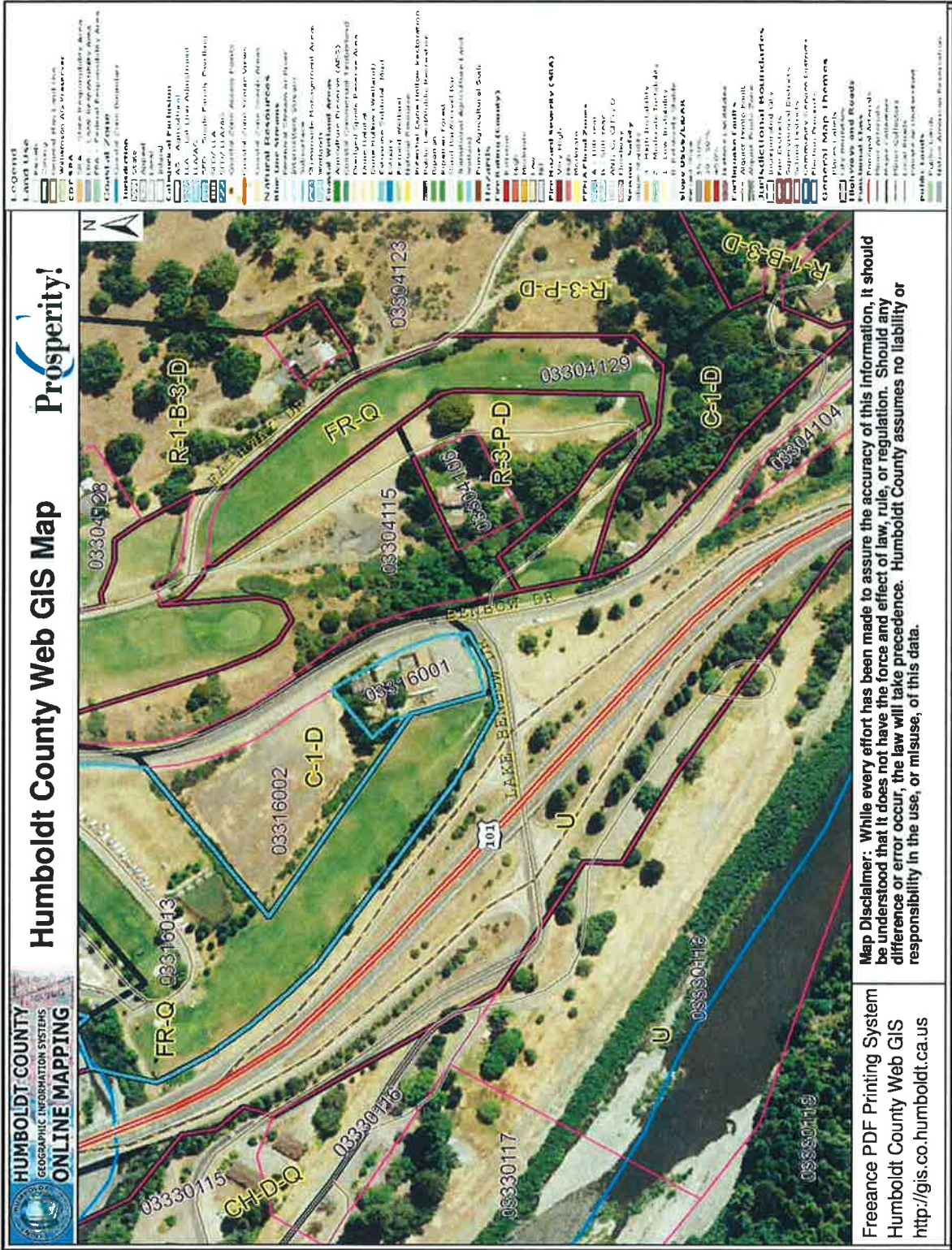
Boost Pump

The storage tank will be plumbed into a Raintech RH Booster 3-5, with Grundfos motor, a constant pressure pump, designed to boost water pressure and deliver it at pressure to the facility. The Grundfos CM 3-5 Pump combined with the PM2 Pressure Manager as a controller. The pump will be wired in by a licensed electrician. The pump will deliver water into the building with plumbing installed by a licensed plumber. A back-flow prevention device will also be installed by the plumber, to guarantee there will be no discharge from the system into the Benbow Water District service line. The harvested rain water will be used to flush toilets, wash clothes, and for irrigation. All these uses do not require potable water, and it would be a waste to utilize clean potable water for them. All rain water piping will be clearly labeled and all spigots and faucets will be labeled, marked, and signs posted notifying users the water is non-potable.

Filtration

The first step in filtration will be GutterGuard gutter covers. This will remove a majority of sediment, pollen, roof particulates, and other debris, before it can enter the gutter and end up in the tank. Below the gutter downspout, PVC pipe will run down the wall of the structure, into a trench in the ground, and then rises up to drop into the tank. This system is called a wet conveyance, in that there is always water in the pipe, it is always wet. The standing water acts as filtration, further reducing the amount of sediment that can enter the tank. A drain out valve at the bottom of the pipe, just above the trench, will be installed for seasonal maintenance.

The tank inlet port will also have a 20 micron mesh drop filter, to filter out any remaining sediment that makes it into the gutter system. A floating intake valve will be installed inside the tank, to allow the pump to pull water from the top of the tank. Keeping the bottom layer on the tank undisturbed is desirable, as the layer of sediment on the bottom of the tank actually purifies the water over time as it sits in the tank. This treatment would be sufficient to produce non potable water, of acceptable quality for use in flushing toilets and irrigation purposes.



OWNER:
CHRIS ANDERSON
PO BOX 264
GARBERVILLE, CA 95542

COVER SHEET & NOTES

HUBER C&D
www.hubercad.com

DATE:
7/20/2016

SCALE:

SHEET:

C-1



PROJECT INFORMATION:

CLIENT:
CHRIS ANDERSON
PO BOX 264
GARBERVILLE, CA, 95542
PH#: 707-923-1236

SITE ADDRESS:
6849 BENDOW DRIVE
GARBERVILLE, CA, 95542

AFN# 033-133-001

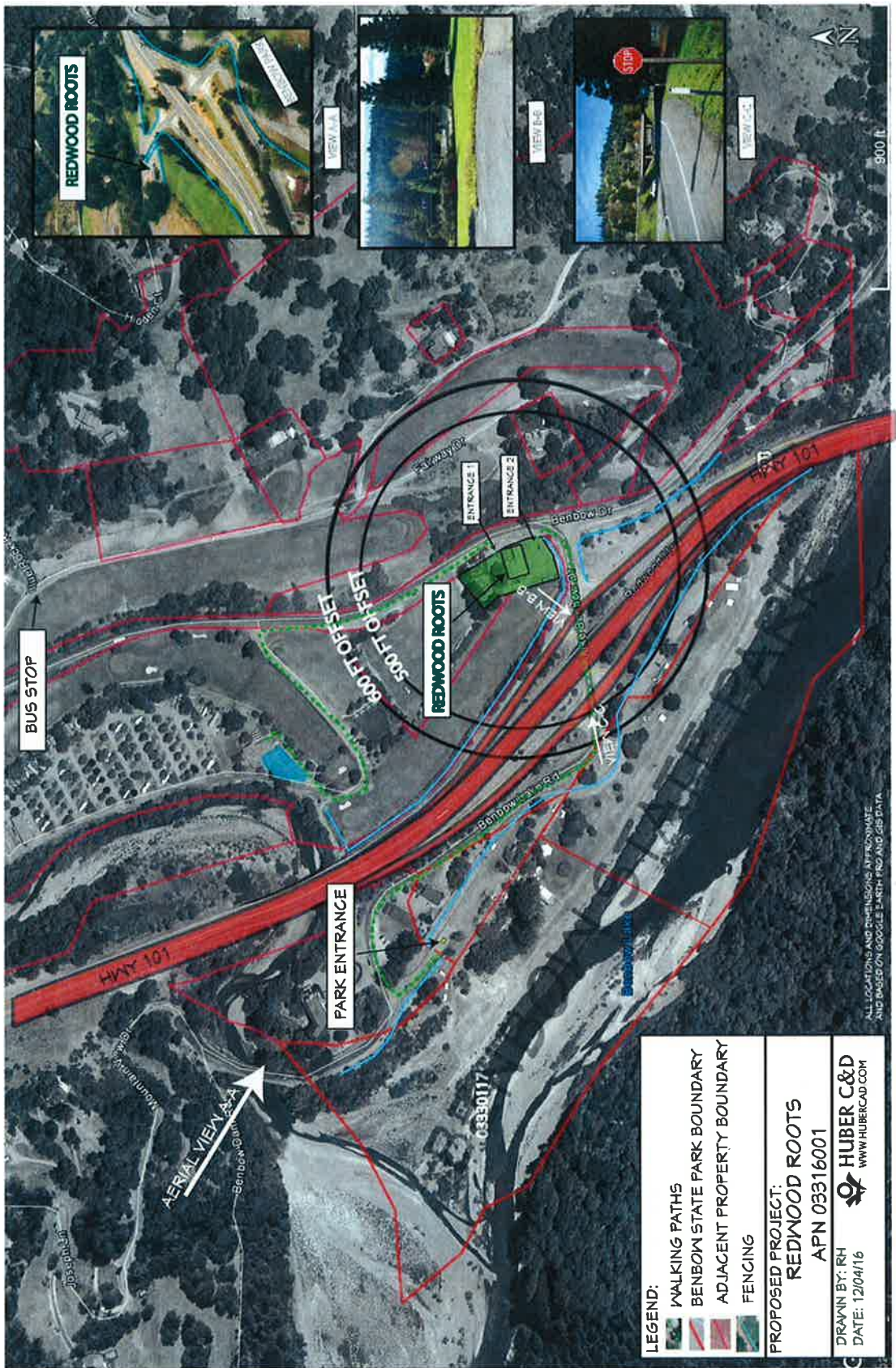
OWNERS AGENT:
HUBER C&D
PO BOX 882
GARBERVILLE, CA, 95542
530-864-8654

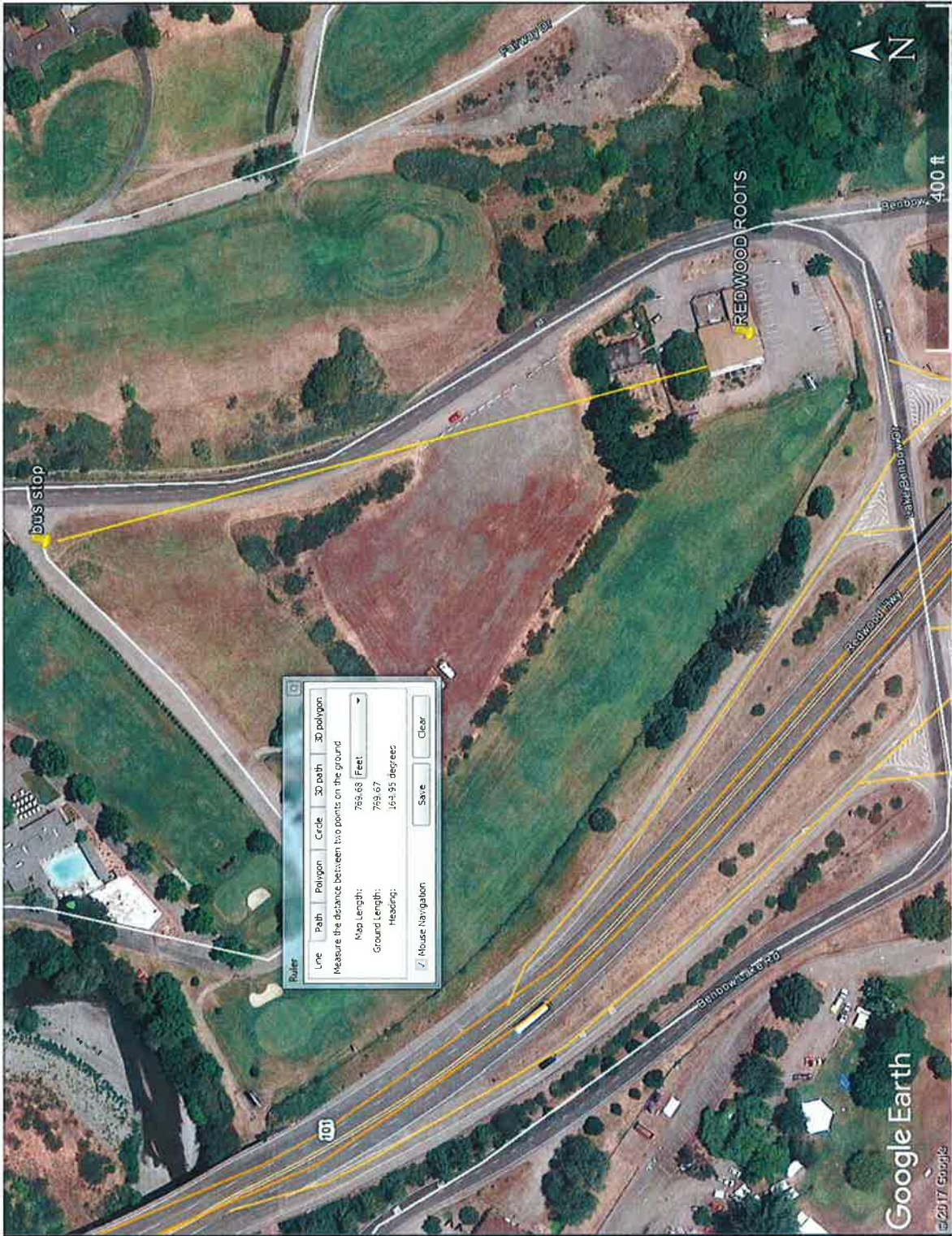
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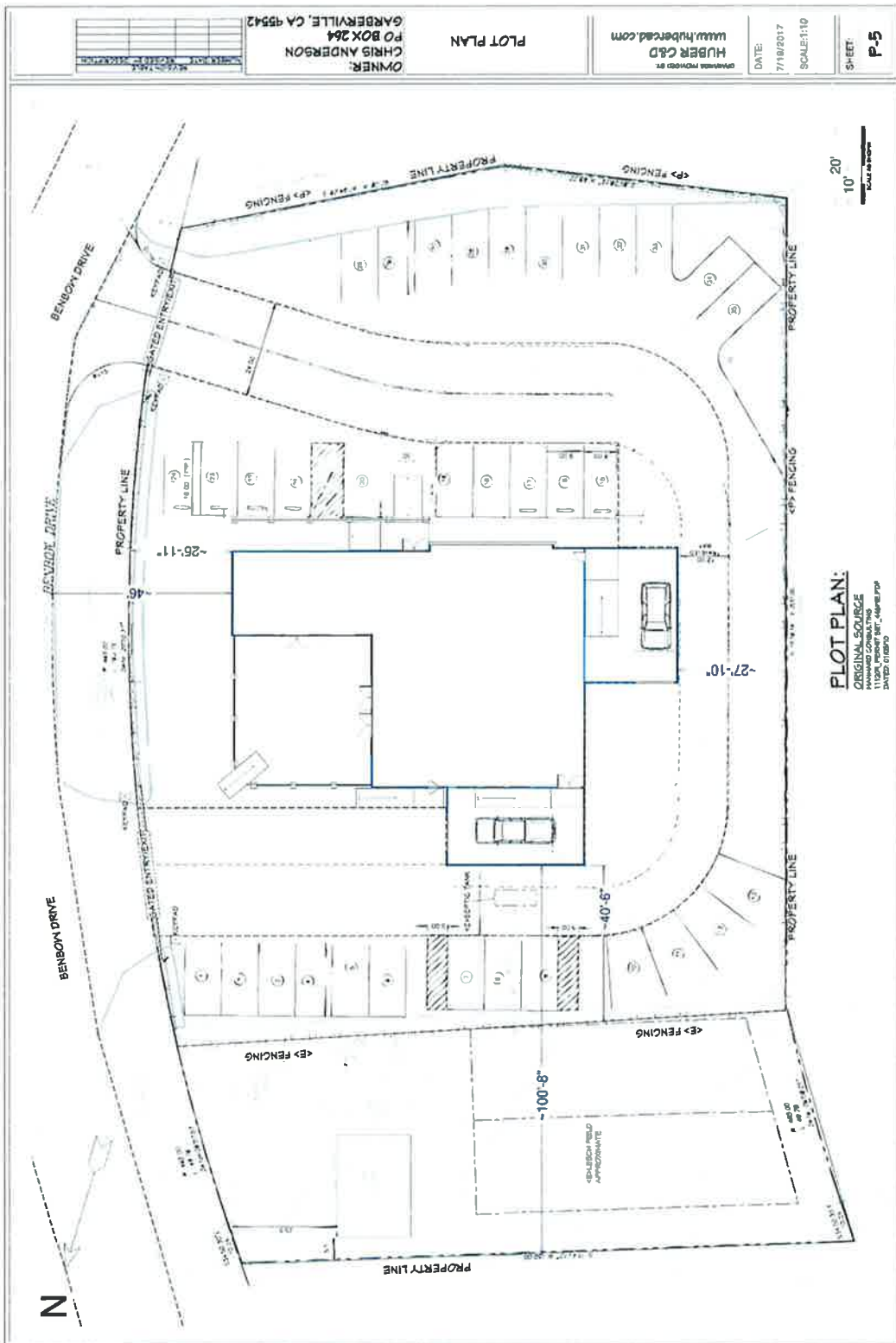
THIS PROJECT IS INTENDED TO UPGRADE AND REMODEL THE EXISTING STRUCTURE TO MEET CURRENT BUILDING CODES AND PROVIDE ADA ACCESSIBILITY UPGRADES IN ORDER TO MEET THE NEEDS OF THE CLIENTS AND EMPLOYEES OF THE PROPOSED REDWOOD ROOTS FACILITY.

ALL WORK SHALL BE ENGINEERED AND CONSTRUCTED BY LICENSED PROFESSIONALS, TO MEET ALL APPLICABLE CODES.

THIS DOCUMENT SERVES AS A PROJECT BASELINE AND IS INTENDED TO CONVEY THE DESIRES OF THE CLIENT FOR PLANNING AND PERMIT APPLICATION PURPOSES. ALL FEATURES ARE TYPICAL AND GENERAL. FURTHER DETAIL DRAWINGS WILL BE PROVIDED PRIOR TO CONSTRUCTION.







Security and Safety

Security measures as part of the building design and construction phase bring a level of safety to the employees, the company and the neighborhood. Screening and training of employees, as previously stated, will include emergency preparedness, including but not limited to, natural disasters, theft/threat of theft and law enforcement interaction.

We will install comprehensive security measures, and will have all information available at monitoring reviews of the permit, once granted. The security plan will be worked into the design/construction of the Redwood Roots facility. Bids will be taken prior to design by I.M.S. Consulting and Advanced Security, and will include suggestions follows. There will be privacy security fencing surrounding the parcel, with security and aesthetic considerations.

Insurance and safe guidelines are being pursued, and will be in line with regulations as they come to effect. Having the ability to have a security personnel live on site, in the adjacent apartment, increases the round the clock security of the entire facility and neighborhood.

SECURITY PLAN (SP)

PREPARED BY I.M.S.CONSULTING

2016

CLIENT: REDWOOD ROOTS INC. / OWNER CHRIS ANDERSON

After a site analysis, the components of the security plan were organized to best suit the needs of the business for theft prevention, access control and liability.

1. VIDEO SECURITY SYSTEM
A 32 channel active recording camera system equipped with remote viewing capabilities. Interior and exterior cameras will cover all access points and high risk areas. Cameras include night vision.
2. MONITORED BUSINESS ALARM SYSTEM
Alarm system equipped with motion sensors, contact break sensors and fire/smoke detection sensors. System will be monitored by a professional monitoring company, and automatically alert law enforcement if triggered.
3. KEYPAD ACCESS CONTROL SYSTEM
All pertinent entry points will be equipped with digital keypad locks.
4. VEHICLE BREACH PREVENTION SYSTEM
Security Bars, window film and Bollard system can be implemented in rooms of high risk.
5. SECURITY LIGHTING SYSTEM
Security lighting around the exterior of the building and parking lot.
6. SECURITY FENCING
Fencing around the perimeter of the property equipped with access control locks.

Inventory Processes and Procedures

All medicine Redwood Roots provides to our patients will be acquired from cultivators and/or manufacturers that are pursuing permitting, and CDFA licensing, and are members of Redwood Roots, as defined and registered according to the Bylaws of Redwood Roots. We will restock weekly or as needed, with the inventory manager doing weekly reconciliations of daily counts of sales and current stock.

We will use a point of sale system that has inventory controls worked into its program from intaking and moving products through the dispensary operations. When inventory arrives it will be weighed and marked in with a strain name, farm/cultivator name and amount linked to the test results in the product record. A POS allows for tracking of inventory from entry to exit of the dispensary and creates reports that will be used in conjunction with bookkeeping to ensure proper reimbursement to cultivators, ensuring non-diversion and for tracking for reporting needs and as required by regulations.

As tracking regulations come into effect, Redwood Roots will adapt as needed and update our operations manual accordingly.

Quality Control

All medicine dispensed through Redwood Roots will be tested for potency and residual materials. At the time of this writing, we are working with CB Labs, who offer SLAMM testing, a certification that the medicine does not have pesticide, heavy metal or solvent contaminants. An example of a previous SLAMM result test is included, and follows, as well as the following CB labs limit which indicate PASS.

Testing results will be added to the labeling of Redwood Roots products and will be available for patients to review and as required.

Most importantly, we work with farmers and manufactures we know and trust, who are pursuing their own licensing will ensure product that is of the best quality and medicinal value, as well as ensure healthy watersheds and ecosystems.

The testing of products, whether flower, topical or extractions gives valuable information to the patient as well, in determining and tracking what works best for their symptoms/condition. We will track the product dispensed each time a patient visits, creating a record the patient can check back in on and add their own comments which will enhance their overall cannabis experience.



Tomorrow's standard
for medical testing

Sample Name: Girl Scout Cookies Hybrid-C

Sample ID: 0123RR04

Sample Type: Flower

Tested For: Redwood Roots

Date Tested: 1/25/2016

Certificate of Analysis

Potency Test Results

	mg/g	%
Total THC	201.57	20.15
THC	21.04	2.1
THCa	180.53	18.05
THCV	ND	ND
Total CBD	1.95	0.19
CBD	ND	ND
CBDa	1.95	0.19
CBN	1.12	0.11
CBG	0.33	0.03
CBGa	9.2	0.92
CBC	6.1	0.61

Terpene Test Results

	mg/g		mg/g
Terpinolene	0.03	alpha-Pinene	0.36
Linalool	0.16	Camphene	0.09
(-)-Isopulegol	ND	beta-Myrcene	0.9
Geraniol	ND	(-)-beta-Pinene	0.54
beta-Caryophyllene	3.06	delta-3-Carene	ND
alpha-Humulene	0.67	alpha-Terpinene	ND
(-)-Guaiol	0.57	Ocimene	3.65
Nerolidol 1	ND	d-Limonene	ND
Nerolidol 2	ND	p-cymene	ND
(-)-alpha-Bisabolol	0.01	gamma-Terpinene	ND

Pesticide Test Results

Carbamates	PASS
Heavy Metals	PASS
Organophosphates	PASS
Avermectins	N/A
Organochlorinates	N/A
Pyrethroids	N/A

Residual Solvent Test Results

	ppm
n-Pentane	N/A
Ethanol	N/A
Ether	N/A
Ethyl formate	N/A
Acetone	N/A
2-Propanol	N/A
Methyl acetate	N/A
tert-Butyl methyl ether	N/A
1-Propanol	N/A
2-Butanone	N/A
Ethyl Acetate	N/A
tert-Butyl methyl ether	N/A
2-Butanol	N/A
Isopropyl acetate	N/A
2-Methyl-1-propanol	N/A
n-Heptane	N/A
1-Butanol	N/A
3-Methyl-1-butanol	N/A
4-Methyl-2-pentanone	N/A
Isobutyl acetate	N/A
1-Pentanol	N/A
Butyl acetate	N/A

Microbiological Test Results

Aerobic Count	PASS
Coliforms	PASS
E Coli Count	PASS
Enterobacteria	PASS
Yeast and Mold	PASS

Sample Certification



This sample has been tested by CB Labs and is SLAMM certified.

Scan to verify at cblabs.us

Chemical Storage

No hazardous materials over reportable amounts will be stored on site, according to the Division of Environmental Health. All supplies are able to be stored on standard metal shelving and will be clearly labeled. Safety Data Sheets for all materials will be available and training shall be developed in accordance to SDS guidelines, including, all safety materials as called to be utilized by employees whenever handling said materials.

Discharge/Hazardous Materials Storage

Redwood Roots is committed to operating in ways that enhance and protect our environment in our nursery operations as our business operations. All our nursery inputs are CDFA/OMRI approved and chosen for their low toxicity and impacts on water, air, and soil quality. Disposal of all unused inputs and packaging will be according to instructions of local authorities.

Water runoff from nursery operations will be minimal. We will be attached to the Benbow Water District's sewer system.

Evidence of Ownership

At time of application, the property is owned solely by Anderson Real Estate, LLC, whom will lease the permit to SHC Business Support Services, LLC, who will lease to Redwood Roots, Inc, the Corporation which will be maintaining operations of distribution and transportation in accordance with MCRSA.

As per the Constitution and Bylaws of Redwood Roots, Inc, authorization is granted to the board to enter in to agreements, including the lease and permitting of operations in pursuit of permitting and licensing for commercial operations.

2017-009771

RECORDING REQUESTED BY:
Fidelity National Title Company of California

Recorded - Official Records
Humboldt County, California
Kelly E. Sanders, Recorder
Recorded by: FNICO

Pages: 4
Recording Fee: \$ 42.00
Tax Fee: \$8.00
Clerk: ec Total: \$42.00
Jun 01, 2017 at 10:31:57

When Recorded Mail Document
and Tax Statement To:
Chris Anderson, Sole Member
Anderson Real Estate Holdings, LLC
PO Box 264
Garberville, CA 95542



Escrow Order No.: FFHO-2011700253A
Property Address: 6840 Benbow Drive,
Garberville, CA 95542
APN/Parcel ID(s): 033-160-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925.D"
 - The documentary transfer tax is \$ _____ and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the ~~City of Garberville~~ Unincorporated Area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Christopher J. Anderson, a single man

hereby GRANT(S) to Anderson Real Estate Holdings, LLC
Unincorporated area of the
the following described real property in the ~~City of Garberville~~, County of Humboldt, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 17, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

~~Anderson Real Estate Holdings, LLC~~

BY:
Chris Anderson, Sole Member
Christopher J. Anderson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA000129.doc / Updated: 06/24/16

Printed: 05/17/17 @ 09:04 AM
CA-FT-FFHO-01610.060201-FFHO-2011700253A

EXHIBIT A

Order No.: FFHO-2011700253

For APN/Parcel ID(s): 033-160-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

That portion of the Southwest Quarter of Section 31, Township 4 South, Range 4 East, Humboldt Meridian, described as follows:

PARCEL ONE

BEGINNING at a point from which an Iron pipe with cap, marking the Southwest corner of said Section 31, as shown on record of survey filed in Book 19 of Surveys, page 16, Humboldt County Records, bears South 41 degrees 59 minutes 46 seconds West 750.26 feet and from which point Engineer's Station "O" 283+85.00 P.O.C. of the Department of Public Works' Survey between Mendocino County Line and Dean Creek (State Highway 1-Hum-1A, B) bears South 43 degrees 57 minutes 30 seconds West, 130.0 feet; thence from a tangent that bears North 37 degrees 08 minutes 55 seconds West, along a curve to the right having a radius of 575 feet, through an angle of 23 degrees 08 minutes 39 seconds, a distance of 232.27 feet;

thence North 16 degrees 59 minutes 40 seconds West, 94.34 feet;
 thence North 3 degrees 59 minutes 59 seconds West, 91.92 feet;
 thence along the Westerly line of the strip of land conveyed to the State of California as Parcel Two in Deed recorded September 11, 1963 in Book 753 of Official Records, page 210 (which strip is sometimes called East Benbow Drive) North 2 degrees 39 minutes 14 seconds West, 51.25 feet;
 and along a curve to the left, with a radius of 465 feet, a distance of 163.75 feet to the true point of beginning of the parcel herein being described;
 thence from said true point of beginning, running Southerly along said last-mentioned curve 163.75 feet to the Southerly terminus thereof;
 thence South 2 degrees 39 minutes 14 seconds East, 36.25 feet;
 thence South 62 degrees 48 minutes 04 seconds West, 80.78 feet;
 thence South 80 degrees 28 minutes 21 seconds West, 69.22 feet;
 thence North 16 degrees 16 minutes 14 seconds West, 200 feet;
 and thence North 71 degrees 45 minutes 12 seconds East, 150 feet to the true point of beginning.

EXCEPTING THEREFROM all oil, petroleum, natural gas, mineral rights and other hydrocarbon substances lying below a depth of 500 vertical feet from the surface of said land for the purpose of exploring for, extracting, mining, boring, removing or marketing said substances, however, without any right of any entry upon the surface of said land, all as reserved in the Deed from Gulf Oil Corporation, a Pennsylvania corporation, to Richard E. Hartford and wife, recorded June 5, 1974 in Book 1241 of Official Records at page 597.

PARCEL TWO

BEGINNING at a point from which an iron pipe, with cap, marking the Southwest corner of said Section 31, as shown on record of survey filed in Book 19 of Surveys, page 16, Humboldt County Records, bears South 41 degrees 59 minutes 46 seconds West, 750.26 feet, and from which point Engineer's Station "O" 283+85.00 P.O.C. of the Department of Public Works' Survey between Mendocino County Line and Dean Creek (State Highway 1-Hum-1A, B) Bears South 43 degrees 57 minutes 30 seconds West, 130.0 feet; thence from a tangent that bears North 37 degrees 08 minutes 55 seconds West, along a curve to the right, having a radius of 575 feet, through an angle of 23 degrees 08 minutes 39 seconds, a distance of 232.27 feet;
 thence North 16 degrees 59 minutes 40 seconds West, 94.34 feet;

EXHIBIT A
(continued)

thence North 3 degrees 59 minutes 59 seconds West, 91.92 feet;
thence along the Westerly line of the strip of land conveyed to the State of California as Parcel Two in Deed recorded September 11, 1963 in Book 753 of Official Records, page 210 (which strip is sometimes called East Benbow Drive) North 2 degrees 39 minutes 14 seconds West 51.25 feet, and along a curve to the left with a radius of 465 feet, a distance of 163.75 feet;
thence South 71 degrees 45 minutes 12 seconds West along the Northerly line of the land conveyed by Benbow Properties, a limited partnership, to Kieffer and Robinson, a partnership, by Deed recorded October 14, 1969 in Book 1019 of Official Records, page 208, Humboldt County Records, a distance of 150 feet to the most Westerly corner of said land, said point being the true point of beginning of the land to be herein described;
running thence from said true point of beginning North 71 degrees 45 minutes 12 seconds East along the Northerly line of the last-mentioned land, a distance of 150 feet to the Westerly line of Parcel Two in the Deed to the State of California hereinabove referred to;
thence along said Westerly line in a Northwesterly direction along a curve to the left, having a radius of 465 feet, a distance of 49.76 feet and North 34 degrees 50 minutes 30 seconds West, a distance of 10.24 feet;
thence leaving said Westerly line, South 71 degrees 45 minutes 12 West, parallel with the Northerly line of the aforementioned land conveyed to Kieffer and Robinson, a partnership, a distance of 150 feet to the intersection of a line parallel with the Westerly line of Parcel Two in the aforementioned Deed to the State of California, which line extends Northerly from the most Westerly corner of said land conveyed to Kieffer and Robinson, a partnership;
thence Southeasterly along said parallel line, a distance of 60 feet to the true point of beginning.

GRANT DEED
(continued)

APN/Parcel ID(s): 033-160-001

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On May 31, 2017 before me, Dane Joseph Valadao Notary Public,
(here insert name and title of the officer)

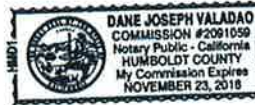
personally appeared Chris J. Anderson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



<P>ROOF MOUNTED SOLAR SYSTEM

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION
SCALE: 3/16" = 1'-0"

OWNER:
CHRIS ANDERSON
PO BOX 264
GARBERVILLE, CA 95542

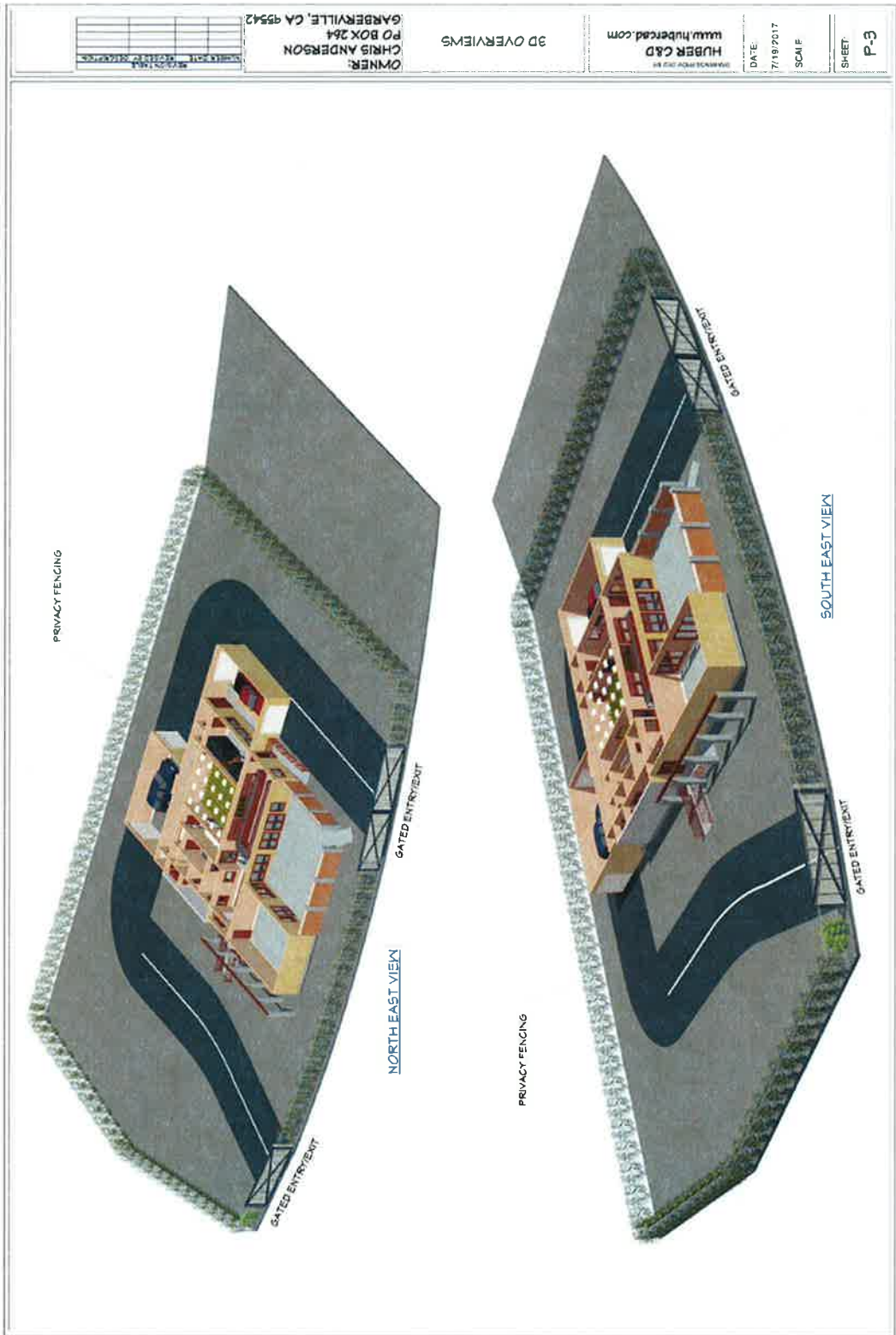
ELEVATION VIEWS

DESIGNED BY
HUBER CAD
www.hubercad.com

DATE:
7/19/2017

SCALE:
SCALE:

SHEET:
P-6



OWNER:
 CHRIS ANDERSON
 PO BOX 264
 GARBERVILLE, CA 95422

3D OVERVIEWS

HUBER CAD
 www.hubercad.com

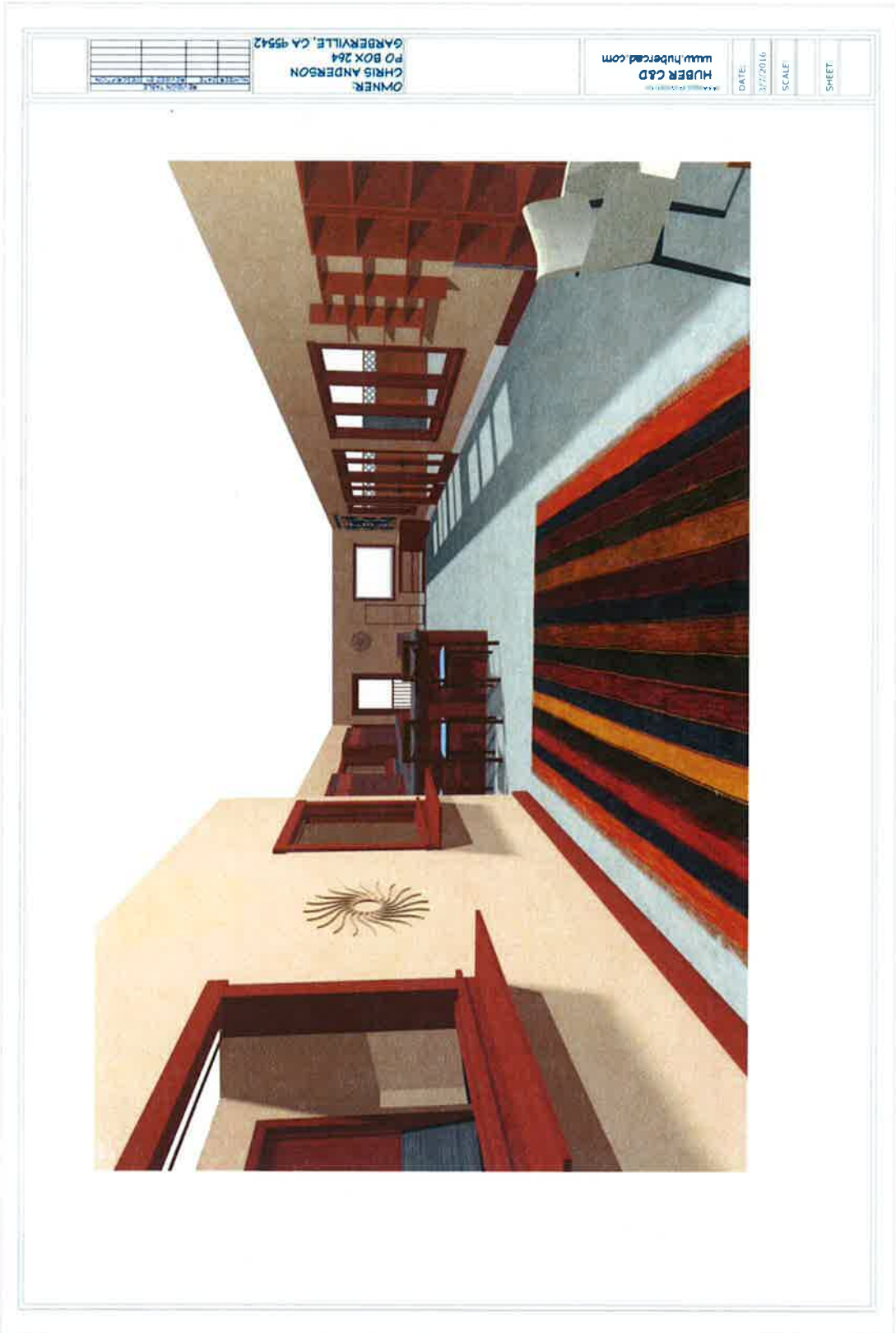
DATE:

7/19/2017

SCALE:

SHEET:

P-3



OWNER:
CHRIS ANDERSON
PO BOX 264
GARBERVILLE, CA 95542

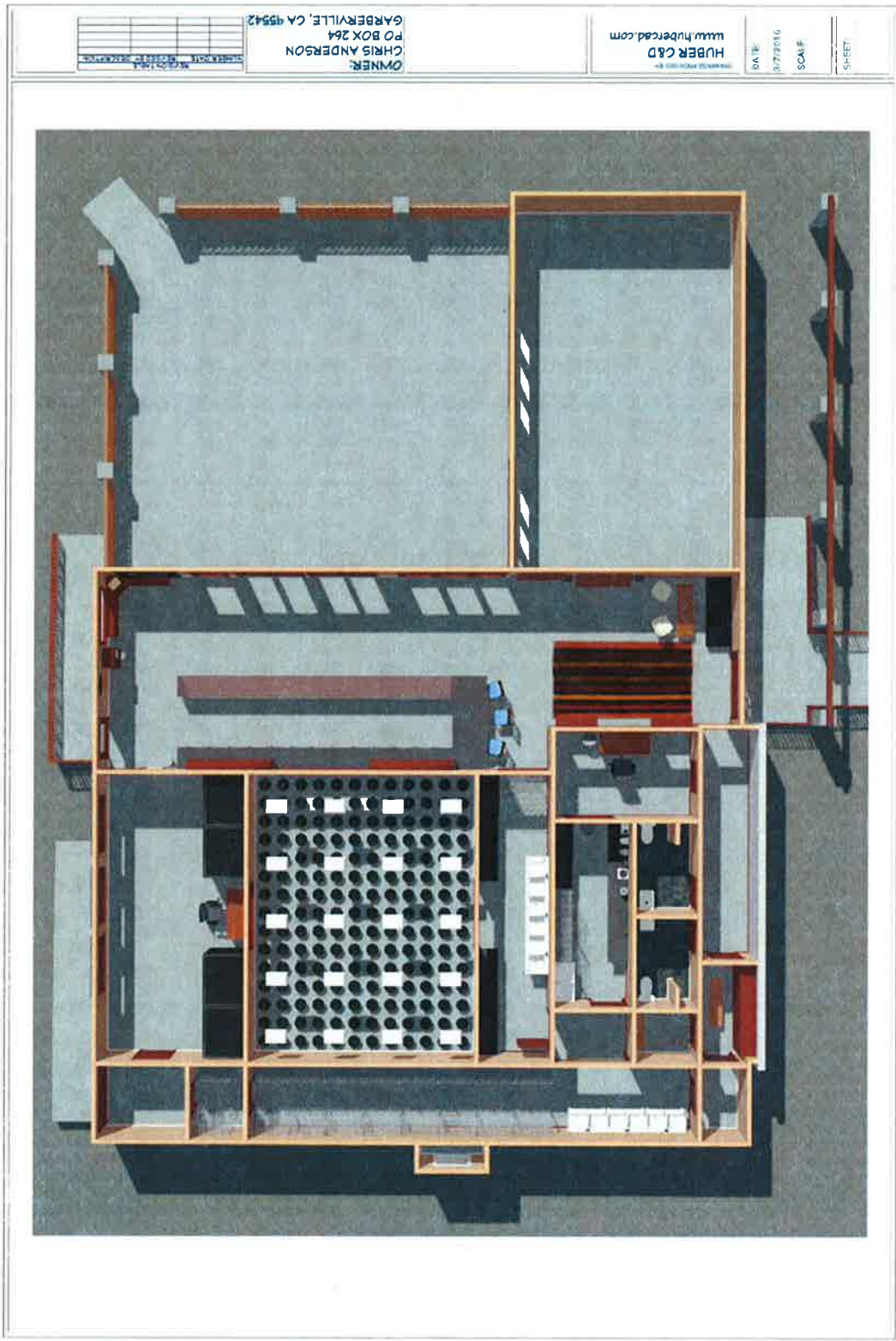
HUBER C&D
www.hubercad.com

DATE:

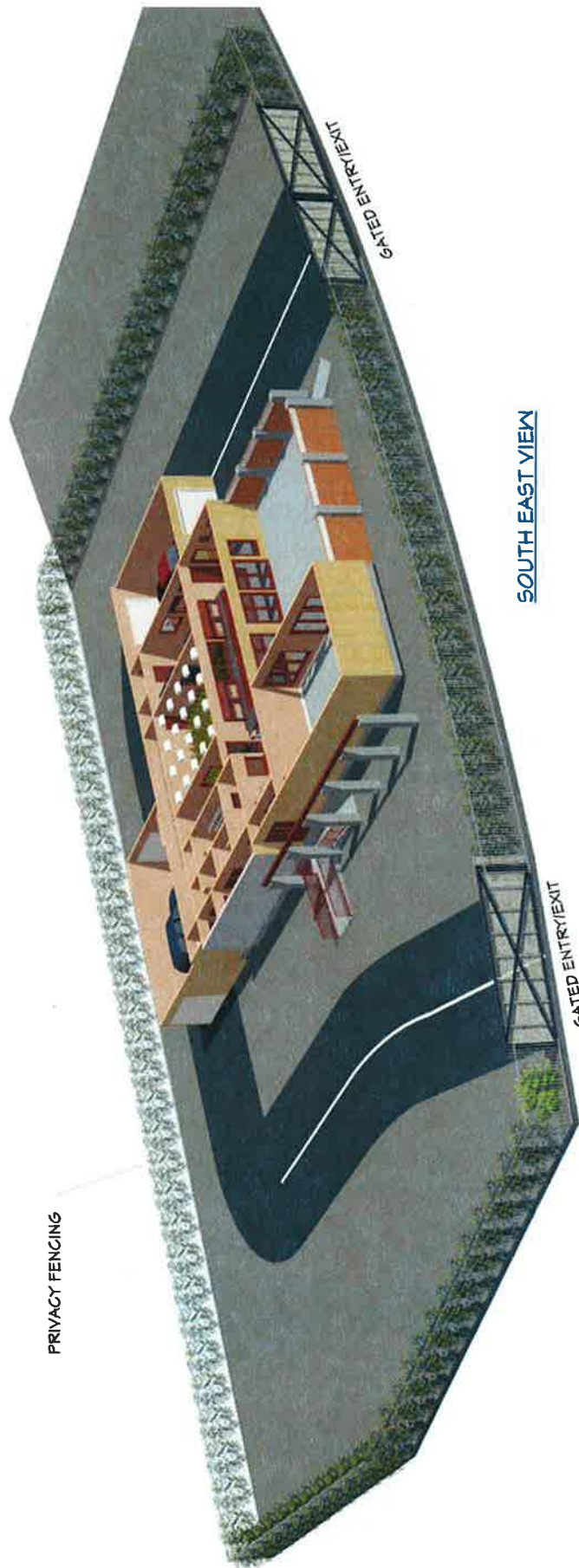
3/7/2016

SCALE:

SHEET:







ATTACHMENT 4
Referral Agency Comments and Recommendation

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

Referral Agency	Response	Recommendation	Location
County Building Inspection Division	✓	Approval	Attached
County Public Works, Land Use Division	✓	Approval	Attached
County Division of Environmental Health	✓	Approval	Attached
Benbow Water Company			
Garberville Fire Protection District			
CALFIRE			
Bear River Band			
Benbow State Recreation Area	✓	Denial	Attached
NWIC			



**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**



9/1/2016

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, Northwest Information Center, Bear River Band Rohnerville Rancheria, Benbow State Park

Applicant Name Chris Anderson **Key Parcel Number** 033-160-001-000

Application (APPS#) 10267 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** AA16-032
CUP16-060

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

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

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

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

Return Response No Later Than 9/16/2016 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: 9-13-16

PRINT NAME: Patrick McTigue



**HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541**



9/1/2016

SEP 01 2016

PROJECT REFERRAL TO: Public Works Land Use Division

HUMBOLDT CO. PUBLIC WORKS
LAND USE DIVISION

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, Northwest Information Center, Bear River Band Rohnerville Rancheria, Benbow State Park

Applicant Name Chris Anderson **Key Parcel Number** 033-160-001-000

Application (APPS#) 10267 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** AA16-032
CUP16-060

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3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

~~Recommend Approval.~~ The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

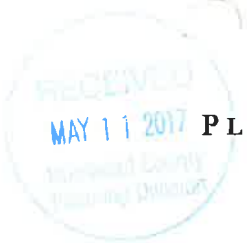
Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: 09/06/2016

PRINT NAME: R.W. Brubaker



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

16/17-0222



9/1/2016

PROJECT REFERRAL TO: Health and Human Services Environmental Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, Northwest Information Center, Bear River Band Rohnerville Rancheria, Benbow State Park

Applicant Name Chris Anderson **Key Parcel Number** 033-160-001-000

Application (APPS#) 10267 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** AA16-032
CUP16-060

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

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

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

Return Response No Later Than 9/16/2016 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

RECEIVED

SEP 2 2016

HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

DATE: 5/9/17

PRINT NAME: Carolyn Hankins



HUMBOLDT COUNTY
 PLANNING AND BUILDING DEPARTMENT
 CURRENT PLANNING DIVISION
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541



9/1/2016

PROJECT REFERRAL TO: Benbow State Park

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, Northwest Information Center, Bear River Band Rohnerville Rancheria, Benbow State Park

Applicant Name Chris Anderson **Key Parcel Number** 033-160-001-000

Application (APPS#) 10267 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** AA16-032
 CUP16-060

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Return Response No Later Than 9/16/2016 Planning Commission Clerk
 County of Humboldt Planning and Building Department
 3015 H Street
 Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

Other Comments: The location of the dispensary is 400 feet away from Benbow State Recreation Area. Regulations say it must be more than 600 feet away from a park.

DATE: 9/2/16 PRINT NAME: Corey Hall
Supervising Ranger