



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

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Hearing Date: February 4, 2021

To: Humboldt County Planning Commission

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

Subject: **Verdant Futures, LLC Conditional Use Permit and Special Permits**  
Record Number: PLN-12933-CUP  
Assessor's Parcel Number (APN): 223-171-001  
1560 Redwood Drive, Garberville

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Please contact Rodney Yandell, Senior Planner, at 707-445-7451 or by email at [ryandell@co.humboldt.ca.us](mailto:ryandell@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

| Hearing Date     | Subject                                    | Contact        |
|------------------|--|----------------|
| February 4, 2021 | Conditional Use Permit and Special Permits | Rodney Yandell |

**Project Description:** A Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. The proposed 6,000 sq. ft. building will enclose 4,500 sq. ft. of commercial cannabis processing area, and 1,500 sq. ft. of clone rooting space. The 4,000 sq. ft. building will enclose approximately 2,000 sq. ft. of commercial cannabis manufacturing area, and approximately 2,000 sq. ft. dedicated to cold storage of fresh frozen cannabis flower. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. Water will be supplied by Garberville Community Service District. Water storage onsite currently consists of two 300-gallon mixing tanks. Proposed is an additional 50,000 gallons of storage in the form of ten 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville Sanitary District when river flows drop below the allowable threshold. There a maximum of 24 employees anticipated for operations. Minimal grading and tree removal were performed without authorization in 2019 to facilitate the construction of these structures, and as a result, remediation and restoration work is included within the requested project. Special Permits are requested for restoration work and minor development within a Streamside Management Area.

**Project Location:** The project is located in Humboldt County, in the Garberville area, on the west side of Redwood Drive, approximately 400 feet north from the intersection of Bear Canyon Road and Redwood Drive, on the property known as 1560 Redwood Drive.

**Present Plan Land Use Designations:** Industrial, General (IG), Garberville/Redway/Benbow/Alderpoint Community Plan (GRBAP), Density: N/A; Slope Stability: Moderate Instability (2).

**Present Zoning:** Heavy Industrial (MH)

**Record Number:** PLN-12933-CUP

**Assessor's Parcel Number:** 223-171-001

### Applicant

Verdant Futures, LLC  
6728 London Drive  
Eureka, CA 95503

### Owners

Ruth Schnell & Laura Anderson  
PO Box 5354  
Eureka, CA 95502

### Agent

Whitchurch Engineering, Inc.  
610 9<sup>th</sup> Street  
Fortuna, CA 95540

**Environmental Review:** An Initial Study/Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) Statute (Public Resources Code 21000–21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387).

**State Appeal Status:** Project is located outside the Coastal Zone and is therefore NOT appealable to the California Coastal Commission

**Major Issues:** None

**Recommended Commission Action**

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, *adopt the resolution to take the following actions:* (a) Adopt the Mitigated Negative Declaration prepared for the Verdant Futures LLC project pursuant to Section 15074 of the State CEQA Guidelines'
  - (b) Make all the required findings for approval of the Conditional Use Permit and Special Permit; and
  - (c) Approve the Verdant Futures Conditional Use Permit as recommended by staff and subject to the recommended conditions.

**Executive Summary:** A Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. Minimal grading and tree removal were performed without authorization in 2019 to facilitate the construction of these structures and as a result remediation and restoration work is included within the requested project. Special Permits are requested for restoration work and minor development within a Streamside Management Area. Annual water use is projected to be 242,000 gallons for all operational needs and will be provided by the Garberville Community Services District. Power will be provided by PG&E.

The applicant intends to propagate "mother plants" year-round in the majority of the nursery area, creating clones which are to be sold to licensed farmers. The plants in the mother area are kept in a vegetative state using supplemental lighting in periods of the year where natural light is insufficient to keep the plants within the desired state. There are 3 proposed greenhouses for the Mother Plant Nursery cultivation area; two 30 ft. by 80 ft. steel constructed greenhouses, and one 30 ft. x 84 ft. for a total of 7,320 sq. ft. A research and development (R&D) nursery will consist of one 20 ft. by 30 ft. greenhouse, allowing 600 sq. ft. of cultivation space. The R&D greenhouse will be used to bring various plant strains to flower in order to determine their value to the nursery inventory. There will be no supplemental lighting used in the R&D greenhouse. Appropriate measures will be taken to ensure that any flowers produced in the R&D area do not enter the commercial cannabis marketplace. Water storage onsite currently consists of two 300-gallon mixing tanks located alongside pre-existing greenhouses. Proposed is an additional 50,000 gallons of storage in the form of five 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville Sanitary District when river flows drop below the allowable threshold. The peak monthly water demand anticipated to maintain cultivation during the hottest summer months is 18,000 gallons. Irrigation is accomplished with conventional garden hoses (hand watering). Different methods of drip irrigation will be experimented with to identify additional methods of water conservation. Mulch shall also be employed in both the vegetative greenhouses and the R&D greenhouse to optimize soil water retention.

The proposed processing facility will process untrimmed cannabis for licensed farmers in preparation for market. The product is delivered to the processing facility, inspected, weighed, and documented. Unprocessed cannabis is stored in the 30'x37' conditioned storage area of the proposed processing building. After the cannabis is processed and payment for services has been arranged, the market ready product is available for pickup by a licensed transporter. In addition to the cannabis flower that is processed for offsite cultivators, cannabis flower from the R&D greenhouse will be processed and tested. Only plants from the R&D greenhouse will be processed. The plants will be dried onsite in the Manufacturing Building and may utilize fans and/or dehumidifiers. Testing results will be used to determine the value, of the strains tested, to the nursery operation. Processing of cannabis produced in the R&D greenhouse will be executed under all applicable state and county guidelines and appropriate measures will be taken to ensure that the material from the R&D operation does not enter the marketplace.

The proposed project may, at some point in the future, utilize a separate 4,000 square foot building. The primary usage of this building would be manufacture of ice water hash. Additional uses for the building include cold storage for fresh-frozen cannabis flowers. The proposed future extraction activities would be potentially permitted to Trichometry, Inc, a current Humboldt County extraction permit holder at the location 1887 Barnett Court #7 in Redway, CA.

### Water Source, Storage and Use

Water is supplied by Garberville Community Services District. Water storage onsite currently consists of two 300-gallon mixing tanks located alongside pre-existing greenhouses. The proposed project plans to add an additional 50,000 gallons of storage in the form of ten 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for agricultural projects by Garberville Sanitary District when river flows drop below the allowable threshold. The anticipated peak water demand to maintain operation during the hottest summer months is 18,000 gallons per month. These tanks will be installed as resources allow, likely in groups of five tanks at a time. This parcel is not connected to the Garberville Community Services District Sewer System. An on-site sewage disposal system will be developed on the south-central portion of the parcel as part of the proposed project. The monthly water usage table below shows water use at different periods of the grow season. As a proposed nursery, the plants will always be in a vegetative state. The only plants allowed to flower will be located in the designated research and development area.

**Monthly Water Usage Estimates in Gallons**

| Month     | Processing | Manufacturing | Cultivation (nursery + R&D) |
|-----------|------------|---------------|-----------------------------|
| January   | 4500       | 11000         | 4000                        |
| February  | 4500       | 11000         | 4000                        |
| March     | 4500       | 11000         | 6000                        |
| April     | 4500       | 11000         | 8000                        |
| May       | 4500       | 11000         | 10000                       |
| June      | 4500       | 11000         | 13000                       |
| July      | 4500       | 11000         | 18000                       |
| August    | 4500       | 11000         | 18000                       |
| September | 4500       | 11000         | 14000                       |
| October   | 4500       | 11000         | 7000                        |
| November  | 4500       | 11000         | 4000                        |
| December  | 4500       | 11000         | 4000                        |
| Totals    | 54000      | 132000        | 110000                      |

### Use and Storage of Fertilizers and Pesticides

The pest/fungicides to be used on the premises for cultivation are Azatrol, Serenade and Green Cure. They are all organic products, certified by their OMRI listing. Employees will be trained in the use of protective equipment such as eyewear and gloves before being allowed to apply any pest/fungicides. Any and all fertilizers used in cultivation will be organic in nature. Mixing of the fertilizer and amendments takes place within a small area near cultivation sites and the products are kept protected from accidental spillage or disturbance from wildlife while mixing takes place. Any unused amendments and/or liquid fertilizers will be stored in the Manufacturing Building. Liquids will be stored in an approved containment device such as a plastic tote. The applicant acknowledges that the storage and/or use of certain materials in specified volumes and/or weights will be subject to regulation through Humboldt County Division of Environmental Health CUPA and may require: submittal of inventories for those materials, documentation of emergency and training procedures, maintenance of hazardous waste disposal records, obtaining an EPA generator ID number, and be subject to site inspections.

## Access/Parking

The property is accessed off of a paved Category 4 County Road. There will be twenty-four standard parking spaces, two ADA parking spaces, and one loading space in accordance with Humboldt County Code to service the nursery, processing facility and manufacturing facility.

## Biological Resources, Streamside Management Area, Historic Site Disturbance and Restoration

The proposed project is located in an Industrial zoned area of Garberville along the South Fork Eel River complete with upland and riparian communities; of the approximate eight-acre parcel, roughly four acres are upland, and four acres riparian. Upland areas occur in the center and Southern end of the property and contain mixed coniferous forest with Douglas fir, and a mixture of hardwoods including: Tan oak, Canyon live oak, Kellogg's black oak, Oregon white oak, California bay, and Pacific Madrone. Much of the upland area has been invaded by English ivy, French broom, and Black locust. Riparian areas occur near the Eel River, and tributary on the West and North sides of the property respectively. Riparian forest on the property includes White alder, Oregon ash, Black cottonwood, Shining pacific willow, arroyo willow, and big leaf maple. The riparian area surrounding the tributary stream is heavily invaded with English ivy.

A biological habitat assessment was prepared to determine and consider the potentially occurring species and communities that could be affected by the current operations and the proposed project based on available spatial data and habitat requirements. A Biological Assessment Area (BAA) was established within a 1.3-mile radius of the project location. A list of special status species was obtained, and their respective habitats were compared against the identified BAA. Native pollinators found in the area were also included based on state rarity and their potential to be affected by proposed project.

The site was evaluated for potential habitat value to protected, endangered, threatened, rare, and sensitive species by walking around the project area to observe species, habitat types, and quality. Habitat and potential impacts were evaluated during visits to the cultivation site on 5/24/19 and 10/21/2019. No sensitive species were found on-site however habitat does exist for the sensitive fish and wildlife species. Therefore, the project contains conditions that are intended to reduce, or eliminate impacts to these species. The table below lists sensitive species that have the potential to be present or move through the project area.

### Species with Potential to Use the Site

#### Birds

- Cooper's Hawk
- Golden Eagle
- Little Willow Flycatcher
- American Peregrine Falcon
- Bald Eagle
- Osprey
- Northern Spotted Owl

#### Mammals

- Pallid Bat
- Sonoma Tree Vole
- Fisher

#### Amphibians and Reptiles

- Pacific Tailed Frog
- Foothill Yellow-Legged Frog
- Southern Torrent Salamander
- Red-bellied Newt
- Western Pond Turtle

#### Fish

- Pacific Lamprey
- Coho-Salmon
- Steelhead
- Summer-run Steelhead Trout
- Chinook Salmon

#### Invertebrates

- Obscure Bumble Bee
- Western Bumble Bee

Kelsey McDonald conducted botanical surveys for the Project on May 24, 2019, and April 7, 2020. The surveys were floristic in nature and seasonally appropriate, with an initial survey conducted during the summer for later-blooming species and a follow-up survey in the spring to catch early blooming species. Surveys included systematic assessment of all potential habitats in the area based on maps, aerial photos, and visible environmental features such as canopy cover, slope, soil texture, aspect, hydrologic features, and associated vegetation. No protected rare or endangered plants were detected at the Project site.

## Historic Vegetation Removal and Restoration Recommendations

Aerial imagery shows that the planned footprint area has had some level of development for at least 15 years, but additional vegetation removal and grading has occurred since 2016. An assessment of riparian vegetation communities on the parcel and proper Streamside Management Area (SMA) buffers from the riparian dripline on 5/24/19 showed that recent grading and vegetation removal had occurred within 100-foot SMA setbacks. Aerial imagery from 2016 shows approximately seven mature trees were removed from the Eel River SMA, approximately seven were removed from the eastern edge of the flat (including at least 3 within the stream SMA), and 11 were removed from the center of the parcel outside of SMAs. A restoration and Monitoring Plan was prepared by Kelsey Mc Donald in December of 2019 that describes site conditions and includes the following remediation requirements.

### Restoration Area 1: Tributary 100-foot SMA Buffer

#### Site Conditions

The property contains a perennial tributary to the Eel River that runs from a culvert under Redwood Drive through the northern portion of the property. The northeastern edge of the cleared flat was lowered to the level of the center of the flat and contained piles of the native soil excavated from the area. The area is highly invaded by English ivy (*Hedera helix*), black locust (*Robinia pseudoacacia*), and French broom (*Genista monspessulana*). The SMA area contained some legacy trash and barbed wire fencing that will be removed.

#### Remediation Requirements

##### 1. Replace Native Soil Within SMA, Remove Soil Piles

The 100-foot SMA setback from the tributary will be restored by replacing excavated dirt to the natural grade and replanting the area with native vegetation. Any project appurtenant structures will be placed outside the flagged SMA. After replacing the dirt in the graded northeastern corner, any remaining soil will be placed outside of the flagged SMA. Any soil or compost piles will be placed near the center or southern edge of the cleared flat away from SMA areas, and pile swill be kept covered.

##### 2. Invasive Plant Removal

Invasive species removal will occur before restoration planting. The northern extent of the restoration area is highly invaded by English ivy (*Hedera helix*). English ivy, which has a High invasiveness rating (Cal-IPC), will be removed by pulling the plant by the roots and cutting and removing the climbing stems up to 6 feet around the trunk of each tree. English ivy removal from trees will be prioritized because it may shade out native vegetation and increase the weight borne by trees, leaving them more susceptible to windfall. English ivy was also spreading across the forest floor and throughout the riparian area. The invasive ivy will be manually pulled from the ground within a 50-foot buffer area of potential disturbance surrounding the graded flat, or up to the steep riparian slope (>80%) around the tributary. English ivy can easily re-root and survive after being pulled, so it will be bagged and taken to the dump rather than being left onsite. The eastern edge of the graded flat is highly invaded by French broom (*Genista monspessulana*) and black locust (*Robinia pseudoacacia*). One large dying black locust tree occurred

along the grading cut and several young black locust trees and saplings were regenerating around this area. The black locust will be removed and replaced with a site-appropriate native tree such as California black oak (*Quercus kelloggii*) or bigleaf maple (*Acer macrophyllum*). French broom (*Genista monspessulana*), a shrub in the legume family with a High invasiveness rating, was widespread along the eastern edge of the cleared flat. This plant will be manually pulled to remove it by the roots, and any seed pods will be bagged and removed. The main areas of invasion were marked and labeled with purple flagging.

### 3. Restoration Planting

Comparing aerial imagery with current conditions shows that approximately seven mature trees were removed from the northeastern edge of the flat, including at least three within the SMA. To compensate for the trees removed from the SMA at, nine site-appropriate native trees will be replanted in the northern portion of the newly expanded flat where it encroaches on the SMA, and adjacent areas. An additional four native trees will be planted in the black locust and French broom removal areas on the edge of the cleared flat. Bigleaf maple (*Acer macrophyllum*) is highly recommended for planting at this location because it is naturally occurring, provides riparian habitat value, tolerates a variety of conditions, and grows relatively quickly. Any remaining bare dirt in the SMA or on the slope to the flat will be seeded with native grass and/or forbs such as the Pacific Coast Seed Native Erosion Control Mix and mulched prior to the November 15 winterization deadline.

#### Restoration Area 2: Eel River Riparian Area

##### Site Conditions

The Eel River riparian area has had some level of development and disturbance on the parcel and neighboring parcels for over 10 years. However, additional clearing of riparian trees and brush occurred in 2018-2019. Aerial imagery appears to show approximately seven mature trees that were removed from the riparian area and SMA buffer along the Eel River.

##### Remediation Requirements

#### 1. Invasive Species Removal

Scotch broom and French broom, which are both highly invasive and proliferating throughout the Eel River riparian area will be prioritized for removal. Any seed pods will be bagged and taken to the dump so that they do not spread. Himalayan blackberry and periwinkle adjacent to the footprint will be pulled and/or dug up to prevent these plants from overwhelming the restoration area. These plants may re-root themselves in moist soil, and will be bagged and removed. Tree of heaven should be cut down wherever found on the property.

#### 2. Riparian Restoration Planting and Erosion Control

Riparian trees will be replanted within the Eel River SMA at a 3:1 ratio. At least 21 site-suitable native riparian trees such as black cottonwood (*Populus trichocarpa*), Oregon ash (*Fraxinus latifolia*), shining Pacific willow (*Salix lasiandra*), or bigleaf maple (*Acer macrophyllum*) will be planted in the Eel River riparian restoration area. Oregon ash was observed naturally regenerating along the edge of the cleared area, and they will be protected during invasive species removal. Trees may be planted in areas disturbed by the invasive species removal or within the footprint of clearing and grading. Approximately 10 native shrubs such as coyotebrush (*Baccharis pilularis*), thimbleberry (*Rubus parviflorus*), or California blackberry (*Rubus ursinus*) will be planted every 6-10 feet along the lower end of the bare graded footprint to reduce erosion and increase the vegetated buffer area around the cultivation site. The remaining graded slope will be seeded with native grass and/or forbs such as the Pacific Coast Seed Native Erosion Control Mix and mulched prior to the November 15 winterization deadline.

## Implementation and Monitoring Schedule

Maintenance and monitoring of the restoration areas are recommended over a five-year period. Trees removed from SMAs are to be replaced at a 3:1 ratio. The restoration area will be photo-documented and maintained on a monthly basis during the dry season after planting, when young plants are most vulnerable to desiccation. Young plants will be fenced or protected with cages to protect them from herbivory and trampling until the plants are well-established. Plants may need to be deeply watered, weeded, and mulched during the dry season to enhance survival. Adaptive management will be employed throughout the five-year monitoring period. If initial plantings are not successful, replanting may be needed. Each fall, the restoration area will be monitored for restoration planting survival and health, and re-sprouting invasive species. Invasive species will likely need to be removed each year to maintain the site. Any bare areas will be replanted and mulched prior to November 15. The goals of the restoration project are erosion control and native habitat restoration. Restoration objectives established to meet these goals consist of at least 1:1 replacement of mature native trees and dominance of native species within the restoration areas. Annual monitoring reports will include photo-documentation of each of the invasive species removal and restoration planting areas, restoration planting survival rates, and a description of restoration and maintenance activities completed over the year. A monitoring report will be provided to CDFW for review by January 1 of each year. The final monitoring report in year five will include an analysis of how project goals and objectives were or were not met.

## Special Permits for Streamside Management Area Encroachment

The removal of vegetation from SMAs conflicts with Humboldt County Code Section 314-61, Streamside Management Areas and Wetlands Ordinance. The project includes a Special Permit from the County for the setback reduction for the work within the SMA specifically in order to restore the SMA area. In addition, a small portion of the proposed access road will encroach 14 feet into the SMA of the 100-foot buffer of the perennial stream that transects the eastern portion of the project parcel. This encroachment is necessary for the development. According to the Grading and Drainage Plan developed for the project, this the access road is sloped inward at a two percent grade, routing drainage from the road away from the SMA. A Special Permit issued by the County for the setback reduction is also part of the approval for this ongoing encroachment.

## Floodway

The subject parcel is within the mapped 100-year flood plain of the South Fork Eel River. Flood Elevation Certificates have been provided for this project; all existing and proposed structures will have finish floor elevations above the 100-year base flood elevation. The overall average base flood elevation is approximately 328 feet above sea level. Site elevation ranges from 322 to 334 feet in elevation. This project is not anticipated to impede, or re-direct flood flows based on the proposed project design.

## Lighting

Additional permanent lighting will be installed on the structures and in the greenhouses as a result of this project. The Humboldt County Commercial Medical Marijuana Land Use Ordinance requires lighting to comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries. Consistent with the ordinance requirement, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. As a condition of project approval the applicant shall submit a comprehensive Light Pollution Prevention Plan for the project including all measures necessary to adhere to International Dark Sky Association standards as set forth in the CMMLUO.

## Security

Access to the subject parcel will be restricted by placement of a locked metal gate at the entrance. There will be a cyclone style security fence encircling all processing and cultivation related activities. This fence will tie into the locked gate for ingress/egress to the subject property. Motion activated cameras will be employed to cover the nursery cultivation area, ingress/egress, and other areas such as parking. The interior of the processing facility and clone rooting area will be monitored by cameras 24 hours a day. All businesses on the property will employ security systems provided by Advanced Security to monitor any unauthorized entry to the property or buildings. There will be an adequately secure storage area in place for all dried cannabis belonging to clients, both pre and post processing. Protocols shall be implemented to ensure that processed cannabis belonging to clients is removed from the premises in a timely manner by an appropriate licensed third-party (transporter/distributor).

Environmental review for the proposed project included the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) Statute (Public Resources Code 21000–21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387). The IS/MND was circulated from December 18, 2020, to January 22, 2021, at the State Clearinghouse. Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit and Special Permits.

**RECCOMENDATION:** Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Conditional Use Permit and Special Permits.

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

Staff prepared a thorough environmental analysis which included the preparation of an IS/MND pursuant to the CEQA Statute (Public Resources Code 21000–21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387). The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potentially significant unmitigable impacts.

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

**Resolution Number 21-  
Record Number PLN-12933  
Assessor's Parcel Numbers: 223-171-001**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Verdant Futures, LLC, Conditional Use Permit and Special Permits.**

**WHEREAS, Verdant Futures, LLC,** submitted an application and evidence in support of approving a Conditional Use Permit and Special Permits for Record No, PLN-12933-CUP. Permits requested include a Conditional Use Permit for a 7,920 square foot commercial cannabis nursery, a Special Permit for a commercial cannabis processing facility, a Special Permit for a commercial cannabis manufacturing facility, a Special Permit for restoration work within a Streamside Management Area, and a Special Permit for minor development within a Streamside Management Area.

**WHEREAS,** a Mitigated Negative Declaration was prepared for the proposed Conditional Use Permits and circulated for public review pursuant to Section 15074 of the CEQA Guidelines; and

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

- 1. FINDING:**                      **Project Description:** The application seeks a Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. The proposed 6,000 sq. ft. building will enclose 4,500 sq. ft. of commercial cannabis processing area, and 1,500 sq. ft. of clone rooting space. The 4,000 sq. ft. building will enclose approximately 2,000 sq. ft. of commercial cannabis manufacturing area, and approximately 2,000 sq. ft. dedicated to cold storage of fresh frozen cannabis flower. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. Water will be supplied by Garberville community Service District. Water storage onsite currently consists of two 300-gallon mixing tanks. Proposed is an additional 50,000 gallons of storage in the form of ten 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville Sanitary District when river flows drop below the allowable threshold. There will be a maximum of 24 employees anticipated for operations. Special Permits are also requested for restoration work and minor development within a Streamside Management Area.

**EVIDENCE:**                      a) Project File: PLN-12933-CUP

- 2. FINDING:**                      **CEQA.** : As required by the California Environmental Quality Act, the project was found subject to CEQA and a Mitigated Negative Declaration was prepared by the Planning and Building Department, Planning Division (Attachment 2), which evaluated the project for any adverse effects on the environment.

**EVIDENCE:**                      a) The CEQA document includes an analysis of the subject Conditional Use Permit and Special Permits. The Initial Study and Draft Mitigated Negative

Declaration (IS/MND) was circulated from December 18, 2020 to January 22, 2021. Comments were received from Ed Voice regarding Garberville Sanitary Districts' allocation of 406,000 gallons of water per year for the proposed project. The district has stated that this amount is within their yearly water budget. As the annual water use for the project is projected to be 242,000 gallons for all operational needs, no impacts are anticipated.

### **FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL PERMITS**

- 3. FINDING** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE**
- a) Agricultural Products Processing and Intensive Agriculture are allowable use in the Industrial General land use designation. The proposed cannabis project, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.
  - b) The reduction of the Streamside Management Area (SMA) to allow the restoration efforts within the SMA will benefit biological resources on the property. The reduction of the SMA to allow approximately 16 feet of encroachment within the SMA for the proposed paved driveway will not impact biological resources, as the driveway will be sloped away from the SMA as indicated in the Grading and Drainage Plan.
  - c) A Cultural Resources Investigation was prepared for the Project by William Rich and Associates in 2020. The cultural resources study concludes that the Project will not impact significant historic or prehistoric archaeological resources if the proposed mitigation measures (consisting of a heightened inadvertent discovery protocol and archaeological monitoring, and that the project shall occur within the designated footprint investigated by the report, and all other areas should be avoided from any ground disturbance) are implemented. These mitigations are conditions of project approval.
  - d) According County GIS, the parcel is mapped as being subject to liquefaction. However, as a mitigating measure for the potential of liquefaction at this site, an allowable soil bearing pressure of 1000 psf will be used for foundation design. These values will not be increased by 1/3 for a combination of loading which included wind and seismic loads.
  - e) The subject parcel is within the mapped 100-year flood plain of the South Fork Eel River. Flood Elevation Certificates have been provided for this project; all existing and proposed structures will have finish floor elevations above the 100-year base flood elevation. The overall average base flood elevation is approximately 328 feet above sea level. Site elevation ranges from 322 to 334 feet in elevation. This project will not impede, or re-direct flood flows based on the proposed project design.

- 4. FINDING** The proposed development is consistent with the purposes of the existing MH zone in which the site is located.

- EVIDENCE**
- a) The Heavy Industrial or MH Zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to

control congestion and protect surrounding areas.

- b) Service-related uses and manufacturing uses are principally permitted in the MH zone. Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the MH zone. require Conditional Use Permit.
- c) The location of the of all project elements meet the setback requirements for the MH zone.
- d) 24 parking standard spaces are required based on a maximum of 24 employees. Two ADA spaces are required in conjunction with any use or combined uses which occur within a space of more than 10,000 square feet gross floor area. One loading space is required for each 20,000 square feet of gross floor area, or portion thereof. There are 24 standard parking spaces, two ADA spaces, and one loading space to service the nursery, processing facility and manufacturing facility shown on the site plan.
- e) The parcel was created in compliance with all applicable state and local subdivision regulations. The parcel known as APN 223-171-001 is a legal parcel that qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act due to approval of building permit 74-1198B3.
- f) Humboldt County Code section 314-55.4.8.7 allows nursery activities subject to a Conditional Use Permit in the MH zone. Humboldt County Code section 314-55.4.8.4 and section 314-55.4.8.5 allows processing and manufacturing activities subject to a Special Permit in the MH zone. The applicant is seeking a commercial cannabis nursery, a cannabis processing facility and a cannabis manufacturing facility.

**5. FINDING**

The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

**EVIDENCE**

- a) The CMMLUO allows cannabis nurseries, processing facilities, and manufacturing to be permitted in areas zoned MH (HCC 314-55.4.8.7, 314-55.4.8.4 and 314-55.4.8.5).
- b) As shown on the site plan, all of the nursery, processing, and manufacturing areas are within the MH zoned area. The total proposed area is 17,920 square feet.
- c) The project will obtain water from the Garberville Community Services District.
- d) The location of the cultivation complies with all setbacks and performance standards of the CMMLUO.
- e) All the applicable performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.

**6. FINDING**

The operation of a cannabis nursery, processing facility, and manufacturing facility and the conditions under which they may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE**

- a) The site is located on paved County-maintained road that the Public Works-Land Use Division has classified as the functional equivalent of a Category 4

road that can safely accommodate the amount of traffic.

- b) The site has been operating in compliance with the permitted cultivation since March 2018 without complaint. The proposal to operate a cannabis nursery, processing facility, and manufacturing facility are similar to other uses in the immediate area.
- c) The location of the operation is more than 600 feet from any school, school bus stop, or church.
- d) Irrigation water will be sourced from the Garberville Community Services District.

**7. FINDING**

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.

**EVIDENCE**

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element and is zoned heavy industrial.

**DECISION**

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

- Adopts the Mitigated Negative Declaration for the Verdant Futures Conditional Use and Special Permits; and
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit and Special Permits for Verdant Futures, LLC based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on February 4, 2021.

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

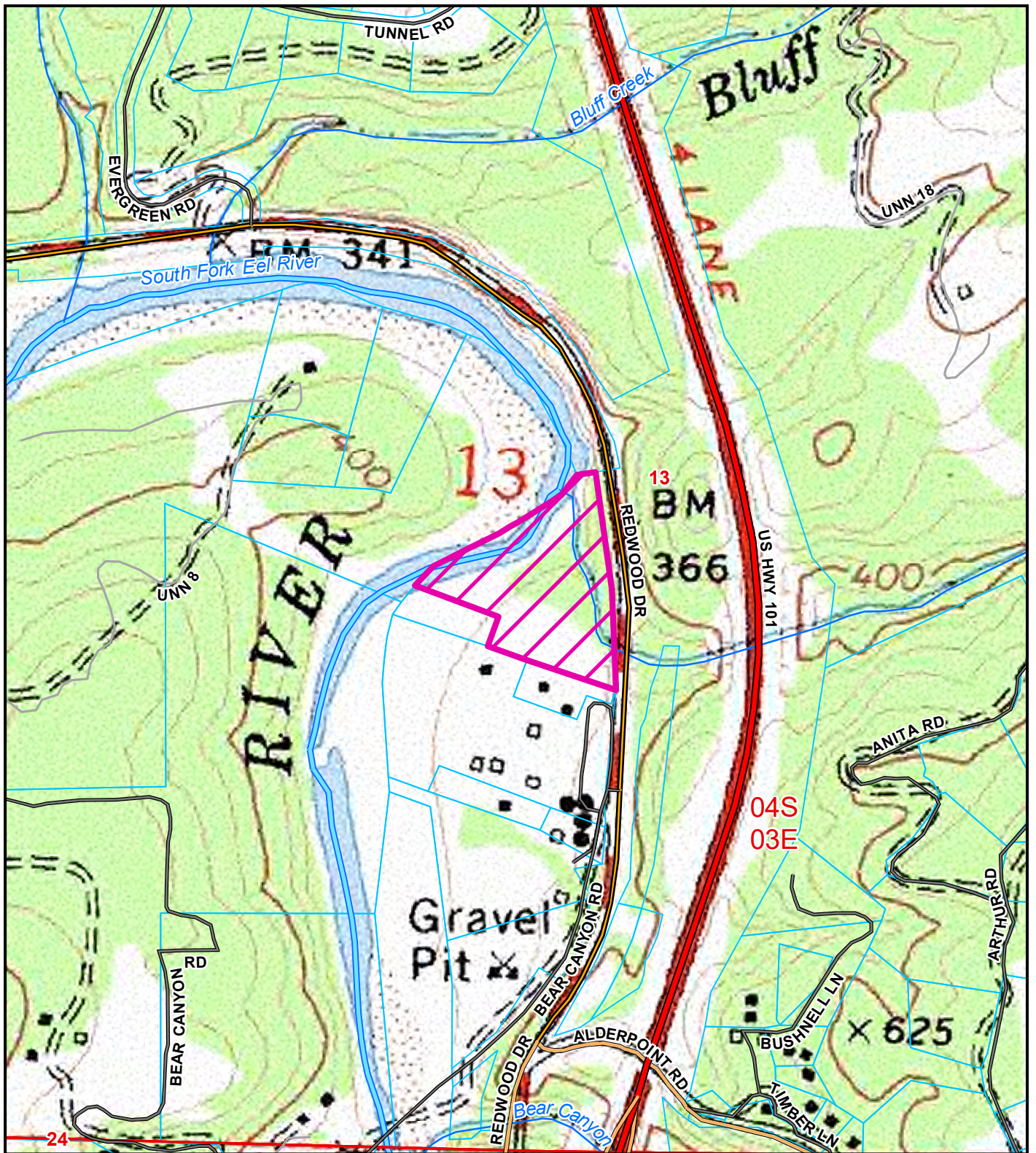
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

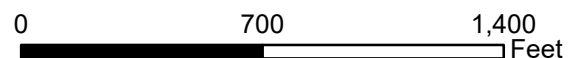
\_\_\_\_\_  
John Ford, Director  
Planning and Building Department

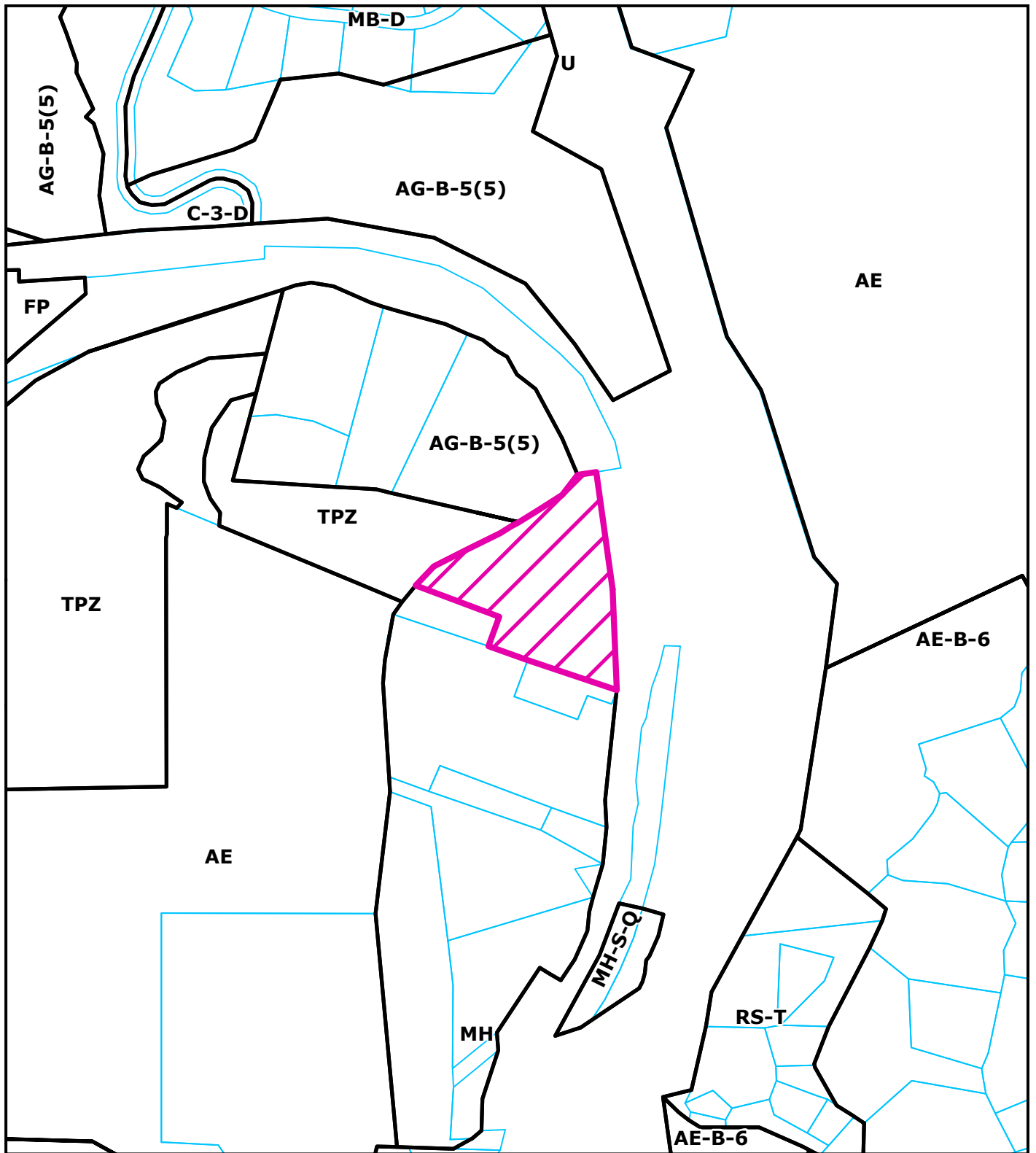


Project Area = 

**TOPO MAP**  
**PROPOSED VERDANT FUTURES, LLC**  
**GARBERVILLE AREA**  
**CUP-16-927; SP-16-688**  
**APN: 223-171-001**  
**T04S R03E S13 HB&M (GARBERVILLE)**

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.





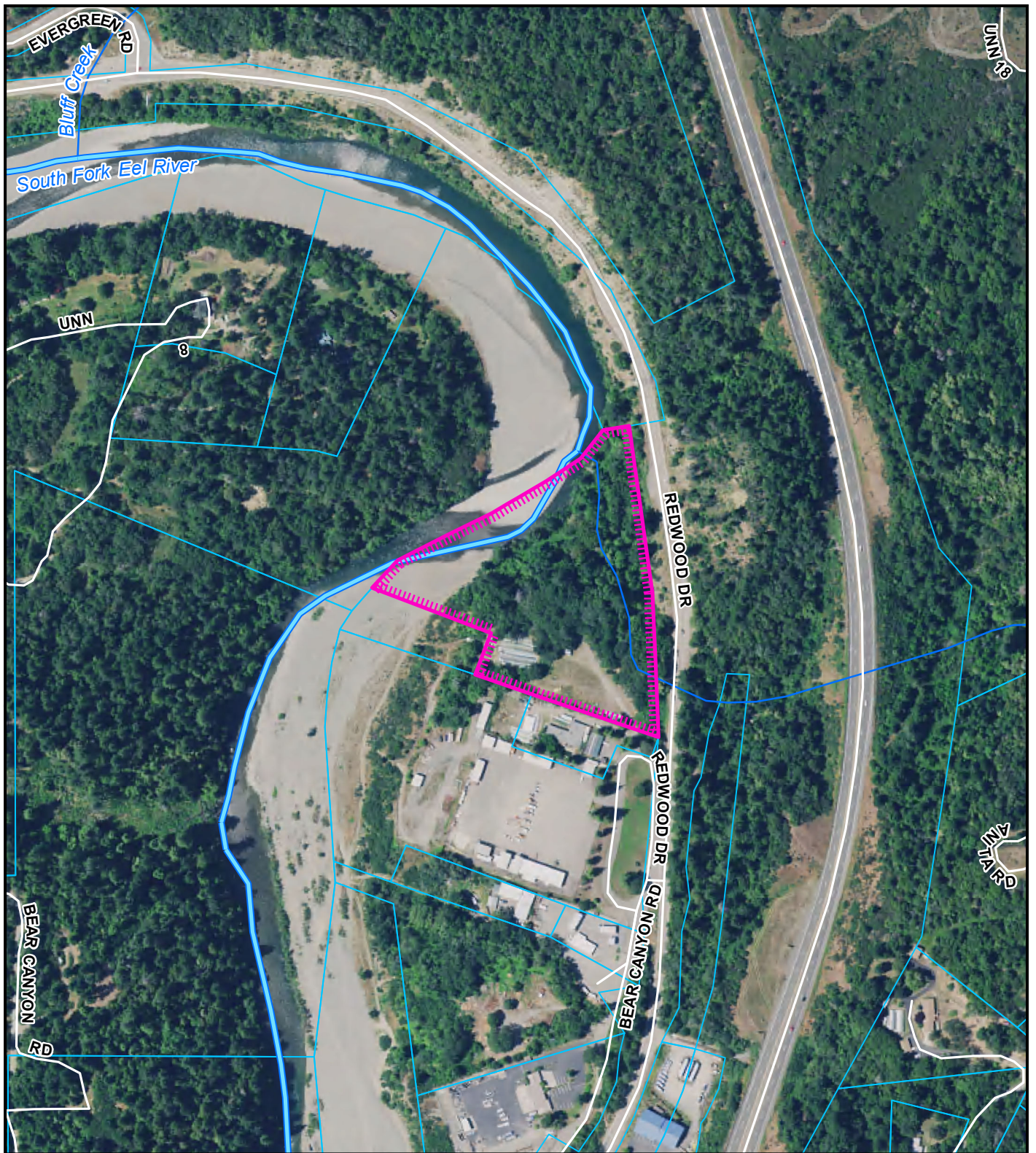
Project Area = 

**ZONING MAP**  
**PROPOSED VERDANT FUTURES, LLC**  
**GARBERVILLE AREA**  
**CUP-16-927; SP-16-688**  
**APN: 223-171-001**  
**T04S R03E S13 HB&M (GARBERVILLE)**

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

0 700 1,400 Feet





Project Area = 

**AERIAL MAP  
PROPOSED VERDANT FUTURES, LLC  
GARBERVILLE AREA  
CUP-16-927; SP-16-688  
APN: 223-171-001  
T04S R03E S13 HB&M (GARBERVILLE)**

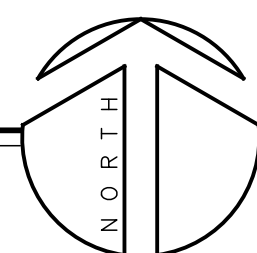
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

0 495 990 Feet



## LOCATION MAP

NO SCALE



SCOPE:  
THIS SET OF DRAWINGS WAS PREPARED IN SUPPORT OF SITE RESTORATION AND DEVELOPMENT. THE  
STRUCTURAL DRAWINGS ASSOCIATED WITH THE BUILDING PERMIT (APPLICATION # XYZ) CONTAIN DETAILS  
ASSOCIATED WITH BUILDING CONSTRUCTION. THE DRAWINGS CONTAIN INFORMATION FOR REPLANTING AND  
GRADING ACTIVITIES TO OCCUR ONSITE.

SHEET INDEX:

1. EXISTING CONDITIONS
2. RESTORATION PLAN
3. PLOT PLAN
4. GRADING & DRAINAGE PLAN
5. DETAILS
6. EROSION & SEDIMENT CONTROL PLAN

NOTES:

1. DRAWING IS BASED OFF OF PLOT PLAN DATED JANUARY 1, 2018 PREPARED BY OMSBERG AND PRESTON.
2. EXISTING CONDITIONS (EXISTING BUILDING LOCATIONS, ROADS, AND BIOLOGIST FLAGS) BASED OFF OF TOPOGRAPHIC DATA GATHERED ON JUNE 5, 2019 BY WHITCHURCH ENGINEERING.
3. THE LOCATION OF THE RIPARIAN DRIP LINE AND CLEARED AREA WAS BASED ON A SITE VISIT ON MAY 24, 2019 BY MAD RIVER PROPERTIES.
4. AERIAL IMAGERY DATED APRIL 21, 2019.
5. ESTIMATED AREA CLEARED ±26,970 S.F. (±0.62 AC)
6. POST RESTORATION ESTIMATED CLEARED AREA ±(26,970—AREA RESTORATION)

APPLICANT: JOMRA KAN  
1560 REDWOOD DR  
REDWAY, CA 95542

APPLICATIONS: PLANNING: 12933  
BUILDING: 48679

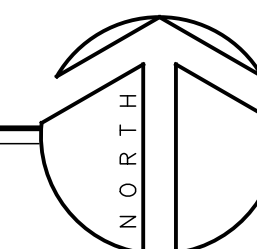
AGENT: JEFFREY LAIKAM  
WHITCHURCH ENGINEERING INC.  
610 9TH ST.  
FORTUNA, CA 95540

SOILS CONSULTANT: TERRY O'REILLY  
WHITCHURCH ENGINEERING INC.  
610 9TH ST.  
FORTUNA, CA 95540



## EXISTING CONDITIONS SITE PLAN

SCALE: 1"=50'




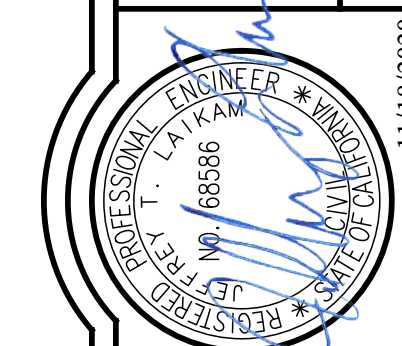
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| REVISIONS  | BY  |
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**WHITCHURCH ENGINEERING, INC.**

Phone (707) 725-6926

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# BEAR CANYON CANNABIS FACILITY

APN: 223-171-001

## EXISTING CONDITIONS SITE PLAN

For: Jomra Kan 6728 London Dr. Eureka, CA. 95503 (707) 496-4520

11/18/2020

|        |           |
|--------|-----------|
| Date   | SEP 8 '20 |
| Scale  | AS NOTED  |
| Design | BRA       |
| Drawn  | GKK       |
| Job    | KAN1803   |
| Sheet  |           |

1

1. ALL RESTORATION TO BE PERFORMED IN ACCORDANCE WITH RESTORATION AND MONITORING PLAN PROVIDED BY HOHMAN AND ASSOCIATES DATED 12-9-19 AND BE FIELD COORDINATED WITH RESTORATION PLAN PREPARER.
2. REPLACE NATIVE SOIL WITHIN SMA, REMOVE EXCESS SOIL FROM SMA.
3. REMOVE INVASIVE PLANT SPECIES PRIOR TO RESTORATION PLANTING.
4. PERFORM RESTORATION PLANTING IN ACCORDANCE WITH THE RESTORATION AND MONITORING PLAN.
5. ALL EROSION CONTROL MEASURES TO BE MAINTAINED IN THE AREA UNTIL THE AREA IS FULLY STABILIZED.
6. TREE AND SHRUB SPACING SHOULD BE IN ACCORDANCE WITH THE RESTORATION AND MONITORING PLAN OR OTHERWISE SPECIFIED BY THE PROJECT BIOLOGIST.

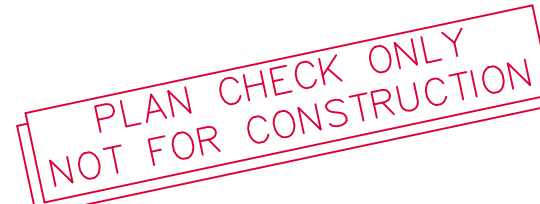
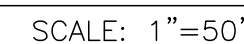
THE DESIRED ELEVATIONS WILL BE ACHIEVED BY REMOVING SURFACE FILLS OR USING EXISTING OR IMPORTED CLEAN FILL AS NEEDED. THE GRADING WORK WILL BE PERFORMED IN THE SUMMER TO EARLY FALL MONTHS WHEN THERE IS LITTLE CHANCE OF RAIN. BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO PREVENT THE SOIL FROM IMPACTING ADJACENT AREAS. FOLLOWING SITE DECONTAMINATION, THE AREA WILL BE EVALUATED TO DETERMINE IF THE EXISTING SOILS WILL BE ACCEPTABLE FOR THE ESTABLISHMENT OF DESIRED VEGETATION. IF DEEMED ACCEPTABLE, THE SURFACE WILL BE RIPPED AS NEEDED TO LOOSEN SURFACE SOILS AND CREATE SUITABLE CONDITIONS FOR THE INSTALLATION OF PLANT MATERIALS.

- Bigney Maple - *Acer macrophyllum*
- Oregon Ash - *Fraxinus latifolia*
- Black cottonwood - *Populus trichocarpa*
- Shining Pacific willow - *Salix lasiandra*

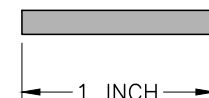
- Coyotebrush - *baccharis pilularis*
- Thimbleberry - *Rubus parviflorus*
- California blackberry - *Rubus ursinus*

PLANTING LOCATIONS FOR CONTAINER PLANTS WITHIN THE AREA WILL BE MARKED. PLANTINGS WILL BE SPACED IN NATURAL LOOKING PATTERNS REPLICATING THE NEARBY NATIVE PLANT COMMUNITIES WHILE ADHERING TO THE RECOMMENDED SPACING OF EACH SPECIES. ALL PLANTS WILL BE PROCURED AND INSPECTED. ALL CONTAINER PLANTS WILL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- EACH PLANT SHALL BE WATERED AT THE TIME OF PLANTING WITH SUFFICIENT WATER TO REACH THE LOWER ROOTS. SPECIAL CARE WILL BE TAKEN TO PREVENT THE SOIL FROM WASHING AWAY FROM THE ROOTS AND THE ROOT CROWN FROM BEING BURIED WITH SOIL OR MULCH.
- ALL EMPTY PLANT CONTAINERS WILL BE REMOVED FROM THE RESTORATION SITE AND NOT LEFT ON SITE OVERNIGHT.
- PLANT PROTECTORS WILL BE INSTALLED INITIALLY. IF HERBIVORY DAMAGE IS NOTED DURING THE ANNUAL MONITORING AND IS FOUND TO BE IMPACTING SEEDLING SUCCESS TO THE EXTENT THAT THE PERFORMANCE STANDARDS MAY NOT BE ATTAINED, THEN PLANT PROTECTORS WILL BE INSTALLED.
- IRRIGATION OF TREES AND SHRUBS WILL OCCUR ONCE OR TWICE PER MONTH (DEPENDENT ON WEATHER) FROM JUNE THROUGH OCTOBER DURING THE FIRST YEAR AFTER PLANTING. ADDITIONAL IRRIGATION BEYOND THIS IS NOT PLANNED, HOWEVER IF IT APPEARS THAT DRY HYDROLOGIC CONDITIONS ARE NEGATIVELY AFFECTING THE PLANTED TREES AND SHRUBS, ADDITIONAL IRRIGATION WILL BE CONSIDERED.
- SUITABLE, WEEF FREE, MULCH MAY BE USED TO BOTH IMPROVE WATER RETENTION AND CONTRIBUTE NUTRIENTS TO THE SITE AS WELL AS ACT AS A POTENTIAL WEEF BARRIER AROUND PLANTED STOCK.



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Z:\Shared\administrative\2018\_docs\K A N\KAN1803.dwg KAN1803 Grading v3.dwg 11/18/2020

PLOT PLAN NOTES

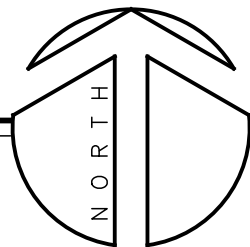
1. PROPOSED SEPTIC TANKS AND LEACHFIELD SHOWN ON PLAN.
2. WATER PROVIDED BY GARBERVILLE SANITARY DISTRICT.
3. WATER STORAGE TANKS SHOWN ON PLAN.
4. PROPOSED DRIVEWAYS (PAVED) SHOWN ON PLAN.
5. PROPOSED OFF-STREET PARKING SHOWN ON PLAN.
6. CURBS AND GUTTERS SHOWN ON PLAN.
7. TREE TO BE REMOVED SHOWN ON PLAN.
8. PROPOSED GRADING:  
CUT: 415 CY  
FILL: 350 CY
9. NO PROPANE STORAGE TANKS.
10. PROPOSED GREEN HOUSE "A", "B", AND "C" ARE LOCATED IN AN AREA OF THE SITE THAT HAS HISTORICALLY BEEN A GRADED FLAT. THE AREA TO THE WEST WHICH ENCREACHED UPON THE RIPARIAN DRIP LINE WILL BE RE PLANTED AND RESTORED.
11. PARKING SPACES ARE 9 FEET WIDE AND 19 FEET LONG (TYP.) w/25 FEET AISLE IN PARKING AREAS. COMPACT SPACES ARE 8 FEET WIDE AND 16 FEET LONG.
12. ACCESSIBLE PATH OF TRAVEL IS 5 FEET WIDE, 2% MAX CROSS SLOPE, AND 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL.
13. ACCESSIBLE PARKING SPACE DETAILED ON SHEET 5.
14. NUMBER OF PARKING SPACES CALCULATED FROM NUMBER OF ANTICIPATED EMPLOYEES AND BUILDING USE TYPE.

NOTE:  
CONCEPTUAL PLOT PLAN BASED ON ORIGINAL OMSBERG & PRESTON SITE PLAN DATED 1-1-2018 JN#18-1929-1, APPS#12933



PLOT PLAN

SCALE: 1"=50'



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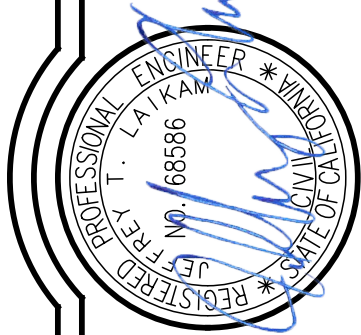
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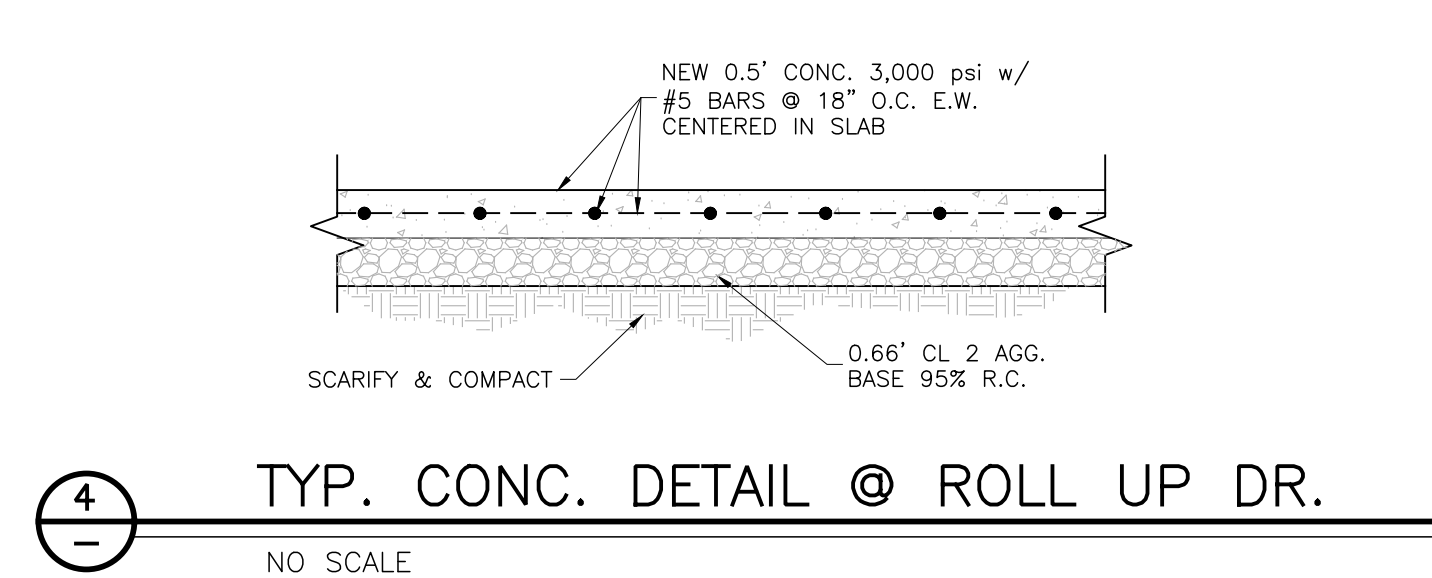
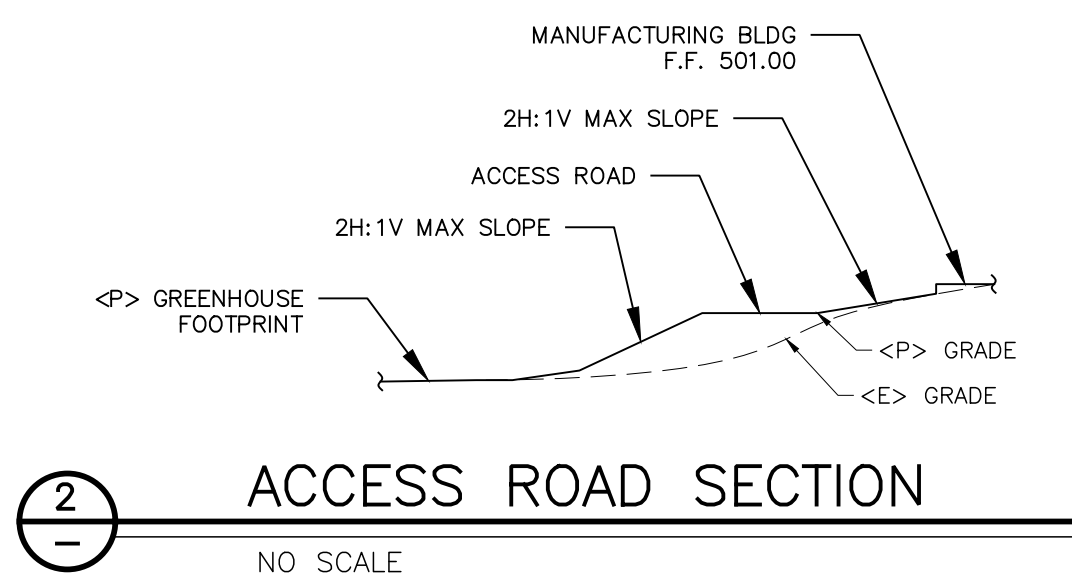
WHITCHURCH ENGINEERING, INC.  
610 9th Street Fortuna, California 95540  
Phone (707) 725-6926

BEAR CANYON CANNABIS FACILITY  
1560 Bear Canyon Road, Garberville, CA.  
For: Jomra Kan 6728 London Dr. Eureka, CA. 95503 (707) 496-4520

APN: 223-171-001  
PLOT PLAN

Date SEP 8 '20  
Scale AS NOTED  
Design BRA  
Drawn GKK  
Job KAN1803  
Sheet 3







1. STRAIGHT GRADES FROM FINISHED GRADES SHOWN U.O.N.
2. CUT/FILL SLOPES 2H:1V MAX.
3. CONTOURS REPRESENT EXISTING TOPOGRAPHY.
4. FOUNDATION DETAILS AVAILABLE ON BLDG. FOUNDATION DRAWINGS.
5. IDENTIFIED BUILDING DOWNSPOUTS TIGHT-LINED TO STORM DRAIN.
6. MINOR GRADING (+/- .25') REQUIRED FOR PROPOSED GREENHOUSES, POST FRAME CONSTRUCTION INSTALLED IN EXISTING GROUND.
7. TBM/SURVEY CONTROL POINTS ARE PK NAILS W/ SHINER.

1 INCH

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 11/18/2020

**WHITCHURCH ENGINEERING, INC.**  
610 9th Street Fortuna, California 95540 Phone (707) 725-6926

**BEAR CANYON CANNABIS FACILITY**  
1560 Bear Canyon Road, Garberville, CA. APN: 223-171-001

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**GRADING & DRAINAGE PLAN**

For: Jomra Kan 6728 London Dr. Eureka, CA. 95503 (707) 496-4520

|        |           |
|--------|-----------|
| Date   | SEP 8 '20 |
| Scale  | AS NOTED  |
| Design | BRA       |
| Drawn  | BRA       |
| Job    | KAN1803   |
| Sheet  |           |



INSERTA TEE | PO BOX 714  
CORNELIUS, OR 97113  
PH:(503) 357-2110 FAX:(503) 359-5417  
SALES@INSERTATEE.COM

|   |           |
|---|-----------|
| C900 GASKETED BELL GRAVITY APPLICATION SPECIFICATIONS |           |
| SCALE:  | NTS       |
| DATE:   | 9/24/2012 |
| DRAWN BY:   | KJL       |

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GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, 2019 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
3. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. CONCEPTUAL PLOT PLAN BASED ON ORIGINAL OMSBERG & PRESTON SITE PLAN DATED 1-1-2018. JN#18-1929-1 APPS# 12933.
6. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
7. DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
8. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
9. ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
10. CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
11. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
12. THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER. THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT ADJACENT PROPERTIES DURING HIS OPERATIONS.
14. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
15. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
16. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
17. THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
18. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS - STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS.
19. THE CONTRACTOR SHALL REVIEW ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
20. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO: BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE MATERIALS.
21. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 OR 1-800-642-2444 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTORS SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
23. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF HUMBOLDT COUNTY DEPARTMENT PUBLIC WORKS OR PRIVATE PROPERTY OWNER INVOLVED.
224. THE ENGINEER OF RECORD SHALL PROVIDE A FINAL LETTER OF CERTIFICATION TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT CONFIRMING THE PROJECT HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED SOILS REPORT, GRADING, AND EROSION & SEDIMENT CONTROL PLAN.

ABBREVIATIONS

|         |                    |        |                         |
|---------|--------------------|--------|-------------------------|
| AC      | ASPHALT CONCRETE   | <P>    | PROPOSED                |
| AGG.    | AGGREGATE          | P.S.I. | POUNDS PER SQUARE INCH  |
| APPROV. | APPROVED           | PUE    | PUBLIC UTILITY EASEMENT |
| BW      | BACK OF WALK       | RCP    | REINFORCE CONCRETE PIPE |
| BO      | BLOW-OFF           | RD.    | ROAD                    |
| CATV    | CABLE TELEVISION   | R/W    | RIGHT OF WAY            |
| CC      | CONCRETE           | SD     | STORM DRAIN             |
| CL      | CENTERLINE         | S.F.   | SQUARE FOOT             |
| CO      | CLEANOUT           | SHT.   | SHEET                   |
| CONC.   | CONCRETE           | SS     | SANITARY SEWER          |
| DI      | DRAINAGE INLET     | SSCO   | SANITARY SEWER CLEANOUT |
| <E>     | EXISTING           | SSMH   | SANITARY SEWER MANHOLE  |
| EL      | ELEVATION          | SD     | STORMDRAIN              |
| ELEC.   | ELECTRICAL         | SQ.    | SQUARE                  |
| EP      | EDGE OF PAVEMENT   | TR     | TELEPHONE VAULT         |
| EV      | ELECTRICAL VAULT   | STD.   | STANDARD                |
| EXIST.  | EXISTING           | SWK.   | SIDEWALK                |
| FF      | FINISHED FLOOR     | T.B.M. | TEMPORARY BENCH MARK    |
| FH      | FIRE HYDRANT       | TBR    | TO BE REMOVED           |
| FL      | FLOW LINE          | TC     | TOP OF CURB             |
| GD      | GROUND             | TOG    | TOP OF GRATE            |
| GM      | GAS METER          | TYP.   | TYPICAL                 |
| IP      | IRON PIPE          | THK.   | THICK                   |
| JP      | JOINT UTILITY POLE | UTIL.  | UTILITY                 |
| JB      | JUNCTION BOX       | W      | WATER                   |
| HP      | HIGH POINT         | W/     | WITH                    |
| MH      | MANHOLE            | WM     | WATER METER             |
| MIN.    | MINIMUM            | WV     | WATER VALVE             |
| <N>     | NEW                |        |                         |
| P.P.    | POWER POLE         |        |                         |

SITE PREPARATION

1. ALL TOPSOIL, VEGETATION, ORGANICS, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. THE GENERAL DEPTH OF STRIPPING SHOULD BE SUFFICIENTLY DEEP TO REMOVE THE ROOT SYSTEMS AND ORGANIC TOPSOILS. FOR ESTIMATE PURPOSES, A MINIMUM STRIPPING DEPTH OF 6 INCHES SHOULD BE USED. THE ACTUAL DEPTH OF STRIPPING SHOULD BE REVIEWED BY THE SOILS CONSULTANT AT THE TIME OF CONSTRUCTION. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. STRIPPING SHOULD EXTEND Laterally A MINIMUM OF 10 FEET OUTSIDE THE BUILDING AND PAVEMENT PERIMETERS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL. HOWEVER, STRIPPED TOPSOIL MAY BE STOCKPILED AND REUSED IN LANDSCAPE AREAS AT THE DISCRETION OF THE OWNER.
2. THE CONTRACTOR SHOULD LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUBSURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.
3. ALL UTILITY LINES SHOULD BE LOCATED. THOSE UTILITY LINES NOT ANTICIPATED TO BE USED AFTER CONSTRUCTION SHOULD BE EXCAVATED AND REMOVED. UTILITY LINES SHOULD NOT BE CRUSHED AND LEFT IN PLACE. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.
4. THE IN-PLACE DENSITY OF EXISTING UTILITY TRENCH BACKFILLS WHICH ARE ANTICIPATED TO REMAIN SHOULD BE DETERMINED. EXISTING TRENCH BACKFILL WITH A RELATIVE DENSITY LESS THAN 90 PERCENT PER ASTM D1557 SHOULD BE OVER-EXCAVATED AND REPLACED AS ENGINEERED FILL WITH A MINIMUM RELATIVE DENSITY OF 92 PERCENT.
5. THE CONTRACTOR SHOULD LOCATE ALL MONITORING AND/OR ON-SITE WATER WELLS. ALL WELLS SCHEDULED FOR DEMOLITION SHOULD BE ABANDONED PER STATE AND LOCAL REQUIREMENTS. ANY WELL (WATER OR MONITORING) THAT FALLS WITHIN THE BUILDING SHOULD BE ABANDONED. THE CONTRACTOR SHOULD OBTAIN AN ABANDONMENT PERMIT FROM THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT, AND ISSUE CERTIFICATES OF DESTRUCTION TO THE OWNER AND THE SOILS CONSULTANT UPON COMPLETION.
6. EXCAVATIONS BELOW GROUNDWATER CAN BE BACKFILLED USING EITHER A SAND-CEMENT SLURRY, OR GRAVEL ENCASED IN A GEOTEXTILE FILTER FABRIC OR ENGINEERED FILL MATERIAL. ONCE THE EXCAVATION IS BACKFILLED ABOVE THE GROUNDWATER TABLE, SILTY SAND SOILS SHOULD BE USED AS BACKFILL.
7. THE BUILDING PAD AREAS SHOULD BE PREPARED BY SCARIFYING AND COMPACTING THE TOP 12 INCHES OF SUBGRADE BELOW THE FLOOR SLABS. THE COMPACTION SHOULD EXTEND AT LEAST 5 FEET BEYOND THE BUILDING LIMITS, OR TO PERIMETER CURBLINES, WHICHEVER IS GREATER.
8. THE EXPOSED GROUND SURFACE IN AREAS TO RECEIVE ENGINEERED FILL MATERIAL, FLOOR SLABS OR PAVEMENTS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES. MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED AS ENGINEERED FILL. THE ZONE OF SCARIFICATION AND COMPACTION SHOULD EXTEND Laterally A MINIMUM OF 10 FEET OUTSIDE THE PERIMETERS OF THE BUILDINGS. THE SCARIFICATION AND COMPACTION SHOULD BE CONDUCTED FOLLOWING STRIPPING OPERATIONS, REMOVAL OF SUBSURFACE STRUCTURES, OVER-EXCAVATION, AND REMOVAL OF ALL SOFT OR PLANT AREAS.
9. ALL FILL REQUIRED TO BRING THE SITE TO FINAL GRADE SHOULD BE PLACED AS ENGINEERED FILL. IN ADDITION, ALL NATIVE SOILS OVER-EXCAVATED SHOULD BE COMPACTED AS ENGINEERED FILL.
10. IT SHOULD BE NOTED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING MAY BE REQUIRED. GROUNDWATER WILL ALSO IMPACT THE EXCAVATION, PLACEMENT, AND BACKFILL OF UTILITY LINES. CONTRACTORS SHOULD ANTICIPATE REMOVING WATER SEEPAGE. GRANULAR MATERIALS ENCASED IN A GEOTEXTILE STABILIZATION FABRIC, OR CEMENT-SAND SLURRY BACKFILL MATERIALS SHOULD BE ANTICIPATED WHEN BACKFILLING UTILITY LINES.

UTILITY TRENCHES

1. IT SHOULD BE ANTICIPATED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING OF THE EXCAVATIONS SHOULD BE ANTICIPATED.
2. ALL SUBSURFACE STRUCTURES WHICH COULD BE IMPACTED BY THE INFILTRATION OF MOISTURE SHOULD BE DESIGNED TO BE WATER TIGHT AND TO RESIST UPWARD BUOYANT FORCES.
3. THE TYPE OF PIPE BEDDING, THE INITIAL BACKFILL AND COMPACTION REQUIREMENTS OF BEDDING AND BACKFILL MATERIAL SHOULD BE PER THE TRENCH DETAIL FOR THE ASSOCIATED UTILITY. PER THE MANUFACTURER'S REQUIREMENTS, OR ASTM D-2321 FOR FLEXIBLE POLYVINYL CHLORIDE (PVC) PIPE, WHICHEVER IS MORE STRINGENT. FOR PIPE PLACED IN SOILS BELOW 5 FEET BSG, UNSTABLE SOIL CONDITIONS SHOULD BE ANTICIPATED.
4. UTILITY TRENCH BACKFILL PLACED IN OR ADJACENT TO BUILDING AREAS, EXTERIOR SLABS OR PAVEMENTS, SHOULD BE MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 92 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78. THE CONTRACTOR SHOULD USE APPROPRIATE EQUIPMENT AND METHODS TO AVOID DAMAGE TO UTILITIES AND/OR STRUCTURES DURING PLACEMENT AND COMPACTION OF THE BACKFILL MATERIALS.
5. WHEN UTILITY TRENCH BACKFILLS ARE DETERMINED BY THE SOILS CONSULTANT TO BE NONSTRUCTURAL BACKFILLS, THEY SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78.
6. TRENCH BACKFILL SHOULD BE PLACED IN 8 INCH LIFTS, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO ACHIEVE THE MINIMUM RELATIVE COMPACTION. LIFT THICKNESS CAN BE INCREASED IF CONTRACTOR CAN DEMONSTRATE THE MINIMUM COMPACTION REQUIREMENTS CAN BE ACHIEVED.
7. ON-SITE SOILS AND APPROVED IMPORTED ENGINEERED FILL MAY BE USED AS FINAL BACKFILL IN TRENCHES.
8. JETTING OF TRENCH BACKFILL IS NOT RECOMMENDED TO COMPACT THE BACKFILL SOILS.
9. WHERE UTILITY TRENCHES EXTEND FROM THE EXTERIOR TO THE INTERIOR LIMITS OF A BUILDING, NATIVE SOILS OR LEAN CONCRETE SHOULD BE USED AS BACKFILL MATERIAL FOR A MINIMUM DISTANCE OF 2 FEET Laterally ON EACH SIDE OF THE EXTERIOR BUILDING LINE TO PREVENT THE TRENCH FROM ACTING AS A CONDUIT TO EXTERIOR SURFACE WATER.

ENGINEERED FILL

1. THE COMPACTIBILITY OF THE NATIVE SOILS IS DEPENDENT UPON THE MOISTURE CONTENTS, SUBGRADE CONDITIONS, DEGREE OF MIXING, TYPE OF EQUIPMENT, AS WELL AS OTHER FACTORS. THE EVALUATION OF SUCH FACTORS HAS NOT BE COMPLETED. THESE FACTORS SHOULD BE EVALUATED BY THE CONTRACTOR DURING PREPARATION OF BIDS AND CONSTRUCTION OF THE PROJECT.
2. IMPORT FILL SOILS SHOULD BE NONEXPANSIVE AND GRANULAR IN NATURE WITH THE FOLLOWING ACCEPTANCE CRITERIA RECOMMENDED:
- |   |              |
|---|--------------|
| PERCENT PASSING 3-INCH SIEVE  | 100          |
| PERCENT PASSING NO. 4 SIEVE   | 50 - 100     |
| PERCENT PASSING NO. 200 SIEVE   | 10 - 30      |
| PLASTICITY INDEX  | LESS THAN 10 |
| EXPANSION INDEX (UBC 29-2)  | LESS THAN 10 |
| *R-VALUE  | MINIMUM 40   |
| *FOR FILL PLACED IN PAVEMENT AREAS ONLY PRIOR TO BEING TRANSPORTED TO THE SITE, THE IMPORT FILL MATERIAL SHOULD BE TESTED AND APPROVED BY THE SOILS CONSULTANT. |              |
3. ENGINEERED FILL SOIL SHOULD BE PLACED IN LOOSE LIFTS APPROXIMATELY 8 INCHES THICK, MOISTURE-CONDITIONED TO WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A DRY DENSITY OF AT LEAST 92 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78. ADDITIONAL LIFTS SHOULD NOT BE PLACED IF THE PREVIOUS LIFT DID NOT MEET THE REQUIRED DRY DENSITY OR IF SOIL CONDITIONS ARE NOT STABLE.
4. OPEN GRADED GRAVEL (PEA GRAVEL) USED TO STABILIZE THE BOTTOM OF EXCAVATIONS SHOULD BE COMPLETELY ENCASED IN A GEOTEXTILE FABRIC AND SHOULD BE COMPACTED IN 1 TO 2 FOOT LIFTS TO AN UN-YIELDING CONDITION AS OBSERVED BY A QUALIFIED SOILS TECHNICIAN.
5. SOIL COMPACTION TESTS MUST BE PERFORMED MIDWAY OF FILL AREAS AND AT SURFACE OR AT EVERY 30" IN VERTICAL HEIGHT. RESULTS MUST BE SUBMITTED TO ENGINEER. ENGINEER SHOULD BE CONSULTED BY CONTRACTOR PRIOR TO TEST.
6. ALL METHODS OF SOIL COMPACTION SHALL BE APPROVED WITH THE SOILS CONSULTANT PRIOR TO PLACEMENT OF THE ENGINEERED FILL SOIL.

PAVEMENTS

1. THE UPPER 8 INCHES OF SUBGRADE BENEATH AGGREGATE BASE OR SUB-BASE SHOULD BE SCARIFIED, MOISTURE- CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78.
2. THE FOLLOWING PAVEMENT SECTIONS SHOULD BE USED:
- 0.25' TYPE "B" ASPHALT, 0.66' CLASS 2 AGGREGATE BASE
- |          |   |  |
|----------|---|--|
| AC       | - | ASPHALTIC CONCRETE   |
| AB       | - | AGGREGATE BASE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (CAL TEST 216) AS AGGREGATE SUB-BASE COMPACTED TO 95% RELATIVE COMPACTION. |
| SUBGRADE | - | SUBGRADE SOILS COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (ASTM D-1557)  |
3. PAVED AREAS ARE NOT TO BE USED DURING CONSTRUCTION.
4. PAVEMENT MATERIALS AND CONSTRUCTION METHOD SHOULD CONFORM TO SECTIONS 25, 26 AND 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS.
5. THE ASPHALTIC-CONCRETE SHOULD BE COMPACTED TO AN AVERAGE RELATIVE COMPACTION OF 97 PERCENT, WITH NO SINGLE TEST VALUE BEING BELOW A RELATIVE COMPACTION OF 95 PERCENT BASED ON A 50 BLOW MARSHALL MAXIMUM DENSITY.
6. THE ASPHALT CONCRETE SHOULD COMPLY WITH TYPE "B" ASPHALT CONCRETE AS DESCRIBED IN SECTION 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS. WE RECOMMEND THAT AN ASPHALT CONCRETE MIX DESIGN BE PREPARED AND APPROVED BY THE SOILS CONSULTANT PRIOR TO CONSTRUCTION.

DUST CONTROL DURING CONSTRUCTION

- DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING DUST CONTROL MEASURES SHALL BE TAKEN:
1. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL.
3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.
4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.
5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
6. HYDRO SEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
7. ENCLOSE, COVER, WATER OR APPLY NON-TOXIC SOIL BINDERS TO OPEN MATERIALS STOCKPILES.
8. LIMIT TRAFFIC SPEEDS ON UNPAVED ACCESS ROADS TO 15 MPH.
9. INSTALL EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
10. REPLANT VEGETATION IN DISTURBED AREAS WITHIN 30 DAYS OF COMPLETION OF PROJECT. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION AND BE KEPT FREE OF DEBRIS. SOLID WASTE GENERATED DURING CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER. SUCH WASTE SHALL INCLUDE, BUT NOT BE LIMITED TO: CONCRETE FORMS, WASTE CONCRETE AND ASPHALT, EMPTY CONTAINERS OF BUILDING MATERIALS AND EXCESS BUILDING MATERIALS.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES

IF POTENTIAL ARCHAEOLOGICAL RESOURCES, PALEONTOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEARTHED DURING GRADING ACTIVITIES, ALL WORK INVOLVING GROUND DISTURBING ACTIVITIES SHALL BE STOPPED AND A QUALIFIED ARCHAEOLOGIST FUNDED BY THE APPLICANT AND APPROVED BY HUMBOLDT COUNTY AND THE BEAR RIVER BAND OF THE WYOT NATION SHALL BE CONTRACTED TO EVALUATE THE FIND, DETERMINE ITS SIGNIFICANCE, AND IDENTIFY ANY REQUIRED MITIGATION (e.g., DATA RECOVERY, RESOURCE RECOVERY, IN-SITU PRESERVATION/CAPPING, ETC.) ANY SUCH MITIGATION SHALL BE IMPLEMENTED BY THE DEVELOPER PRIOR TO RESUMPTION OF ANY GROUND DISTURBING ACTIVITIES.

IN ACCORDANCE WITH THE CALIFORNIA HEALTH AND SAFETY CODE §7050.5 AND THE CALIFORNIA PUBLIC RESOURCES CODE §5097.94 AND 5097.98, IF HUMAN REMAINS ARE UNCOVERED DURING PROJECT SUBSURFACE CONSTRUCTION ACTIVITIES, ALL WORK SHALL BE SUSPENDED IMMEDIATELY AND THE HUMBOLDT COUNTY CORONER AND THE BEAR RIVER BAND OF THE WYOT NATION SHALL BE IMMEDIATELY NOTIFIED. IF THE REMAINS ARE DETERMINED BY THE CORNER TO BE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SHALL BE NOTIFIED WITHIN 24 HOURS OF THE DETERMINATION, AND THE GUIDELINES OF THE (NAHC) SHALL BE ADHERED TO IN THE TREATMENT AND DISPOSITION OF THE REMAINS.

DAYS AND HOURS OF CONSTRUCTION AND NOISE CONTROL.

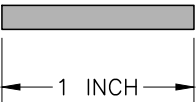
- THE FOLLOWING SHALL APPLY TO CONSTRUCTION NOISE FROM TOOLS AND EQUIPMENT:
1. THE OPERATION OF TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION OR DEMOLITION SHALL BE LIMITED TO BETWEEN THE HOURS OF 8 A.M. AND 7 P.M. MONDAY THROUGH FRIDAY, AND BETWEEN 9 A.M. AND 7 P.M. ON SATURDAYS.
2. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS OR HOLIDAYS.
3. CONTRACTOR SHALL SELECT STAGING AREAS AS FAR AS FEASIBLY POSSIBLE FROM SENSITIVE RECEPTORS.
4. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION EQUIPMENT WITH MANUFACTURER'S SPECIFIED NOISE-MUFFLING DEVICES.
5. UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES SHALL BE PROHIBITED, THIS WOULD MEAN TURNING OFF EQUIPMENT IF IT WILL NOT BE USED FOR 5 OR MORE MINUTES.
6. POSITION AND OPERATE ALL STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT SUCH AS AIR COMPRESSORS AS FAR AS POSSIBLE FROM HOMES AND BUSINESSES.
7. CONTRACTOR SHALL SELECT QUIET CONSTRUCTION EQUIPMENT, PRIMARY AIR COMPRESSORS, WHENEVER POSSIBLE.
8. TRUCK DRIVER SHALL ADHERE TO POSTED SPEED ON LOCAL ROADS. ALTERNATE TRUCK ROUTES SHALL BE CONSIDERED IF COMPLAINTS OCCUR.

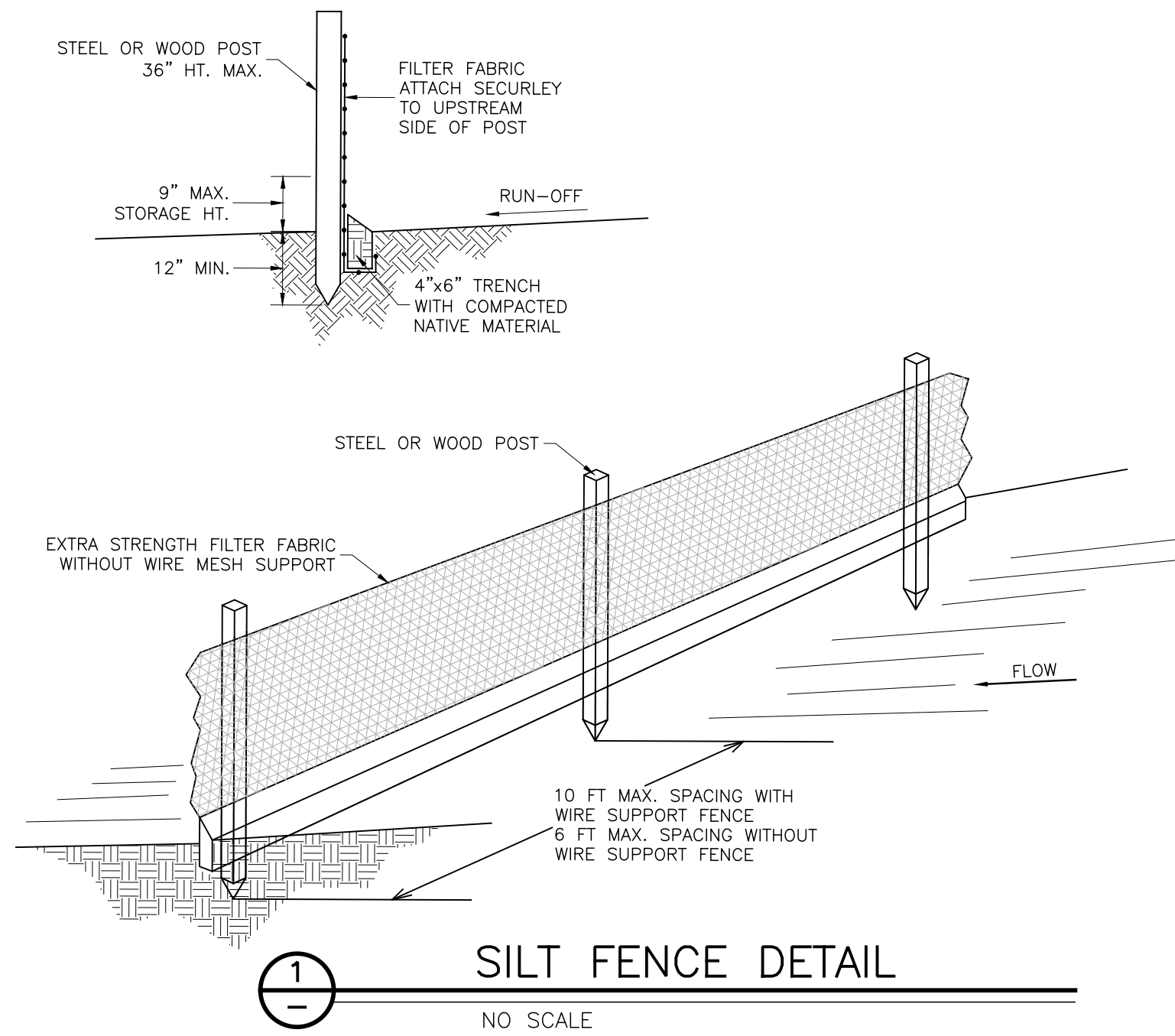
INSPECTIONS

1. SUBGRADE SOILS UNDERNEATH ALL FOUNDATIONS AND DRIVING AREAS SHALL BE VERIFIED AND INSPECTED BY THE SOILS CONSULTANT.
2. ALL TRENCHING SHALL BE VERIFIED BY THE SOILS CONSULTANT.

PLAN CHECK ONLY  
NOT FOR CONSTRUCTION

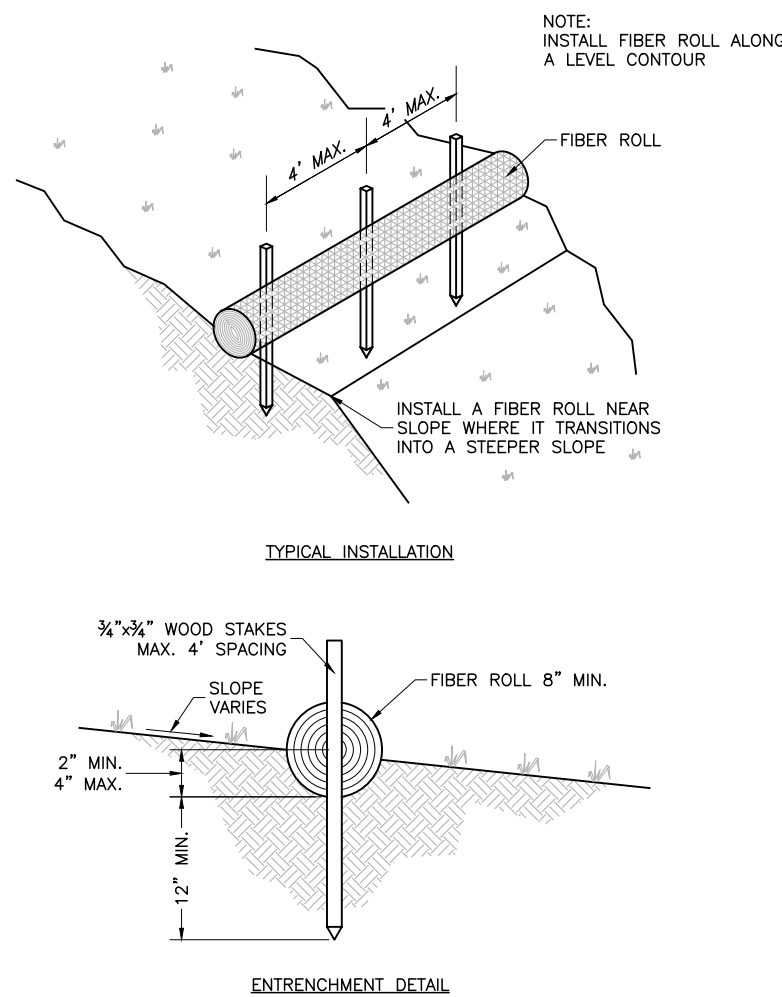
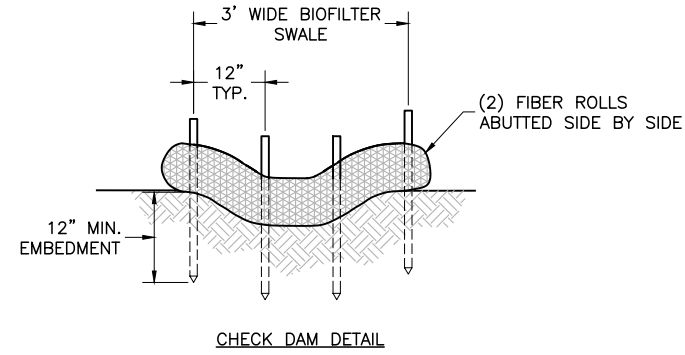
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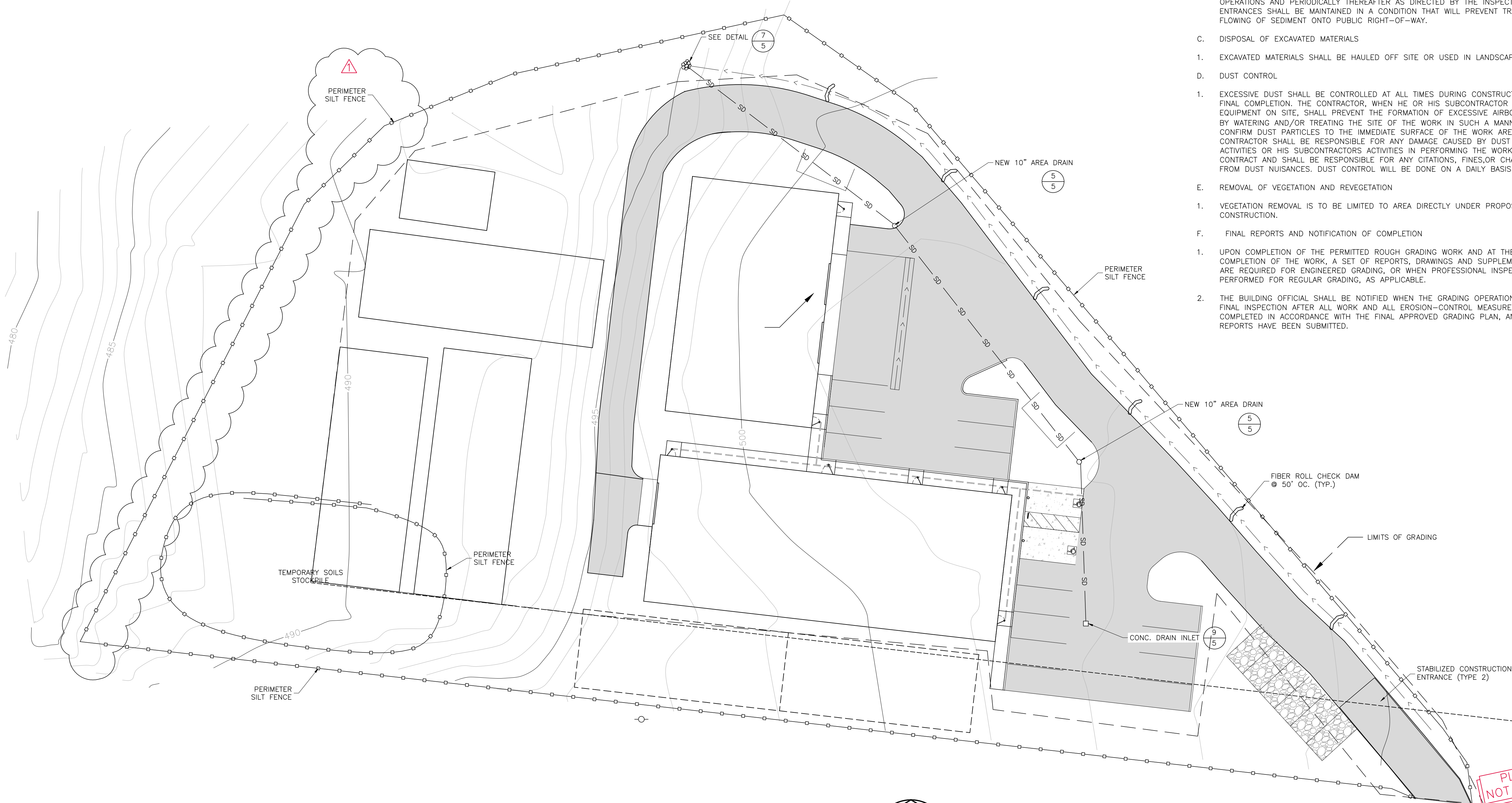


NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMUM PONDING EFFICIENCY.
4. WOOD STAKES SHOULD BE COMMERCIAL QUALITY LUMBER OF THE SIZE AND SHAPE SHOWN ON THE PLANS. EACH STAKE SHOULD BE FREE FROM DECAY, SPLITS OR CRACKS LONGER THAN THE THICKNESS OF THE STAKE OR OTHER DEFECTS THAT WOULD WEAKEN THE STAKES AND CAUSE THE STAKES TO BE STRUCTURALLY UNSUITABLE.
5. SILT FENCE SHALL BE LEFT IN PLACE, INSPECTED, AND MAINTAINED UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.
6. SEDIMENT THAT ACCUMULATES IN THE SILT FENCE MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHED ON THIRD OF THE BARRIER HEIGHT. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED OF AT AN APPROPRIATE LOCATION.
7. SILT FENCE FABRIC SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36" AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE. THE FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHOULD HAVE AN INTEGRAL REINFORCEMENT LAYER. THE REINFORCEMENT LAYER SHOULD BE POLYPROPYLENE, OR EQUIVALENT, NET PROVIDED BY THE MANUFACTURER. THE PERMITIVITY OF THE FABRIC SHOULD BE BETWEEN 0.1 SEC AND 0.15 SEC IN CONFORMANCE WITH THE REQUIREMENTS IN THE ASTM DESIGNATION D4491.

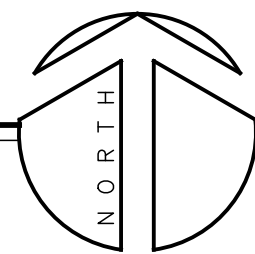


2 FIBER ROLL DETAIL  
NO SCALE



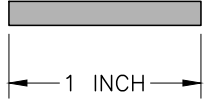
EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



PLAN CHECK ONLY  
NOT FOR CONSTRUCTION

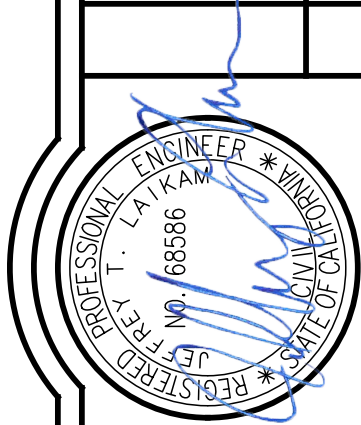
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EROSION CONTROL NOTES

- A. GENERAL
1. THIS PLAN WAS PREPARED BY A QUALIFIED ENGINEER FROM WHITCHURCH ENGINEERING, INC WHO HAS TRAINING AND EXPERIENCE TO HAVE EXPERT KNOWLEDGE OF EROSION AND SEDIMENT CONTROL METHODS.
  2. THE SOURCE OF THE BMP'S USED IN THIS PLAN PREPARATION ARE FROM CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK AND STATE WATER RESOURCES CONTROL BOARD BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK.
  3. THE IMPLEMENTATION OF BMP'S WILL OCCUR WITH THE ONSET OF CONSTRUCTION, IMMEDIATELY AFTER SOIL IS DISTURBED AT SITE. AS SHOWN ON SITE MAP A SILT FENCE WILL BE INSTALLED PARALLEL TO CONSTRUCTION SITE. OTHER EROSION CONTROL ACTIVITIES (HAY BALES, ETC) SHALL BE IMPLEMENTED AS DEEMED BY INSPECTOR.
  4. A REPRESENTATIVE FROM WHITCHURCH ENGINEERING, INC SHALL INSPECT EROSION CONTROL MEASURES AFTER A SIGNIFICANT RAIN EVENT. A LETTER FOR EACH INSPECTION SHALL BE SUBMITTED TO THE JOB FILE. THE EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER AS NECESSARY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
  5. THIS PROJECT MAY COMMENCE DURING THE WINTER MONTHS (OCTOBER 15-APRIL 15) THEREFORE EFFORTS WILL BE MADE TO MINIMIZE LAND DISTURBANCES.
- B. WATER COURSES
1. EXISTING AND PROPOSED DRAINAGE PATTERNS, CHANNELS AND FACILITIES ARE SHOWN ON ATTACHED PLAN.
  2. CHANGES IN FLOW QUANTITIES AND VELOCITIES ARE NEGLIGIBLE; EXISTING SLOPES AND DRAINAGE CHANNELS ARE TO REMAIN UNALTERED. SURFACE WATER FLOW IS BY SHEET FLOW. SLOPE PROTECTION MEASURES SHALL CONSIST OF APPLYING A PROTECTIVE LAYER OF STRAW OR ANOTHER SUITABLE MATERIAL TO SOIL SURFACE AREA.
  3. TEMPORARY SLOPE STABILIZATION MEASURES SHALL CONSIST OF MULCHING WITH PROTECTIVE COVERINGS. APPLICATION OF THIS MEASURE SHALL COMMENCE WITH START OF CONSTRUCTION.
  4. A TEMPORARY SEDIMENT DETENTION BASIN IS NOT NECESSARY FOR THIS PROJECT.
  5. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
- C. DISPOSAL OF EXCAVATED MATERIALS
1. EXCAVATED MATERIALS SHALL BE HAULED OFF SITE OR USED IN LANDSCAPING ON-SITE.
- D. DUST CONTROL
1. EXCESSIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT THE FORMATION OF EXCESSIVE AIRBORNE NUISANCES BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.
- E. REMOVAL OF VEGETATION AND REVEGETATION
1. VEGETATION REMOVAL IS TO BE LIMITED TO AREA DIRECTLY UNDER PROPOSED CONSTRUCTION.
- F. FINAL REPORTS AND NOTIFICATION OF COMPLETION
1. UPON COMPLETION OF THE PERMITTED ROUGH GRADING WORK AND AT THE FINAL COMPLETION OF THE WORK, A SET OF REPORTS, DRAWINGS AND SUPPLEMENTS THERETO ARE REQUIRED FOR ENGINEERED GRADING, OR WHEN PROFESSIONAL INSPECTION IS PERFORMED FOR REGULAR GRADING, AS APPLICABLE.
  2. THE BUILDING OFFICIAL SHALL BE NOTIFIED WHEN THE GRADING OPERATION IS READY FOR FINAL INSPECTION AFTER ALL WORK AND ALL EROSION-CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.

| REVISIONS                | BY  |
|--------------------------|-----|
| PLAN CHECK<br>11/18/2020 | NTN |



WHITCHURCH ENGINEERING, INC.  
610 9th Street Fortuna, California 95540  
Phone (707) 725-6926

BEAR CANYON CANNABIS FACILITY  
APN: 223-171-001  
1560 Bear Canyon Road, Garberville, CA.  
EROSION & SEDIMENT CONTROL PLAN  
For: Jomra Kan 6728 London Dr. Eureka, CA. 95503 (707) 496-4520  
17/02/2020

|        |           |
|--------|-----------|
| Date   | SEP 8 '20 |
| Scale  | AS NOTED  |
| Design | BRA       |
| Drawn  | BRA       |
| Job    | KAN1803   |
| Sheet  | 8         |

## ATTACHMENT 1A

### RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit and Special Permits is conditioned on the following terms and requirements which must be satisfied before site development or initiation of operations.

#### Section 1: Development Restrictions

1. The applicant shall submit a check to the Planning Division payable to the Humboldt County Clerk/Recorder in the amount of \$2,456.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the CDFW fee plus the \$50 document handling fee to the Clerk. This fee is effective through December 31, 2020, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact CDFW by phone at (916) 651-0603 or through the CDFW website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov) for a determination stating the project will have no effect on fish and wildlife. If CDFW concurs, a form will be provided exempting the project from the \$2,456.75 fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required.
2. The project shall be developed and operated in accordance with the Operations Plan received August 18, 2020, and project site development plans.
3. The applicant shall submit a comprehensive Light Pollution Prevention Plan for the project including all measures necessary to adhere to International Dark Sky Association standards as set forth in the CMMLUO, demonstrating that the proposed project would not deliver or have the potential to deliver light pollution, during the hours of sunset to sunrise, affecting fish and/or wildlife directly or from a distance. The plan shall include information about any outdoor lighting utilized and measures to down-shield this lighting. The plan shall be submitted to the satisfaction of the Planning Division within six months of the effective date of this permit, or prior to use of lighting, whichever occurs first.
4. The project shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
5. Where feasible, new utilities shall be underground or sited unobtrusively if above ground.
6. The applicant shall obtain from the Building Inspection Division any Building or other required permits prior to commencing construction activities or the approved use.
7. Prior to initiating commercial cannabis cultivation or associated activities the applicant shall obtain a Business License from the Humboldt County Tax Collector.
8. Prior to initiating commercial cannabis cultivation or associated activities the applicant shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required.
9. The approved building plans shall address odor management by incorporating a ventilation/air filtration system that 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.
10. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any hazardous materials. A written verification of compliance shall be required before release of the Building Permit and initiation of operations. Ongoing proof of

compliance with this condition shall be required at each annual inspection in order to keep the permit valid.

11. Prior to cultivation, the applicant shall submit a soils management plan describing the amount of soil imported to the site, how the soil will be managed while in use and how often and where the soil used during operations will be disposed.
12. Prior to initiating operation the applicant shall meet all of the requirements and obtain all necessary permits from the Division of Environmental Health. The applicant shall submit written verification from that agency verifying this requirement has been met.
13. Execute a Final Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife (CDFW) prior to restoration work within the Streamside Management Areas.
14. All signage shall comply with Section 314-87.2 of the Humboldt County Code, and shall be subject to review and approval by the Planning Director. Signage shall be compatible with surrounding uses and not distract from visitor serving uses in the area.

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

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOE and will charge this cost to the project.

#### **Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.

3. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
4. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to County Code Section 55.4.11(d).
5. Maintain enrollment in Tier 1, 2 or 3, certification with the NCRWQCB Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
6. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
7. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
8. Pay all applicable application, review for conformance with conditions and annual inspection fees.
9. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
10. Leave wildlife unharmed. If any wildlife is encountered during the Authorized Activity, Permittee shall not disturb the wildlife and shall allow wildlife to leave the work site unharmed.
11. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
12. The burning of excess plant material associated with the cultivation and processing of commercial cannabis is prohibited.
13. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
14. Any outdoor construction activity and use of heavy equipment outdoors shall take place between 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday and Sunday.
15. The Master Log-Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Participate in and bear costs for permittee's participation in the State sanctioned tracking program (METRC).

#### Performance Standards for Cultivation and Processing Operations

25. Pursuant to the MAUCRSA, Health and Safety Code Section 19322(a)(9), an applicant seeking a

cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."

26. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
27. Processing shall comply with the following Processing Practices:
  - I. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - II. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - III. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - IV. Employees must wash hands sufficiently when handling cannabis or use gloves.
28. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - I. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - 1) Emergency action response planning as necessary;
    - 2) Employee accident reporting and investigation policies;
    - 3) Fire prevention;
    - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - 5) Materials handling policies;
    - 6) Job hazard analyses; and
    - 7) Personal protective equipment policies, including respiratory protection.
  - II. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - 8) Operation manager contacts;
    - 9) Emergency responder contacts;
    - 10) Poison control contacts.
  - III. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
29. All cultivators shall comply with the approved Processing Plan as to the following:
  - I. Processing Practices.
  - II. Location where processing will occur.
  - III. Number of employees, if any.
  - IV. Employee Safety Practices.
  - V. Toilet and handwashing facilities.
  - VI. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
  - VII. Drinking water for employees.

30. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Permit issued pursuant to the CMMLUO shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Permits, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.12.3 of the CMMLUO.

31. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #30, above, is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing, and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and
  - (2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
  - (3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the State of California MAUCRSA.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- (1) Identifying information for the new Owner(s) and management as required in an initial permit application;
  - (2) A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
  - (3) The specific date on which the transfer is to occur; and

- (4) Acknowledgement of full responsibility for complying with the existing permit; and
- (5) Execution of an Affidavit of Non-diversion of Commercial Cannabis.

34. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

**Informational Notes:**

1. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"), except where building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Humboldt County Code.
2. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

## ATTACHMENT 1B

### MITIGATION MONITORING REPORT

**Record Number:** PLN-12933-CUP

**Assessor Parcel Number:** 223-171-001

Mitigation measures were incorporated into conditions of project approval for the above referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require ongoing monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

#### Mitigation Measures:

##### Biological Resources

**BIO-1:** Adhere to and implement the recommendations detailed within the Restoration and Monitoring Plan completed for the project (Attached). Specifically, activities required in the sections of the plan titled: Checklist for Invasive Species Removal and Restoration Monitoring, Tributary Streamside Management Area Restoration Planting, Eel River Riparian Restoration Planting, and Monitoring and Reporting.

| Implementation Time Frame | Monitoring Frequency      | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|---------------------------|---------------------------|---------------|-------------------|------------|----|-------------------------|
|                           |                           |               |                   | Yes        | No |                         |
| 5 years                   | By January 1 of each year |               | HCP&BD*           |            |    |                         |

**BIO-2:** No construction may occur during the breeding season (Feb 1 – Aug 31) unless a pre-construction survey has been completed which demonstrates no nesting or breeding behavior of any special status bird or raptor species within 500 feet of the project site.

| Implementation Time Frame                      | Monitoring Frequency         | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|--|------------------------------|---------------|-------------------|------------|----|-------------------------|
|  |                              |               |                   | Yes        | No |                         |
| Prior to the start of construction activities. | Once (prior to construction) |               | HCP&BD*           |            |    |                         |

**BIO-3:** No work may occur within the breeding season for western pond turtle or other amphibians unless a preconstruction amphibian and western pond turtle survey is conducted. If nests are found, they will be identified and left undisturbed until turtles or other amphibians have hatched and left the nest.

| Implementation Time Frame                      | Monitoring Frequency         | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|--|------------------------------|---------------|-------------------|------------|----|-------------------------|
|  |                              |               |                   | Yes        | No |                         |
| Prior to the start of construction activities. | Once (prior to construction) |               | HCP&BD*           |            |    |                         |

**BIO-4:** Pesticides that may be used for marijuana cultivation are limited to low-risk exempt substances and those that are broadly labeled by the Department of Pesticide Regulation. The potential impact of insecticide use on pollinators shall be reduced by not spraying in the presence of pollinators and not allowing drift to flowering plants in the surrounding area.

| Implementation Time Frame | Monitoring Frequency                             | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|---------------------------|--|---------------|-------------------|------------|----|-------------------------|
|                           |  |               |                   | Yes        | No |                         |
| Ongoing                   | Continuous and annually during County inspection |               | HCP&BD*           |            |    |                         |

**BIO-5:** No plastic bird/deer netting shall be used in cultivation sites. Old barbed wire fencing and any other potential entanglement hazards must be removed from SMAs.

| Implementation Time Frame | Monitoring Frequency                             | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|---------------------------|--|---------------|-------------------|------------|----|-------------------------|
|                           |  |               |                   | Yes        | No |                         |
| Ongoing                   | Continuous and annually during County inspection |               | HCP&BD*           |            |    |                         |

## Cultural Resources

**CUL-1:** Archaeological monitoring be completed for all initial ground disturbing activities associated with the proposed project that have potential to cause new exposure or increased access to mineral sediment. Archaeological monitoring shall be completed by a qualified archaeologist and/or approved representative(s) of the Bear River Band of the Rohnerville Rancheria. The applicant is encouraged to contact the Tribe early in the planning phase of construction to develop a contract/agreement. The monitor shall prepare a report at the conclusion of the monitoring effort with a copy submitted to the landowner.

| Implementation Time Frame                       | Monitoring Frequency                        | Date Verified | To Be Verified By | Compliance |    | Comments / Action Taken |
|---|---|---------------|-------------------|------------|----|-------------------------|
|   |   |               |                   | Yes        | No |                         |
| During all initial ground disturbing activities | During initial ground disturbing activities |               | HCP&BD*           |            |    |                         |

**CUL-2:** This project shall occur within the designated footprint investigated by this report. All other areas should be avoided from any ground disturbance. Further archaeological investigations should be required if the project area changes.

| Implementation Time Frame                       | Monitoring Frequency                             | Date Verified | To Be Verified By | Compliance Yes   No | Comments / Action Taken |
|---|--|---------------|-------------------|---------------------|-------------------------|
| During all initial ground disturbing activities | Continuous and annually during County inspection |               | HCP&BD*           |                     |                         |

**CUL-3:** The existing push pile to the right of the driveway at the entry to the property should be smoothed out and used as back fill for new construction during tribal monitoring. This push pile should not be moved off parcel.

| Implementation Time Frame | Monitoring Frequency | Date Verified | To Be Verified By | Compliance Yes   No | Comments / Action Taken |
|---------------------------|----------------------|---------------|-------------------|---------------------|-------------------------|
| During construction       | Once                 |               | HCP&BD*           |                     |                         |

### Geology and Soils

**GEO-1:** Adhere to and implement recommendations made in the site-specific soils report that will reduce the potential effects of seismic related liquefaction to a less than significant impact. Design recommendations include reduced allowable soil bearing pressure and increased foundation depth requirement.

| Implementation Time Frame | Monitoring Frequency | Date Verified | To Be Verified By | Compliance Yes   No | Comments / Action Taken |
|---------------------------|----------------------|---------------|-------------------|---------------------|-------------------------|
| During construction       | Once                 |               | HCP&BD*           |                     |                         |

### Hydrology and Water Quality

**HYD-1:** Implement and maintain the CGP and SMP during construction, and post construction phases of this project.

| Implementation Time Frame | Monitoring Frequency                             | Date Verified | To Be Verified By | Compliance Yes   No | Comments / Action Taken |
|---------------------------|--|---------------|-------------------|---------------------|-------------------------|
| Ongoing                   | Continuous and annually during County inspection |               | HCP&BD*           |                     |                         |

\* HCP&BD = Humboldt County Planning and Building Department

\*\* CDFW = California Department of Fish & Wildlife

## ATTACHMENT 3

### APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

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

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

has completed a civil or criminal process and/or entered into a negotiated settlement with Cal Fire.  
(Not applicable)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in Section 55.4.12.5 (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed, will not support diversions for irrigation. (On file)
14. Acknowledge that the County reserves the right to engage with local tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize, or mitigate impacts to tribal cultural resources, as defined herein. Examples include, but are not limited to, conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The County shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. Restoration and Monitoring Plan (see Attachment 2 – Appendix 4).
16. Initial Biological Scoping Report (see Attachment 2 – Appendix 5).
17. Biological Habitat Assessment (see Attachment 2 – Appendix 6).
18. Will Serve Letter from Garberville Sanitary District (see Attachment 2 – Appendix 8).
19. Environmental Site Assessment (see Attachment 2 – Appendix 9).
20. Botanical Survey (see Attachment 2 – Appendix 10).
21. Soils Report (see Attachment 2 – Appendix 11).
22. Foundation Plan (see Attachment 2 – Appendix 12).
23. SMA Reduction Request (see Attachment 2 – Appendix 13).
24. Cultural Resources Investigation (Confidential – On file).

## CMMLUO/OPERATIONS OVERVIEW- Apps# 12933

**CUP 16-927 & SP/APN 223-171-001**

**1560 Bear Canyon Road**

**Garberville, CA 95542**

**V3.0 revised 8/18/20**

**Received 8/18/2020**

**P&B**

The applicant is seeking the aforementioned under the Humboldt County CMMLUO to allow a nursery operation and commercial cannabis processing operation. The proposed 6,000 square-foot metal building will contain 4,500 square-feet of commercial processing and 1,500 square-feet of clone rooting space associated with the nursery business. There shall be no designated office space in this building except space designated specifically for the processing center and nursery businesses, which shall be contained within the square footages listed above. Separate from the metal building will be four greenhouses associated with the nursery business. Three of the greenhouses will be used for mother plants to create clones from and rearing of juvenile plants for sale. One (fully automated) greenhouse will be 30'x84' and the other two will be 30'x80', for a total of 7,320 square-feet. The fourth greenhouse shall be a 20'x30' research and development greenhouse, which will be used to flower out potential strains to determine viability as potential plant stock for sale. The site plan indicates that the nursery (clone rooting space) will be located in the same building as the commercial processing center. The two businesses shall have no shared access. Phase two of the project proposes an additional 8,000 square foot metal building. Half of the second proposed building will be utilized by the proposed manufacturing business described below, and the other half of the building will be used for expansion of processing activities already taking place in the original, 6,000 square foot building.

The plan is to continue cultivation operations in 8,000 s.f. of pre-existing hoop greenhouses as permitted by the current interim permit until the building permit is granted for the proposed greenhouses, at which time they will be replaced. Replacement would most likely take place in stages, to allow for growing plants to be kept in greenhouse conditions as the new greenhouses are constructed. The proposed project also includes a 600 square foot research and development greenhouse, for a total of 7,920 square feet of greenhouses.

The applicant acknowledges that the commercial cannabis activity approval being sought under the aforementioned conditional use permit, pursuant to CMMLUO, is subject to compliance with all other applicable Humboldt County zoning and land use regulations, as well as other applicable provisions of the Humboldt County code and applicable state laws. Determination of compliance will require multi-agency review of proposed activity/development described in the aforementioned special permit and, may also require site inspections by personnel from various governmental agencies.

If development and/or activities on the subject parcel are determined, for some reason, to be out of compliance with any applicable State or County code, regulation or policy, a compliance agreement can be formulated between the applicant and relevant agency or agencies, which includes a compliance timeline whereby operations may continue under a "provisional clearance or permit" and corrective action is initiated to achieve compliance under agreed upon terms.

**Parcel Information:** The subject parcel (223-171-001) is approximately 8 acres, zoned MH and is located near Garberville, CA.

**Topography/Landscape:** The ground surface and the cultivation areas are nearly level, as the subject parcel is situated on an alluvial terrace alongside of the South Fork of the Eel River. Much of the parcel is covered with native tree species.

**Surface Water Features:** The subject parcel borders the South Fork of the Eel River and an unnamed Class 1 watercourse runs through the NE portion of the parcel.

**Roads/Stream Crossings/Easements:** The subject parcel borders Redwood Drive. A single driveway off the county road provides access to an interior clearing. Road conditions including stream crossings were assessed in the development of a site-specific Water Resources Protection Plan (WRPP) by Timberland Resource Consultants. The road accessing the parcel interior did not exhibit signs of erosion or sediment delivery to the nearby receiving waters when assessed. Assessment and/or work prescribed within a WRPP does not preclude the need to comply with other state and county road requirements applicable to the aforementioned permit application.

**Utilities:** Electrical power will be supplied from PG&E and water is provided from Garberville CSD. A portable toilet equipped with hand washing facilities is available on site. Garberville Sanitary district provides water service to the property in the form of two meters, one agricultural and one commercial. A will serve letter specific to the project has been provided to the County.

**Water Storage:** Currently consists of two 300 gallon mixing tanks located alongside pre-existing greenhouses. There are plans to add an additional 50,000 gallons of storage this cultivation season, consisting of ten 5,000 gallon rain catchment poly tanks. It is estimated that the peak months of water usage (July and August) will require up to 58,000 gallons (in total for both months) to service the nursery and proposed manufacturing operation. These tanks are proposed to be located North of the driveway and outside the streamside management area. This additional storage is in anticipation of projected water shutoff for Ag projects by Garberville CSD when river flows drop below the allowable threshold. These tanks will be installed as resources allow, likely in groups of five tanks at a time.

**Cultivation Area(s) and/or other graded flats:** Current cultivation on the subject parcel consists of the following:

5- PVC hoop greenhouses measuring 20'x80' for a total of 8,000 s.f.

Note: existing greenhouses are not shown on the plot plan, as they currently occupy the same general area as the proposed greenhouses. These greenhouses have been deconstructed since the end of the 2019 cultivation season.

**The proposed greenhouses are:**

1-30'x84' automated steel construction greenhouse = 2,520 s.f.

2- 30x80 steel construction greenhouses = 4,800 s.f.

1- 20x30 research and development greenhouse= 600 s.f.

Research and development is defined as: An area where cannabis strains are matured all the way through the flowering stage to determine whether or not said strains are valuable to keep in inventory for the nursery. Finished flowers from the R&D area shall not be allowed to enter the commercial cannabis market place, as dictated by state law.

Proposed cultivation areas and surrounding ground surfaces were evaluated in the development of a site-specific Water Resources Protection Plan (WRPP) prepared by Timberland Resource Consultants. If deemed necessary, the WRPP will prescribe corrective measures to address conditions which may adversely impact water resources and it will establish a timeline in which to achieve compliance with the RWQCB Order No.2015-0023. Corrective measures prescribed in the WRPP do not preclude the need for Cultivation Areas or other manmade features to be brought into compliance with all applicable state and local grading, excavation and erosion/sediment control requirements.

**Peak Water Demand:** The peak monthly water demand anticipated to maintain cultivation associated with the nursery during the hottest summer months is 18,000 gallons.

The monthly water usage table below shows water use at different periods of the grow season. As a proposed nursery, the plants will always be in a vegetative state. The only plants allowed to flower will be located in the designated research and development area.

### Monthly Water Usage Estimates in Gallons

| Month     | Processing | Manufacturing | Cultivation (nursery + R&D) |
|-----------|------------|---------------|-----------------------------|
| January   | 4500       | 11000         | 4000                        |
| February  | 4500       | 11000         | 4000                        |
| March     | 4500       | 11000         | 6000                        |
| April     | 4500       | 11000         | 8000                        |
| May       | 4500       | 11000         | 10000                       |
| June      | 4500       | 11000         | 13000                       |
| July      | 4500       | 11000         | 18000                       |
| August    | 4500       | 11000         | 18000                       |
| September | 4500       | 11000         | 14000                       |
| October   | 4500       | 11000         | 7000                        |
| November  | 4500       | 11000         | 4000                        |
| December  | 4500       | 11000         | 4000                        |
| Totals    | 54000      | 132000        | 110000                      |

**Irrigation Method(s):** Irrigation is accomplished by use of conventional garden hoses (hand watering). Different methods of drip irrigation shall be experimented with to identify additional methods of water conservation. Mulch shall also be employed in both the vegetative greenhouses and the R&D greenhouse to optimize soil water retention.

**Irrigation Runoff/Erosion Control:** The use of carefully applied hand watering precludes the occurrence of unattended water discharge. Experimental drip irrigation methods shall be closely monitored to mitigate or eliminate runoff entirely. In the unlikely event that residual discharge did occur it would contact permeable soil on nearly level ground in and around cultivation areas and be rapidly absorbed. Movement or runoff of any irrigation solution away from the point of ground contact is very unlikely. The ground surface in and around cultivation areas is proactively managed year-round to prevent any unwanted migration of entrained constituents such as fine sediment, fertilizer or other organic particles.

**Watershed Protection:** Watershed protection is accomplished through implementation of BMP's and corrective measures prescribed in a site-specific Water Resources Protection Plan developed by Timberland Resource Consultants, a RWQCB approved Third Party Program Administrator.

**MEASURES TO COMPLY WITH FLOOD DAMAGE PREVENTION:** It has been determined by Omsberg and Preston engineering that the site is elevated above the 100 year flood zone, which should alleviate the need for such measures. Please see attached, signed and stamped flood elevation certificates.

Once enrolled under R1-2015-0023, participants are required to engage in ongoing monitoring, reporting and maintenance including periodic site inspections and reviews of operational practices to ensure regulatory requirements related to the following items are being met.

- Site maintenance, erosion control, and drainage features
- Riparian and wetland protection and management
- Water storage and use
- Fertilizers and soil amendments
- Petroleum products and other chemicals
- Refuse and human waste
- Stream crossing maintenance
- Irrigation runoff
- Pesticides and herbicide management
- Cultivation related wastes

Additionally, participants ensure that management measures and controls are effectively protecting water resources, and that any newly developing problems representing a water quality concern are identified and corrected quickly.

**Fertilizers, Pesticides, and other Regulated products:** The pest/fungicides to be used on the premises for cultivation are listed below. They are all organic products, certified by their OMRI listing. Employees are trained in the use of protective equipment such as eyewear and gloves before being allowed to apply any pest/fungicides. Any and all fertilizers used in cultivation shall be organic in nature, thereby subject to minimal regulation.

| Pest/Fungicides |           |      | Active Ingredient     |
|-----------------|-----------|------|-----------------------|
| Azatrol         | Pesticide | OMRI | Azadirachtin          |
| Serenade        | Fungicide | OMRI | Bacillus Subtilis     |
| Green Cure      | Fungicide | OMRI | Potassium Bicarbonate |

**List and describe machinery and equipment used for cultivation and associated activities:**

**Nursery cultivation:** Circulation fans, exhaust fans, dehumidifiers, supplemental lighting and submersible pumps, as well as control systems for all appliances.

**Clone rooting portion of nursery operation:** Fluorescent lights and heating mats.

**Processing facility:** Electric drive trimming machines, weighing devices (scales), standard cleaning equipment such as scissors and trim trays.

**R&D greenhouse:** Circulation fans and submersible pumps, possibly exhaust fans.

**Describe equipment service and maintenance:**

Equipment service/maintenance is done by qualified service providers from the nearest available location.

**List and describe compressed gases, cleaners, solvents and sanitizers; indicate amounts normally stored and how/where they are stored:**

**Domestic cleaning products** (Simple Green, Rubbing Alcohol) in normal domestic amounts are kept inside on shelves in the nursery clone rooting area. Up to 10 gallons of Isopropyl Alcohol shall be stored in the processing center for cleaning the trimming machines. This larger quantity of alcohol shall be kept in an approved flammables cabinet.

**Fertilizers:** The fertilizers/amendments listed below are used throughout the grow season; only quantities needed are purchased and brought to the site. Annual reporting of fertilizer/amendment use is required under RWQCB Order No. R1-2015-0023 and the data is provided on page 4, Appendix C (RWQCB Order No. R1-2015-0023). Mixing of the products below takes place only within a small area near cultivation sites and the products are kept protected from accidental spillage or disturbance from wildlife while mixing takes place.

Age Old- Grow

Age Old- Bloom

Composted Organic Chicken Manure

“Spare Time Supply” Bat Guano

Kelp Meal

Mycorrhizae

Any unused amendments and/or liquid fertilizers shall be stored in the manufacturing Building. Liquids shall be stored in an approved containment device such as a plastic tote.

The applicant acknowledges that the storage and/or use of certain materials in specified volumes and/or weights will be subject to regulation through Humboldt County Division of Environmental Health CUPA and may require: submittal of inventories for those materials, documentation of emergency and training procedures, maintenance of hazardous waste disposal records, obtaining an EPA generator ID number, and be subject to site inspections.

**Cultivation related wastes:** These wastes are sorted such that compostable materials are recycled or composted on site within a small area equipped with perimeter and top containment to prevent unwanted movement of materials due to weather conditions or animals/pests. Other materials, unsuitable for composting, are stored in conventional trash containers with tight fitting lids and serviced by the local garbage company, Recology. As it becomes necessary, exhausted soil will be removed from the cultivation area and placed in a soil containment area to initiate microbial reconditioning and prevent unwanted constituent migration. These soil

reconditioning areas would consist of wattles and/or silt fences, as well as waterproof coverings to prevent unwanted disbursement of soils into native soils.

**Human Waste:** Temporarily, a portable toilet equipped with a hand washing station will service the subject property. Fully compliant ADA bathrooms will service the facility after the construction of the proposed buildings is completed. These will be serviced by an approved septic system. Omsberg & Preston will be performing septic testing and design to accommodate the proposed buildings.

**Cultivation Operations/Practices:** The applicant intends to propagate “mother plants” year-round in the majority of the cultivation area for the purpose of creating clones to sell to licensed farmers. The plants in the mother area shall always be kept in a vegetative state by employing the use of supplemental lighting in periods of the year where natural light is insufficient to keep the plants in such a state. The small R&D greenhouse shall be used to flower plants to determine whether or not said plants are valuable and should or should not be kept in the nursery inventory. There shall be no supplemental lighting employed in the R&D greenhouse. Appropriate measures will be taken to ensure that any flowers produced in the R&D area shall not enter the commercial cannabis market place.

#### Schedule of Cultivation Activities

#### Avg. Hrs. supplemental lighting

|           |  |   |
|-----------|--|---|
| January   | Propagation of mother plants, monitor and maintain site/infrastructure.        | 5 |
| February  | Ongoing plant care and site infrastructure maintenance                         | 5 |
| March     | Ongoing plant care and site infrastructure maintenance, propagate clones       | 5 |
| April     | Ongoing plant care and site infrastructure maintenance, propagate clones       | 4 |
| May       | Ongoing plant care and site infrastructure maintenance, propagate clones       | 3 |
| June      | Ongoing plant care and site infrastructure maintenance, propagate clones       | 0 |
| July      | Ongoing plant care and site infrastructure maintenance, propagate clones       | 0 |
| August    | Ongoing plant care and site infrastructure maintenance, propagate clones       | 2 |
| September | Ongoing plant care and site infrastructure maintenance                         | 3 |
| October   | Ongoing plant care and site infrastructure maintenance, harvest R&D greenhouse | 4 |
| November  | Ongoing plant care and site infrastructure maintenance                         | 4 |
| December  | Ongoing plant care and site infrastructure maintenance                         |   |

**Lighting** will be powered by PG&E and the installation and ongoing use shall comply with applicable state/county requirements. Dark Sky standards shall be practiced whereby light spillage is prevented by the use of “Black-Out” tarps as appropriate.

**Processing:** Only plants from the R&D greenhouse shall be processed. Harvested plants from the R&D greenhouse shall be dried in the Manufacturing Building; drying may be enhanced by the use of household fans and/or dehumidifiers. Processing of cannabis produced in the R&D greenhouse shall be executed under all applicable state and county guidelines.

All equipment, surfaces, and tools which come into contact with harvested cannabis are washed and sanitized throughout the day in a manner consistent with The National Organic Program’s (NOP) Organic Standards (USDA organic regulations 7 CFR 205.272). These standards require that an organic handling operation takes measures to prevent the commingling of organic and nonorganic products and protect organic products from contact with prohibited substances and list acceptable and prohibited compounds.

Individuals involved with processing/trimming utilize personal protective equipment (PPE) including disposable face masks, hair nets, and latex gloves. Ample potable water for hand washing along with restroom facilities equipped with potable water, first aid kits, and an eye-wash station shall be readily available.

**Security:** Access to the subject parcel is restricted by placement of locked metal gates at entrance roads. There shall be a cyclone style security fence encircling all processing and cultivation related activities. This fence shall tie into the locked gate for ingress/egress to the subject property. Motion activated cameras shall be employed to cover the nursery cultivation area, ingress/egress, and other areas such as parking. The interior of the processing facility and clone rooting area shall be monitored by cameras 24 hours a day. All businesses on the property shall employ security systems provided by Advanced Security to monitor any unauthorized entry to the property or buildings. There shall be an adequately secure storage area in place for all dried cannabis belonging to clients, both pre and post processing. Protocols shall be implemented to ensure that processed cannabis belonging to clients is removed from the premises in a timely manner by an appropriate licensed party (transporter/distributor).

**Local law enforcement and fire departments shall be provided with all access codes and/or keys to insure access to the property in the event of an emergency.**

## **PROCESSING CENTER SOPS**

### **PROPOSAL:**

The proposed cannabis processing center to be run by Verdant Futures, LLC would occupy 4,500 square feet of a 6,000 square foot building located at 1560 Bear Canyon Road in Garberville. Processing activities would expand to an additional 4,000 square feet once the second building is completed.

### **SCOPE:**

The proposed processing facility will process untrimmed cannabis for licensed farmers to prepare it for market. All unprocessed cannabis shall be stored in the 30'x37' conditioned storage area. The product is delivered by the farmer, inspected, and weighed. After confirmation of weights, appropriate transfers are catalogued in the METRC track and trace system, as well as the processing centers inventory tracking system. The cannabis is processed by employees of the center and returned to the farmer or an arranged distributor after payment or another suitable arrangement has been made. Additional services such as packaging and creation of pre-rolls are proposed to be added at a later date.

**Employees:** It is anticipated that there will be up to 10 employees and one facility manager present for processing cannabis at any one time. Additional employees would be added with construction of the second building.

#### **STANDARDS AND PROTOCOLS:**

Employees of the processing facility shall have completed all safety or other courses required to process cannabis in the state of California. Employees shall receive training from facility managers in safety practices, cleaning of all tools as well as any legal requirements for frequency of cleaning and record keeping practices of said cleanings. Duties of employees on the floor of the processing facility shall consist of either operating trimming machines or hand trimming cannabis flowers. All weighing, record keeping, and disbursement of unprocessed product for processing shall be performed by the acting facility manager. The facility manager and owners of the company shall be the only persons with access to: the conditioned storage area, the weigh room, and the processed cannabis storage room. Employees will be allowed to enter the processed cannabis storage room only in the presence of management in order to assist with any packaging duties.

#### **HEALTH AND SAFETY**

Employees shall implement the use of appropriate health and safety equipment during performance of tasks. Equipment shall include but not be limited to: latex gloves, dust masks, hair and beard nets, and safety glasses. All management shall wear appropriate safety equipment as necessary. In the event of an accident or injury, employees shall notify the acting manager and take appropriate measures. The severity of the incident will be assessed by staff to determine a course of action. If minor, any injuries such as cuts or scratches will be treated using supplies available in the on-site first aid kit. If the injury is more serious, the employee will either be transported to an appropriate medical facility or 911 will be called. All accidents and injuries will be documented on the accident report form and kept on record.

**TOILET AND HANDWASHING FACILITIES:** The processing facility will be equipped with ADA compliant restrooms, as well as additional utility sinks for handwashing. There shall be an emergency eye wash station and first aid kit permanently installed on site.

**PLUMBING AND SEPTIC:** The processing facility shall be serviced by a septic system designed by Whitchurch Engineering. The septic system shall be designed to accommodate the additional proposed future 8,000 square foot building, as well as potential increased usage by the 6,000 square foot building that the processing facility will be located in.

**DRINKING WATER:** Drinking water for employees shall be provided by the Garberville Sanitary District.

**ROAD USAGE:** Any increased road usage due to activities at the processing facility shall be mitigated by installation of asphalt on the roadways.

**ON-SITE HOUSING:** No farmworker or employee housing shall exist on site.

**PARKING SPACES:** There shall be twenty-four parking spaces, two ADA spaces, and one loading space to service the nursery, processing facility and manufacturing facility.

**WATER STORAGE:** See measures described above in nursery section.

**MEASURES TO ENSURE WATERSHED PROTECTION:** See measures described above in nursery section.

**MEASURES TO COMPLY WITH FLOOD DAMAGE PREVENTION:** It has been determined by Omsberg and Preston engineering that the site is elevated above the 100 year flood zone, which should alleviate the need for such measures. Please see attached, signed and stamped flood elevation certificates.

#### **PROCEDURAL FLOW CHAIN:**

##### **1. PROCESSING**

- 1.1. Raw, unprocessed cannabis will be received and accessioned from farmer to processing center.
  - 1.1.1. Certified employees will assign lot numbers, record weights, and initial names.
- 1.2. Cannabis will be processed by hand or by trimming machine
- 1.3. Facility Manager will collect cannabis and biproducts, weigh, and verify against total preprocessing weight.
- 1.4. Processed flowers will be taken to the weigh room and distributed into single or multiple pound units.
  - 1.4.1. This could include separating and combining cannabis containers to complete units.
  - 1.4.2. This will be recorded
- 1.5. Cannabis of the same lot, after processing, weighing, and recording will be packaged, labeled and placed in the final product storage area.
  - 1.5.1. This will be recorded.

##### **2. RELEASE TO FARMER/DISTRIBUTOR**

- 2.1. Upon receipt of payment or acceptable arrangement, processed product will be released to the farmer or a distributor approved by the farmer.
  - 2.1.1. This transaction will be recorded.

#### **EQUIPMENT AND SUPPLIES**

- 5- triminator dry trim machines
- 3- weighmaster approved certified scales
- Miscellaneous hand tools such as scissors

#### **TROUBLESHOOTING**

If an error occurs in recording during any point in the processing chain, records will be reviewed by facility managers/owners until the error is found and reconciled. Mechanical

problems with equipment will be evaluated by the facility manager to determine whether they can be fixed in-house or will require the help of a professional.

### **FUTURE PROPOSED EXTRACTION ACTIVITIES**

**Future Proposed Activities:** The applicant would like to leave open the possibility of a future extraction facility on site. The applicant acknowledges that currently the planning department has decided not to allow this activity to occur simultaneously with the nursery and processing operation, but would like to include this potential future activity on the plot plan should the planning department and/or other concerned agencies deem it viable. Should this option become available, it would take place in the proposed building on the plot plan labeled (F)

The proposed future extraction activities would be potentially permitted to Trichometry, Inc, a current Humboldt County extraction permit holder at the location 1887 Barnett Court #7 in Redway.

### **Trichometry Inc. SOPS**

#### **10101 BR - Batch Production Record Checklist**

TRICHOMETRY INC. will complete this checklist every time a written batch production record is prepared when a batch of cannabis product is manufactured. TRICHOMETRY INC. will use this checklist to confirm the batch production record contains complete information regarding the manufactured batch.

#### **10102 BR Master Manufacturing Protocol Checklist**

TRICHOMETRY INC. will complete this checklist for every master manufacturing protocol written for each unique formulation of cannabis product, and each batch size, that TRICHOMETRY INC. manufactures. This checklist will be used to verify comprehensive detail and complete information for each master manufacturing protocol, which should mitigate against the potential for adulteration through the incorporation of incorrect amounts of cannabinoids, unintended ingredients, or hazards that were identified in the product quality plan, as well as against the potential for misbranding through the incorporation of ingredients that are not identified on the label or the mislabeling of the product. The master manufacturing protocol should additionally ensure uniformity in finished batches and across all batches that are produced.

#### **10103 BR Product Quality Plan Checklist**

TRICHOMETRY INC. will complete this checklist for each product quality plan created for every type of product TRICHOMETRY INC. manufactures. This checklist will be used to verify comprehensive detail and complete information for each product quality plan, which should address the hazards associated with the premises or the manufacturing process that, if not properly mitigated, could cause the product to be adulterated or misbranded, or cause the product to fail laboratory testing or quality assurance review.

For each product quality plan, TRICHOMETRY INC. will conduct a comprehensive assessment of the overall manufacturing process, identify each step from the intake of product components

to the transfer of the product from the manufacturing premises, and determine all potential risks associated with each step in the manufacture of the product. TRICHOMETRY INC. will then identify the preventative measures necessary to mitigate the potential risks and the methods needed to monitor and evaluate the effectiveness of each preventative measure, as well as the action to take if a preventative measure is unsuccessful.

TRICHOMETRY INC. will maintain all product quality plans and any documentation of preventative measures, monitoring results, and corrective actions on-site at all times in a way that can be provided to the Department upon request.

Citations: CCR 17-01-13 40253(a) (2019), CCR 17-01-13 40253(b) (2019), CCR 17-01-13 40253(g) (2019)."

#### **10104 BR Recordkeeping & Electronic Access to Records**

TRICHOMETRY INC. will secure and back up electronic records that prevents unauthorized access and that ensures the integrity of the records is maintained. These tasks will be completed when conducting any activity that is required to be recorded under state or local law and regulation or TRICHOMETRY INC. policy. Recordkeeping activities may be delegated as necessary. TRICHOMETRY INC. may elect to contract with a third party for record custodial or management services. All persons with recordkeeping responsibilities must be informed that a contract with such a service does not relieve TRICHOMETRY INC. of the recordkeeping responsibilities described here and in applicable state and local laws and regulations. All documentation will be maintained in English; although other languages are allowed. Outdated SOPs will not be accessible to on-site employees.

Policy Citation: CCR 17-01-13 40500(b) (2019); CCR 17-01-13 40500(c) (2019)."

#### **10105 BR - Sales Invoices & Receipts Checklist**

TRICHOMETRY INC. will complete this checklist for every sales invoice or sales receipt generated. TRICHOMETRY INC. will generate a sales invoice or sales receipt for every sale, transport, or transfer of cannabis products to another licensee. This checklist will be used to confirm comprehensive detail and complete information when creating sales invoices and receipts

Sales invoices and receipts can be maintained electronically but must be readily accessible for examination by the Department and its inspectors and agents upon demand. TRICHOMETRY INC. will not commingle sales invoices and receipts for the sale, transport, or transfer of cannabis or cannabis products with those invoices concerning other commodities.

Citations: CCR 17-01-13 40505(a) (2019), CCR 17-01-13 40505(d) (2019)"

#### **10111 BR-R Actions Requiring Notification to Department**

TRICHOMETRY INC. must notify the Department within 48 hours of the following circumstances:

- Criminal conviction of any owner;
- Civil penalty or judgement;
- Revocation of local authorization; or
- An administrative order for violation of labor standards

Trichometry Inc. will keep and maintain all notifications to the Department in Trichometry Inc. records. In addition to notifying the Department within 48 hours, Trichometry Inc. will also provide this information in its annual license renewal.

Policy Citation: CCR 17-01-13 40184 (2019)."

## **10112 BR-R Renewal of License**

TRICHOMETRY INC. will submit documentation for the renewal of its state license to the Department no earlier than 60 calendar days before the expiration of the license and no later than 5:00 p.m. Pacific Time on the last business day before the expiration of the license if the renewal form is submitted to the Department at its office(s), or no later than 11:59 p.m. on the last business day before the expiration of the license if the renewal form is submitted through MCLS.

If TRICHOMETRY INC. submits the state license renewal application within 30 calendar days after the expiration of TRICHOMETRY INC.'s current license, TRICHOMETRY INC. will submit a late fee of \$500 fee in addition to the required annual renewal fee. Upon approval, TRICHOMETRY INC. will submit the annual license fee to the Department.

Policy Citations: CCR 17-01-13 40180(b) (2019); CCR 17-01-13 40128(a)(2) (2019); CCR 17-01-13"

## **10201 EMPL - Sanitation and Health**

All employees are required to abide by TRICHOMETRY INC.'s Employee Health and Sanitation procedures at all times while engaging in commercial cannabis activities at TRICHOMETRY INC.'s licensed premises. TRICHOMETRY INC. is committed to ensuring all cannabis products are manufactured in a safe and sanitary manner and to ensuring the identity, strength, quality and purity of cannabis products are maintained. All employees will:

- Report to work wearing clean garments;
- Wash hands thoroughly in an adequate hand-washing area before starting work, prior to engaging in the production or manufacture of marijuana products, and any other time when hands may have become soiled or contaminated; and
- Maintain good personal hygiene, including but not limited to, keeping fingernails manicured and long hair away from the face, etc.; and
- Refrain from having direct contact with the cannabis and wear hair nets, beard nets, face masks, and rubber gloves in good repair when appropriate.

An employee will notify the Manufacturing Manager as soon as he or she becomes aware that he or she may have a sickness or injury. If the Manufacturing Manager suspects an employee may be ill or have an injury, he or she will exclude employee from any operations which may be expected to result in contamination until the condition is corrected. Depending on the seriousness of the condition, the supervisor, under the discretion of the Human Resource Manager, may require the employee have documentation from a physician certifying his or her health prior to commencing working at the facility again.

In addition to general daily sanitary requirements, any TRICHOMETRY INC. employee who engages in the preparation, handling, and packaging of edible products will successfully complete a California food handler certificate course from an entity accredited by the American National Standards Institute (ANSI) within 90 days of working at TRICHOMETRY INC. and again every three years during employment. TRICHOMETRY INC. will obtain documentation evidencing the fulfillment of this requirement.

It is the responsibility of the Human Resource Manager to ensure all TRICHOMETRY INC. employees engaged in the manufacture of edible marijuana product engage in the above food safety training.

Policy Citations: CCR 17-01-13 40246(a) (2019); CCR 17-01-13 40246(a) (2019); CCR 17-01-13

40280(a)(3) (2019)."

### **10202 EMPL - Manufacturing Training**

All personnel, within 30 days of engaging in any cannabis manufacturing process, will take part in

TRICHOMETRY INC. training program. This program consists of:

- An overview of the cannabis manufacturing process and standard operating procedure(s);
- Quality control procedures;
- Product quality plans;
- Proper and safe usage of equipment or machinery;
- Safe work practices applicable to an employee's job tasks, including appropriate use of any necessary safety or sanitary equipment;
- Cleaning and maintenance requirements;
- Emergency operations, including shutdown; and
- Any additional information reasonably related to an employee's job duties.

Additionally, manufacturing employees who prepare, handle, or package edible products will:

- Successfully complete a food handler course accredited by the American National Standards Institute (ANSI) within 90 days of commencing employment at the premises and again every three years during employment; and
- Provide documentation evidencing the fulfillment of this requirement shall be given to their supervisor.

Since the Director of Manufacturing will have the education, training, and experience necessary to ensure the production of quality cannabis product by all personnel, he/she will be the designated training personnel. The Director of Manufacturing will sign and date a document on an annual basis attesting that he or she has received and understands all information that will be provided to employees in the manufacturing training program. This documentation will be maintained in TRICHOMETRY INC. records.

For more information regarding general employee training, please see the New Employee and Training

SOP.

For more information regarding quality control employee training, please see the Quality Control Training SOP.

Policy Citation: CCR 17-01-13 40280(a)(2) (2019); CCR 17-01-13 40280(a)(3) (2019); CCR 17-01-13

40280(c) (2019)."

### **10203 EMPL - New Employee and Annual Training**

TRICHOMETRY INC. will only hire employees that have the education, training, and experience, or any combination thereof, to enable them to perform all assigned functions. Employees shall not be allowed to report to work prior to receiving orientation training or when any required critical training is eight weeks or more past due.

Additionally, TRICHOMETRY INC. will ensure that the assigned supervisory personnel, the Director of Human Resources and the Director of Manufacturing, have the education, training, experience, or combination thereof necessary to train new employees. The Human Resources Director and the Director of Manufacturing will sign and date a document on an annual basis attesting that he or she has received and understands all information that will be provided to employees in the training program. This documentation will be maintained in TRICHOMETRY INC. records.

TRICHOMETRY INC. will ensure that all personnel receive annual refresher training that at minimum covers all topics listed in the "tasks" section of this standard operating procedure SOP. This annual refresher training will be completed within 12 months of the previously recorded training completion date.

For more information regarding manufacturing training, please see the Manufacturing Training SOP.

For more information regarding quality control employee training, please see the Quality Control Training SOP.

Policy Citations: CCR 17-01-13 40280(a)(4) (2019); CCR 17-01-13 40280(c) (2019); CCR 17-01-13"

### **10204 EMPL - Quality Control Training**

TRICHOMETRY INC. will ensure that all manufacturing employees are given training on quality control procedures prior to independently engaging in any cannabis manufacturing process. This quality control training will be conducted in addition to TRICHOMETRY INC.'s general employee training.

Since the Quality Assurance Director will have the education, training, and experience necessary to ensure the production of quality cannabis product by all personnel, he/she will be the designated training personnel. The Quality Assurance Director will sign and date a

document on an annual basis attesting that he or she has received and understands all information that will be provided to employees in the quality control training program. This documentation will be maintained in TRICHOMETRY INC. records.

For more information regarding general employee training, please see the New Employee and Training SOP.

For more information regarding manufacturing training, please see the Manufacturing Training SOP. Policy Citation: CCR 17-01-13 40280(a)(2)(B) (2019); CCR 17-01-13 40280(a)(2)(C) (2019); CCR 17-01-13 40280(c) (2019).

### **10301 - FCLTY Facility Construction and Design**

TRICHOMETRY INC.'s premises, including any fixtures, will be maintained in a clean and sanitary condition in order to prevent cannabis products from becoming adulterated. TRICHOMETRY INC. will ensure the facility is constructed in such a manner:

- That floors, walls, and ceilings are of smooth, nonporous, easily cleanable, corrosion-resistant, and suitable to the activities conducted at the facility;
- That drip or condensate from fixtures, ducts, and pipes does not contaminate cannabis products, cannabis product-contact surfaces, or cannabis product-packaging materials;
- So as to provide adequately wide and unobstructed aisles or working spaces between equipment and walls that permit employees to both perform their duties and protect against the contamination of cannabis products, cannabis product-contact surfaces, or cannabis product-packaging materials via clothing or personal contact.

TRICHOMETRY INC. will ensure a janitorial facility is located at the facility and meets the requirements of the Health and Safety Code.

Policy Citations: CCR 17-01-40240(b)(1) (2019); CCR 17-01-40240(b)(5) (2019); CCR 17-01-40 240(b)(5)(A)(2019).

### **10302 FCLTY Facility Grounds**

TRICHOMETRY INC. will:

- Properly store equipment, remove litter and waste, and cut weeds or grass within the immediate vicinity of the facility so that the premises will not constitute an attractant, breeding place, or harborage for pests;
- Properly maintain roads, yards, and parking lots so that these areas will not constitute a source of contamination in areas where cannabis products are handled or transported;
- Provide adequate drainage areas in order to prevent pooled or standing water, contamination by seepage, or the breeding of pests due to unsanitary conditions;
- Provide and maintain waste treatment systems so as to prevent contamination in areas where cannabis products may be exposed to such system's waste or waste by-products; and
- Screen, seal, or otherwise protect openings in the building, such as windows, exhaust fans, ventilation ducts, or plumbing vents.

If TRICHOMETRY INC.'s facility grounds are bordered by grounds outside of its control, that are not maintained in the same manner described above, TRICHOMETRY INC. will inspect, exterminate, and exercise any other reasonable care within the facility in order to eliminate any pests, dirt, and/or filth that poses a source of contamination.

TRICHOMETRY INC. will ensure that all insecticides, rodenticides, or any other pesticides used meet the requirements of California's Health and Safety Code, section 114254.

Policy Citation: CCR 17-01-13 40240(a) (2019)."

#### **10401 IM - Daily Inventory Management**

The Director of Manufacturing will oversee manufacturing employees and ensure that these tasks are completed each day. TRICHOMETRY INC. will ensure a standard of measurement supported by the Statewide Track and Trace System and approved by the Department is used when recording quantities for inventory tracking purposes. TRICHOMETRY INC. will measure, record, and report cannabis weight in pounds, ounces and fractions thereof, and in metric units wherever possible. TRICHOMETRY INC. will only use scales that are Department-approved, certified Legal-for-Trade, and NTEP approved. TRICHOMETRY INC. will maintain all documentation of approved scales and provide a copy to the Department, upon request.

METRC is a web-based tool coupled with UID technology that gives both the user and the Department the ability to identify and account for all cannabis and cannabis products. Through the use of UID technology, a licensed cultivator will tag either the seed or immature plant with an individualized number, which will follow the cannabis through all phases of production and final sale to a customer. This will allow the Department and the METRC user to monitor and track cannabis inventory. METRC will also provide a platform for the Department to exchange information and provide compliance notifications to TRICHOMETRY INC..

It is the responsibility of the Director of Manufacturing to ensure that all TRICHOMETRY INC. personnel shall:

- Use batch numbers in conjunction with UID tags to track cannabis inventory through every stage of production to maintain the distribution chain;
- Create and maintain batch production records at the time of performance for each production batch. The batch production records shall accurately follow the appropriate master manufacturing protocol, and each step of the protocol shall be performed in the production of the batch;
- Store cannabis and cannabis products on the premises in an enclosed, locked area within the limited access area;
- Designated areas within the premises that are compartmentalized based on function, such as the manufacturing area; and
- Control access between areas of the premises.
- Document all commercial cannabis activity in TRELLIS.- TRICHOMETRY INC.'s Chosen Computerized Seed-to-Sale system,

It is the responsibility of all TRICHOMETRY INC. personnel to ensure UID tags are with their respective inventories at all times:

- All bags of cannabis trim/harvested cannabis will have the respective UID attached; and
- All cannabis production batches will have the respective UID tag attached.

All records related to daily inventory management shall be maintained on the premises for 7 years and shall be made available to the Department upon request.

Policy Citations: CCR 17-01-13 40500(b) (2019), CCR 17-01-13- 0500(a)(11) (2019), CCR 17-01-13 40258(a) (2019)"

### **10402 IM - Inventory Audits**

TRICHOMETRY INC. will regularly conduct physical inventory audits. TRICHOMETRY INC. will reconcile on-hand inventory at least once every 30 days. Assign the same personnel to recurring inventory groups whenever possible. At least one employee shall be a Quality Assurance Specialist or the Compliance Manager.

TRICHOMETRY INC. will:

- Ensure that inventory audits are completed on schedule with minimal impact on regular operations.
- Review any discrepancies and make the necessary adjustments in TRELLIS, TRICHOMETRY INC.'s chosen computerized seed-to-sale system and the Statewide Track and Trace System.
- Report any discrepancies identified during inventory audits to the Director of Manufacturing.
- Follow good handling practices when conducting inventory audits to minimize risks of microbial contamination.-Be free of infectious illnesses and wear protective clothing and hair coverings.
- Review and maintain all audit logs. Audit logs will be kept on the premises for 7 years and be made available to the Department upon request.

TRICHOMETRY INC. will establish an inventory audit schedule that includes all of the following:

- Shift audits – in process cannabis.
- Daily audits – bulk cannabis storage containers if inventory was transferred from the container that day, in process cannabis, and finished cannabis products.
- Weekly audits – bulk cannabis storage containers, in process cannabis, and finished cannabis products.
- Monthly audits – complete inventory count.
- Semi-annual audits – complete inventory with second count.
- Annual audits – complete inventory with second count witnessed by the Director of Manufacturing.

Policy Citation: CCR 17-01-13 40282(b) (2019); CCR 17-01-13 40282(a) (2019); CCR 17-01-13 40500(a)(11) (2019); CCR 17-01-13 40500(b) (2019)."

### **10403 IM - Handling Inventory Discrepancies**

All manufacturing personnel will report all discrepancies identified during inventory audits, including diversion, theft, loss, or any criminal action to the Director of Manufacturing, Director of Compliance and Regulatory Affairs, and the Director of Security. The employee who discovered the discrepancy shall provide audit findings or other records that evidence or otherwise pertain to the discrepancy. If required or desired by the Department, a complete Incident Log and all relevant Post-Incident Reports shall be submitted to the Department as soon as possible after unlawful activity is determined to be the cause of an inventory discrepancy.

TRICHOMETRY INC.'s physical inventory, TRELLIS computerized seed-to-sale system, and track-and-trace system account should be reconciled at least once every 30 days. Any discrepancies that are left over after TRICHOMETRY INC.'s internal reconciliations should be accounted for, documented, and communicated to the board or department using the "Package Adjustments" feature in the Statewide Track-and-Trace system.

If the discrepancy is discovered to be the result of criminal activity, such as theft or diversion:

- Notify local law enforcement;
- Report the discrepancy to the Department within 24 hours; and
- Report the discrepancy to the Department as needed.

A response plan will be created upon discovering a discrepancy. This response plan will include, but will not be limited to:

- Corrective actions with responsible personnel;
- Communication to be had with any other licensees who are involved; and
- Corrective actions made to to the Statewide Track-and-Trace system.

Policy Citations: CCR 17-01-13 40282(b) (2019); CCR 17-01-13 40282(c) (2019)."

### **10404 IM - Storage and Transfer of Material**

TRICHOMETRY INC. staff will ensure that all movement of cannabis into, throughout, and out of the facility are recorded in TRELLIS - Computerized Track and Trace Software within 24 hours of the activity. These activities include

Receipt of cannabis material.

The transfer to or receipt from another licensed manufacturer of cannabis products for further manufacturing.

All changes in disposition of cannabis or cannabis products where a change in disposition includes, but is not limited to, processing of the cannabis or further processing of the cannabis products or packaging and labeling, or storage of cannabis products.

Use of cannabis or cannabis product for internal quality control testing or product research development. Transfer of cannabis products to a distributor.

Any other commercial cannabis activities

For each recorded event, we ensure the following is entered into the system:

- The licensed entity from which the cannabis material or product is received, including that entity's license number, and the licensed entity to which the cannabis product is transferred, including that entity's license number.
- The name and license number of the distributor who transported the cannabis material or cannabis product.
- The type of cannabis material or cannabis product received or transferred.
- The weight of the cannabis material or cannabis product received or transferred.
- The date of receipt or transfer.
- The unique identifier assigned to the cannabis material or cannabis product.
- Name and employee ID number of TRICHOMETRY INC. employee receiving the cannabis.
- Copies of purchase order, employees' ID cards, and other supporting documentation.
- Any other information required by other applicable licensing authorities.

While operating prior to Annual Licensing and Access to METRC - CA State Track and Trace System, all such documentation shall be written on Manifests and internal records.

Policy Citation: CCR 17-01-13 40512(a) (2019); CCR 17-01-13 40512(b) (2019)."

### **10405 IM - Inventory Control Overview**

TRICHOMETRY INC. will order UID tags within 5 business days of receiving access to the Track and Trace System. TRICHOMETRY INC. will record receipt of the UID tags in the Track and Trace System within 3 business days of receipt. After access to the Track and Trace System is granted, TRICHOMETRY INC. will input all inventory into it no later than 30 calendar days after receipt of UID tags. TRICHOMETRY INC. will maintain copies of any documentation required by the Department for at least 7 years after the event. Reconciliation shall be performed by 1 person and independently verified by a 2nd person. Upon discovering a problem in inventory control procedures, ensure all necessary changes are made to them and employees are retrained immediately. TRICHOMETRY INC. will ensure a standard of measurement supported by the Track and Trace System and approved by the Department is used when recording quantities. TRICHOMETRY INC. will only use scales that are Department-approved, certified Legal-for- Trade, and NTEP approved. TRICHOMETRY INC. will maintain all documentation of approved scales and provide a copy to the Department upon request. TRICHOMETRY INC. will conduct an audit if a discrepancy between the inventory and the Track and Trace System is found. Notify the Department within 24 hours if the audit turns up a discrepancy that's not within 5% of the documented inventory and/or evidence of theft or diversion.

TRICHOMETRY INC. will be using TRELLIS as its designated Computerized Seed to Sale System and TRELLIS shall be TRICHOMETRY INC.'s primary virtual system for tracking cannabis inventory within and across licensed operations. Once the Statewide Track and Trace System supports interoperability with third-party cannabis business software applications, TRICHOMETRY INC. will seek validation and appropriate credentials for integration from the Department. Upon validation and receipt of appropriate credentials, all licensee-facing system activities required by the Statewide Track and Trace System shall be performed in TRICHOMETRY INC. through a secure bi-directional application programming interface (API). TRICHOMETRY INC. shall then serve as the sole system in which cannabis inventory tracking data and other required information is entered by TRICHOMETRY INC. personnel, except when direct data entry in both TRICHOMETRY INC. and the Statewide Track and Trace System cannot be avoided

Policy Citations: CCR 17-01-13 40517(a) (2019); CCR 17-01-13 40517(b) (2019); CCR 17-01-13 40500(b) (2019); CCR 17-01-13 40282(b) (2019); CCR 17-01-13 40277(a) (2019); CCR 17-01-13 40282(c) (2019); CCR 17-01-13 40282(d) (2019).

#### **10406 IM - Loss of Access to the Track and Trace System**

The Director of Manufacturing will confirm that procedures are in place upon loss of access to the company's chosen computerized seed to sale system and/or the statewide track and trace system, or as directed.

It is the responsibility of the Director of Manufacturing to ensure all TRICHOMETRY INC. personnel are trained in how to respond to a loss of access to the statewide track and trace system.

TRICHOMETRY INC.'s Director of Manufacturing shall implement the following procedures in the event that there is a loss of access to the statewide track-and-trace system:

- Prepare and maintain comprehensive records detailing all required inventory tracking activities during the loss of access.
- Document the date and time when access to the track-and-trace system was lost, when it was restored, and the cause for each loss of access.

Policy Citations: CCR 17-01-13 40513(a) (2019); CCR 17-01-13 40513(c) (2019)."

#### **10407 IM - Required Inventory Tracking & Reporting**

The Director of Manufacturing will oversee manufacturing personnel and ensure that these tasks are completed each day. TRICHOMETRY INC. will ensure a standard of measurement supported by the Statewide Track and Trace System and approved by the Department is used when recording quantities for inventory tracking purposes. TRICHOMETRY INC. will measure, record, and report cannabis weight in pounds, ounces and fractions thereof. TRICHOMETRY INC. will only use scales that are Department- approved, certified Legal-for-Trade, and NTEP approved. TRICHOMETRY INC. will maintain all documentation of approved scales and provide a copy to the Department, upon request.

The Track-and-Trace-System is a web-based tool coupled with UID technology that gives both the user and the Department the ability to identify and account for all cannabis and cannabis products. Through the use of UID technology, a licensed cultivator will tag either the seed or immature plant with an individualized number, which will follow the cannabis through all phases of production and final sale to a customer. This will allow the Department and the Track-and-Trace-System user to monitor and track cannabis inventory. The Track-and-Trace-System will also provide a platform for the Department to exchange information and provide compliance notifications to TRICHOMETRY INC..

The Director of Manufacturing will ensure that all commercial cannabis activities are being entered into the statewide track-and-trace system. All authorized TRICHOMETRY INC. personnel, under the condition of employment, will complete the following activities:

- Record all commercial cannabis activities into the track-and-trace system within 24 hours of the activity; and
- Maintain comprehensive records for all required inventory tracking activities in the event of loss of access to the track-and-trace system.

Policy Citations: CCR 17-01-13 40513(a) (2019); CCR 17-01-13 40512(a) (2019)."

#### **10408 IM - Statewide Track and Trace System Access**

The Director of Operations will establish a premises account in the statewide track and trace system prior to commencement of any commercial cannabis activities associated with TRICHOMETRY INC.'s manufacturing license. TRICHOMETRY INC.'s manufacturing operation will maintain an active account while licensed. If the Director of Operations does not complete the required training prior to TRICHOMETRY INC. receiving their annual license, this individual will complete the training within 5 business days of the license being issued.

Each statewide track and trace system account manager and user will have a unique log-on, consisting of a username and password, which will not be used by any other person. Employees will only use their own credentials to log into the statewide track and trace system. TRICHOMETRY INC. representatives will not share their log-on information, including their username or password, with anyone for any reason.

The Track and Trace System Authorized Users Log will be maintained on-site. TRICHOMETRY INC. will order UID tags within 5 business days of receiving access to the track and trace system and record the receipt in the system within 3 business days of receipt. If TRICHOMETRY INC. is in operation at the time access to the track and trace system is granted it will input all inventory into the system no later than 30 days after UID tag receipt.

The Director of Manufacturing is responsible for designating track-and-trace users as needed, and shall ensure that designated users are trained in the proper and lawful use of the track-and-trace system before the users are permitted to access the track-and-trace system.

TRICHOMETRY INC. will maintain an accurate and complete list of all track-and-trace designated users and update the list immediately when changes occur.

Policy Citations: CCR 17-01-13 40510(d)(3) (2019); CCR 17-01-13 40510(d)(3) (2019); CCR 17-01-1340517(a) (2019); CCR 17-01-13 40517(b) (2019); CCR 17-01-13 40510(c)(2) (2019); CCR 17-01-1340510(c)(3) (2019).

### **10420 IM - Receiving Bulk Cannabis Product at Facility**

These tasks will be performed only upon a previously scheduled and approved delivery of a shipment of inventory by a licensed distributor to TRICHOMETRY INC.'s licensed premises. Unscheduled and unapproved deliveries may not be accepted. TRICHOMETRY INC. will not accept any delivery of cannabis or cannabis products without receiving a copy of a shipping manifest from the licensed distributor responsible for making the delivery at least 24 hours prior to the delivery. Shipments of cannabis goods may only be accepted from a licensed distributor. Shipments of cannabis goods must be inspected for freshness. Cannabis goods that have exceeded their expiration or sell-by date may not be accepted. TRICHOMETRY INC. will not engage in any packaging or labeling of cannabis or cannabis products, and will not accept any cannabis or cannabis products from a distributor that are not packaged for final sale. If a TRICHOMETRY INC. employee discovers there is a defect or non-conformity in an inventory shipment, they will refuse it.

Policy Citations: 16-42-5049(a)(4); 16-42-5049(a)(5); 16-42-5049(b)(6)(B); 16-42-5314(b); 16-42-5406(b); 16-42-5412; 16-42-5422.

### **10501 MFG - Manufacturing Operations**

TRICHOMETRY INC. will:

- Conduct all cannabis product manufacturing under such conditions and controls as are necessary to minimize the potential for the growth of microorganisms, allergen cross-contact, contamination of cannabis products, and deterioration of cannabis products; and
- Create and implement a written product quality plan for each type of product manufactured at the premises. The Director of Manufacturing is responsible for implementing and maintaining manufacturing processes and procedures that ensure cannabis product quality.

When raw materials, ingredients, or waste are unprotected, they will not be handled simultaneously in a receiving, loading, or shipping area if such handling could result in allergen cross-contact or contaminated cannabis products.

Adulterated cannabis products, raw materials, or other ingredients will be either disposed of in a manner that protects against the contamination of other cannabis products or ingredients or reprocessed, if appropriate, using a method that has been proven to be effective and subsequently reexamined and found to be unadulterated.

When TRICHOMETRY INC. uses ice or water that comes into contact with cannabis products, the water used must be safe, potable, and of adequate sanitary quality.

Policy Citations: CCR 17-01-13 40248(a) (2019); CCR 17-01-13 40250(a) (2019); CCR 17-01-13 40253(a) (2019); CCR 17-01-13 40250(a) (2019); CCR 17-01-13 40240(b)(3)(A) (2019)."

### **10502 MFG- Good Manufacturing Processes Overview**

TRICHOMETRY will ensure all personnel properly completes the tasks listed in this SOP. Open lesions, boils, and/or infected wounds will be adequately covered (e.g., by an impermeable cover). Personnel shall be instructed to report any relevant health conditions to their supervisors. All employees working in direct contact with cannabis products, cannabis product-contact surfaces, and cannabis product- packaging materials will conform to hygienic practices to the extent necessary to protect against allergen cross-contact and contamination of cannabis products while on duty. TRICHOMETRY will ensure that the grounds of the premises it controls are kept in a condition that prevents contamination.

Policy Citation: CCR 17-01-13 40246(a) (2019); CCR 17-01-13 40240(a)(2) (2019)."

### **10503 MFG - Permissible Extractions Overview**

TRICHOMETRY INC. will only conduct cannabis processing and extraction using the following methods:

- Water Winnowing - (Trade Secret);
- Mechanical extraction;

No solvent extraction operations will occur.

Mechanical systems will be commercially manufactured, and bear a permanently affixed and visible serial number.

TRICHOMETRY INC. will establish and implement written procedures to document that the equipment is maintained in accordance with the manufacturers' specifications and to ensure routine verification that it is operating in accordance with specifications and continues to comply with fire, safety, and building code requirements.

TRICHOMETRY INC. is responsible for developing standard operating procedures (SOPs), good manufacturing practices, and a training plan to produce extracts. No solvents or hazardous materials will be used in the manufacturing process.

Policy Citation: CCR 17-01-13 40220(a)(1) (2019); CCR 17-01-13 40220(a)(2) (2019); CCR 17-01-13 40220(a)(3) (2019); CCR 17-01-13 40220(a)(4) (2019); CCR 17-01-13 40220(a)(5) (2019); CCR 17-01-13 40223(a) (2019); CCR 17-01-13 40222(c) (2019); CCR 17-01-13 40225(a) (2019); CCR 17-01-13 40225(c) (2019); CCR 17-01-13 40225(d) (2019); CCR 17-01-13 40225(e) (2019)."

### **10504 MFG - Failed Product Batches**

A finished cannabis product batch that fails any required testing shall be destroyed unless the product batch may be remediated by relabeling pursuant to, or a corrective action plan is approved by the Department.

Policy Citation: CCR 17-01-13 40330(a)(1) (2019); CCR 17-01-13 40330(a)(2) (2019); CCR 17-01-13 40330(c) (2019)."

## **10505 MFG - Product Standards & Prohibited Products**

TRICHOMETRY INC. will not sell the following types of cannabis products:

- Alcoholic beverages, except for properly packaged and delivered tinctures;
- Any product containing any non-cannabinoid additive that would increase potency, toxicity, or addictive potential, or that would create an unsafe combination with other psychoactive substances. Prohibited additives include nicotine and caffeine. (Except for products containing naturally-occurring caffeine, e.g. coffee and tea.);
- Any product that must be held at or below 41 degrees F to keep it safe for human consumption. (Except for juice that must be held at or below 41 degrees F if it was processed in accordance with the Special Processing Requirements SOP.);
- Any thermally-processed low-acid cannabis product packed in a hermetically sealed container that, if it did not contain cannabis, would be subject to the manufacturing requirements of Title 21, Code of Federal Regulations, Part 113;"
- "• Any acidified cannabis product that, if it did not contain cannabis, would be subject to the manufacturing requirements of Title 21, Code of Federal Regulations, Part 114;
- Any juice that is not shelf-stable or was not processed in accordance with the Special Processing

Requirements SOP;

- Dairy products, except that butter purchased from a licensed plant or location that is subsequently infused/mixed with cannabis may be sold as a cannabis product;
- Meat products, other than meat products prepared in accordance with the Special Processing

Requirements SOP;

- Seafood products;
- Any product attractive to kids, including products shaped like a human, animal, insect, or fruit;
- Any product manufactured by applying an extract or concentrate to commercially available food. Except that food product may be used as an ingredient in a cannabis product as long as the original product is rendered unrecognizable and is not listed on the label as the commercial product.

Policy Citation: CCR 17-01-13 40300 (2019); CCR 17-01-13 40308 (2019).

## **10506 MFG - Topical, Concentrated & Other Cannabis Products**

Except for cannabis, cannabis concentrate, or terpenes, topical cannabis products shall only contain ingredients permitted for cosmetic manufacturing in accordance with Title 21, Code of Federal Regulations, Part 700, subpart B (section 700.11 et seq.) (Rev. March 2016), which is hereby incorporated by reference.

A topical cannabis product or cannabis concentrate shall not contain more than 1,000 milligrams THC per package.

A topical cannabis product or cannabis concentrate may contain more than 1,000 milligrams THC per package, but not more than 2,000 milligrams THC per package, if the product is labeled for "FOR MEDICAL USE ONLY" and is only available for sale to a medicinal use customer.

Any orally-consumed product that contains more than .5% alcohol by volume as an ingredient, and is not otherwise an alcoholic beverage shall be packaged in a container no larger than two (2) fluid ounces and shall include a calibrated dropper or other similar device capable of accurately measuring servings.

Policy Citation: CCR 17-01-13 40306(c) (2019); CCR 17-01-13 40315(c) (2019); CCR 17-01-13 40315(d) (2019); CCR 17-01-13 40308 (2019); CCR 17-01-13 40306(c) (2019).

### **10511 MFG-MMP - Trichome Winnowing**

This Master Manufacturing Protocol explains TRICHOMETRY INC.'s "*Water Winnowing*" Trichome Extraction process. TRICHOMETRY INC. staff will follow these steps for every batch of cannabis Winnowed, and create a Batch Production Record for each batch that it manufactures. This record will be used to verify comprehensive detail and complete information for the Water Winnowing manufacturing protocol, which should mitigate against the potential for adulteration through the incorporation of incorrect amounts of cannabinoids, unintended ingredients, or hazards that were identified in the product quality plan, as well as against the potential for misbranding through the incorporation of ingredients that are not identified on the label or the mislabeling of the product. The *Water Winnowing* protocol should additionally ensure uniformity in finished batches and across all batches that are produced.

TRICHOMETRY INC. holds the "*Water Winnowing*" protocol as a **Protected Trade Secret** and will only disclose them to the person(s) conducting the activities that utilize the protocol or to the Department and its inspectors and agents, as necessary.

Citations: CCR 17-01-13 40255(a) (2019), CCR 17-01-13 40255(c) (2019)

### **10511 MFG-MMP – Rosin Production**

This Master Manufacturing Protocol explains TRICHOMETRY INC.'s Rosin Pressing Extraction process. TRICHOMETRY INC. staff will follow these steps for every batch of Rosin pressed, and create a Batch Production Record for each batch that it manufactures. This record will be used to verify comprehensive detail and complete information for the Rosin Pressing protocol, which should mitigate against the potential for adulteration through the incorporation of incorrect amounts of cannabinoids, unintended ingredients, or hazards that were identified in the product quality plan, as well as against the potential for misbranding through the incorporation of ingredients that are not identified on the label or the mislabeling of the product. The Rosin Pressing protocol should additionally ensure uniformity in finished batches and across all batches that are produced.

Citations: CCR 17-01-13 40255(a) (2019), CCR 17-01-13 40255(c) (2019)

### **10601 QC - Quality Control Program Overview**

TRICHOMETRY INC. will implement a Quality Control Program to ensure that cannabis products manufactured at the facility are not adulterated or misbranded. The quality control operations outlined in TRICHOMETRY INC.'s Quality Control Program will be supervised by the

Quality Assurance Director, in coordination with the director of Manufacturing, and performed by quality control personnel. TRICHOMETRY INC.'s Quality Control Program will encompass the following:

- The grounds, building, and manufacturing premises;
- Equipment and utensils;
- Employee health and sanitation;
- Raw materials and other cannabis product components; and
- Manufacturing processes and procedures.

Policy Citations: CCR 17-01-13 40235(a) (2019); CCR 17-01-13 40235(b) (2019).

### **10602 QC - Hazard Analysis**

As part of TRICHOMETRY INC.'s Product Quality Plan, quality control personnel, under the direction of the Quality Assurance Director, will conduct a hazard analysis to identify or evaluate known or reasonably foreseeable hazards to the consumer for each type of cannabis product produced at the facility. Types of hazards include:

- Biological hazards, including microbiological hazards;
- Botanical hazards, including cannabis
- Chemical hazards, including radiological hazards, pesticide contamination, solvent or other residue, natural toxins, decomposition, or allergens; and
- Physical hazards, such as stone, glass, metal fragments, hair, or insects.

Quality control personnel will also analyze the layout of the workplace and any other sources of identified potential hazard.

If hazards are identified, preventative measures outlined in TRICHOMETRY INC.'s Product Quality Plan will be implemented. These preventative measures will be observed and measured to assess whether they are operating as intended.

In order to carry out all hazard waste procedures, TRICHOMETRY INC. quality control personnel and other employees will be trained on TRICHOMETRY INC.'s quality control policies and procedures, referencing the Quality Control Training SOP.

Please see the Product Quality Plan Checklist to confirm all information needed when creating a product quality plan for each type of product TRICHOMETRY INC. manufactures.

Policy Citations: CCR 17-01-13 40253(a) (2019); CCR 17-01-13 40253(c) (2019).

### **10603 QC - Material Receiving Process**

All deliveries of manufacturing materials, including cannabis materials, will be scheduled and approved by the Manufacturing Manager prior to delivery.

Upon arrival at TRICHOMETRY INC.'s facility, all deliveries will be verified by security personnel at the front entrance to the facility before being allowed access to the loading areas. This verification process will be under video surveillance.

## **10604 QC - Incoming Cannabis Product Components**

The Manufacturing Manager will work with the Quality Assurance Director and two quality control personnel to check and maintain the quality of product components in order to prevent the adulteration of TRICHOMETRY INC.'s cannabis products.

Raw materials and other components that have been received by TRICHOMETRY INC. will be washed or cleaned as necessary to remove soils and other contaminants. Raw materials and other components will not contain levels of microorganisms that render the cannabis product injurious to human health, or will be pasteurized or otherwise treated during manufacturing so that they no longer contain levels of microorganisms that would cause the cannabis product to be adulterated.

Raw material and other components susceptible to contamination with aflatoxin or other natural toxins, pests, or extraneous material will not exceed generally acceptable limits set by the U.S. FDA in the Feb. 2005 revised Defect Levels Handbook, before these raw materials or ingredients are incorporated into finished cannabis products.

TRICHOMETRY INC. will hold raw materials and other components in containers designed and constructed to protect against allergen cross-contact or contamination, and will be held at such temperature and relative humidity and in such a manner as to prevent the cannabis products from being adulterated.

Policy Citation: CCR 17-01-13 40248(b) (2019).

## **10605 QC - Preventative Measures**

The implementation of preventative measures at TRICHOMETRY INC.'s manufacturing facility is a component of TRICHOMETRY INC.'s Product Quality Plan. This plan is put in place in order to address hazards associated with the premises or the manufacturing process that, if not properly mitigated, may cause the product(s) to be adulterated or misbranded, or may cause the product(s) to fail laboratory testing or quality assurance review.

As part of the Product Quality Plan(s), preventative measures will be implemented to reduce each potential risk or hazard identified during the hazard analysis (please see the Hazard Analysis SOP for more information on this process). These preventative measures will be monitored at all times while on the manufacturing premises or conducting manufacturing activities.

TRICHOMETRY INC.'s preventative measures, as indicated in TRICHOMETRY INC.'s Product Quality Plan, will include:

1. The identification of critical control points; and
2. The establishment of critical limits for each critical control point.

In order to carry out the implementation of TRICHOMETRY INC.'s preventative measures during the quality control process, TRICHOMETRY INC. quality control personnel and other employees will be trained on TRICHOMETRY INC.'s quality control policies and procedures, referencing the Quality Control Training SOP.

Please see the Product Quality Plan Checklist to confirm all information needed when creating a product quality plan for each type of product TRICHOMETRY INC. manufactures.

Policy Citations: CCR 17-01-13 40253(a) (2019); CCR 17-01-13 40253(d) (2019).

#### **10606 QC - Quality Control Evaluations**

As part of TRICHOMETRY INC.'s Product Quality Plan, quality control personnel, under the direction of the Quality Assurance Director, will conduct quality control evaluations. This plan is put in place in order to address hazards associated with the premises or the manufacturing process that, if not properly mitigated, may cause the product(s) to be adulterated or misbranded, or may cause the product(s) to fail laboratory testing or quality assurance review.

In addition to quality control monitoring, to be performed at all times while on the manufacturing premises, quality control evaluations will be done at least monthly, but as frequently as TRICHOMETRY INC. sees fit. While monitoring tasks are more specific, evaluations will be more general and will be done on a grander scale.

Quality control evaluations consider:

- Observations or measurements used to assess whether preventive measures are operating as intended; and
- Corrective actions taken if preventative measures indicate that risks were not properly mitigated.

In order to carry out all quality control evaluation procedures, TRICHOMETRY INC. quality control personnel and other employees will be trained on TRICHOMETRY INC.'s quality control policies and procedures, referencing the Quality Control Training SOP.

Please see the Product Quality Plan Checklist to confirm all information needed when creating a product quality plan for each type of product TRICHOMETRY INC. manufactures.

Policy Citation: CCR 17-01-13 40253(a) (2019).

#### **10607 QC - Consent to Sample Collection**

If TRICHOMETRY INC. transfers possession but not title of cannabis to a licensed distributor, TRICHOMETRY INC. will allow the Bureau or the Department, upon their request, to collect samples for purpose of conducting oversight of licensed testing laboratories.

Policy Citation: CCR 17-01-13 40292 (2019).

## **10608 QC - Quality Control Monitoring**

Quality control monitoring at TRICHOMETRY INC.'s manufacturing facility is a component of TRICHOMETRY INC.'s Product Quality Plan. This plan is put in place in order to address hazards associated with the premises or the manufacturing process that, if not properly mitigated, may cause the product(s) to be adulterated or misbranded, or may cause the product(s) to fail laboratory testing or quality assurance review.

As part of the Product Quality Plan(s), preventative measures will be implemented to reduce each potential risk or hazard identified during the hazard analysis (please see the Hazard Analysis SOP for more information on this process). These preventative measures will be monitored at all times while on the manufacturing premises or conducting manufacturing activities.

Quality control personnel, under the direction of the Quality Assurance Director, will:

- Approve or reject all components, product containers, closures, in-process materials, packaging materials, labeling, and cannabis;
- Approve all materials, packaging components, in-process material, and finished product specifications impacting product identity, strength, quality and purity; and
- Review production records to assure that no errors have occurred or, if errors have occurred, that they have been fully investigated and resolved.

TRICHOMETRY INC. will approve or reject all procedures or specifications, which may impact the identity, strength, quality and purity of TRICHOMETRY INC.'s cannabis products or protecting any containers or packaging from contamination.

In order to carry out all quality control monitoring procedures, TRICHOMETRY INC. quality control personnel and other employees will be trained on TRICHOMETRY INC.'s quality control policies and procedures, referencing the Quality Control Training SOP.

Please see the Product Quality Plan Checklist to confirm all information needed when creating a product quality plan for each type of product TRICHOMETRY INC. manufactures.

Policy Citation: CCR 17-01-13 40253(a) (2019); CCR 17-01-13 40253(e) (2019).

## **10609 QC - Recalling a Product**

In the event of a recall of cannabis product, TRICHOMETRY INC.'s Chief Financial Officer (CFO) will contact TRICHOMETRY INC.'s insurance provider and determine coverage of the recall, if any. If the event is covered, the CFO will file all documentation necessary after the completion of the recall. The CFO will notify legal counsel and maintain communication with them throughout the recall procedures. Any recommendations by legal counsel for alternative procedures must be approved by the Chief Executive Officer (CEO).

TRICHOMETRY INC. will develop a Product Recall Plan, used for recalling cannabis products that are determined to be misbranded or adulterated that maximizes the recall effect and minimizes risks to public health and safety, including:

- Factors which necessitate a recall;

- Personnel responsible for implementing the recall procedures;
- Notification protocols; and
- Process for the collection and destruction of any called product. Examples of factors that may necessitate a recall include:
  - Falsification of test results;
  - Traces of contaminants found in TRICHOMETRY INC.'s products;
  - The use of packaging that is not tamper-evident, opaque, or child-resistant; and
  - Non-compliance with the standards set forth by the California Department of Public Health, the California Bureau of Cannabis Control, and the California Department of Food and Agriculture."

Notification protocols will include:

- A mechanism to notify all customers that have, or could have, obtained the product, including communication and outreach via media, as necessary and appropriate;
- A mechanism to notify any licensees that supplied or received the recalled product;
- Instructions to the general public and other licensees for the return or destruction of the recalled product; and
- Any side effects, injuries, or illnesses resulting from product use.

Recall notifications will be carefully crafted and worded so as to minimize whatever liability the product recall may create for TRICHOMETRY INC.. This may include crafting a press release. If so, consult legal counsel prior to doing so.

TRICHOMETRY INC. will immediately execute a recall upon any request or mandate from any regulatory body with authority to do so. TRICHOMETRY INC. will initiate a mandatory recall if any cannabis product in which the consequences of use of or exposure to the cannabis product are life threatening or involve a serious adverse health consequence and will take all reasonable steps to ensure consumer safety.

TRICHOMETRY INC. will document every effort made in recalling products and will record all communications with consumers and vendors.

Policy Citation: CCR 17-01-13 40297(a) (2019).

### **10610 QC - Handling Cannabis Product Complaints**

TRICHOMETRY INC. will establish a feedback loop with the licensed distributors who TRICHOMETRY INC. distributes products to in order for TRICHOMETRY INC. to promptly receive comprehensive product complaints from vendors, customers, or the Department.

Upon receiving a product complaint, the Quality Assurance Director will:

- Review the complaint;

- Determine whether such complaints involve a possible failure of a cannabis product to meet any of its specifications; and
- Determine whether or not to investigate.

If the Quality Assurance Director determines an investigation is necessary, he or she is to get the investigation approved by the the Director of Operations.

Policy Citations: CCR 17-01-13 40295(a)(1) (2019); CCR 17-01-13 40295(a)(2) (2019).

### **10611 QC- Voluntary Withdrawals**

TRICHOMETRY INC. may voluntarily remove or correct a distributed product which involves only a minor issue that would not normally be subject to action by the Department or which doesn't involve any violation at all.

In the event of a voluntary withdrawal of cannabis product, TRICHOMETRY INC.'s Chief Financial Officer (CFO) will contact TRICHOMETRY INC.'s insurance provider and determine coverage, if any.

If the event is covered, the CFO will file all documentation necessary after the completion of the withdrawal. The CFO will notify legal counsel and maintain communication with them throughout the withdrawal procedures.

Any recommendations by legal counsel for alternative procedures shall be approved by the Chief Executive Officer (CEO).

Examples of factors that may necessitate a voluntary withdrawal include:

- Quality-related issues;
- Non-hazardous packaging; or
- Labeling mistakes.

TRICHOMETRY INC.'s Product Recall Plan will include a section dedicated to voluntary withdrawals, which will include:

- Factors which necessitate a voluntary withdrawal;
- Personnel responsible for implementing the voluntary withdrawal procedures;
- Notification protocols; and
- Processes for the collection and destruction of any voluntarily withdrawn product. Notification protocols will include:
  - A mechanism to notify all customers that have, or could have, obtained the product, including communication and outreach via media, as necessary and appropriate;
  - A mechanism to notify any licensees that supplied or received the recalled product;
  - Instructions to the general public and other licensees for the return or destruction of the voluntarily withdrawn product; and
  - Any side effects, injuries, or illnesses resulting from product use.

Withdrawal notifications will be carefully crafted and worded so as to minimize whatever liability the product withdrawal may create for TRICHOMETRY INC.. This may include crafting a press release. If so, consult legal counsel prior to doing so.

TRICHOMETRY INC. will document every effort made in voluntarily withdrawing products and will record all communications with consumers and vendors.

Policy Citation: CCR 17-01-13 40297(a) (2019).

### **10612 QC - Salvaging Products**

TRICHOMETRY INC. will ensure that any cannabis that has been subjected to adulteration due to improper storage conditions, including, extremes in temperature, humidity, smoke, fumes, pressure, age or radiation due to natural disasters, fires, accidents or equipment failures, shall not be salvaged and may not be distributed.

Salvaging operations may only be conducted if there is:

- Evidence from laboratory tests that say the cannabis meets all applicable standards of identity, strength, product quality and purity; and
- Evidence from inspection of the premises that the cannabis and its associated packaging was not subjected to improper storage conditions as a result of a disaster or accident, if any.

### **10613 QC - Weights and Measures**

Weighing devices used by TRICHOMETRY INC. will be approved, tested, and sealed by the California's Department of Food and Agriculture's Division of Measurement Standards and in accordance with the requirements of Chapter 5 of Division 5 of the Business and Professions Code.

Weighing devices used by TRICHOMETRY INC. will be registered with the county sealer consistent with Chapter 2 (commencing with 12240) of Division 5 of the Business and Professions Code.

TRICHOMETRY INC. will use the weighing device for commercial purposes as defined in Section 12500 of the Business and Professions Code.

TRICHOMETRY INC. will hire a licensed weighmaster to determine the weight, measure, or count of cannabis and cannabis products.

Calibration and testing of weighing equipment will be performed in accordance with the manufacturer's instructions and state regulations for cannabis weighing equipment. Professional calibration and testing will be completed by a Department-approved third-party tester at least annually, or as required by the Department.

Cleaning and maintenance of weighing and measuring equipment will be performed according to manufacturer's instructions. Policy Citations: CCR 17-01-13 40277(a) (2019); CCR 17-01-13 40277(a)(4) (2019); CCR 17-01-13 40277(c) (2019).

## **10701 SAN - Environmental Controls**

Environmental controls are important to TRICHOMETRY INC., because they ensure a space of comfort for employees and authorized individuals, minimize intrusive odors, and help ensure cannabis batches are protected from environmental factors that might negatively affect their quality and cause overall degradation and contamination.

Environmental controls at TRICHOMETRY INC.'s manufacturing facility include:

- Heating;
- Cooling
- Ventilation;
- Lighting; and
- Dehumidification.

It is the responsibility of the Manufacturing Manager to adopt, implement, and monitor the enforcement of the environmental control policies and procedures.

It is the responsibility of the Facility Maintenance Manager to ensure that environmental controls are being maintained daily, weekly, monthly, and yearly, to delegate tasks to personnel, and to document the findings and any corrective actions in the Facility Maintenance Log. This involves the cleaning and maintenance of heating and cooling systems, the dehumidifier, and the ventilation system as well as checking the facility's lighting for burnt out bulbs, cleaning fixtures, lamps, and lenses, inspecting all environmental controls to ensure efficiency, and maintaining all environmental controls in accordance with the system manufacturer's recommendations.

Policy Citations: CCR 17-01-13 40240(b)(5) (2019); CCR 17-01-13 40240(b)(4) (2019)."

## **10702 SAN - Daily Facility Cleaning**

The Facility Maintenance Manager will ensure the interior and exterior of TRICHOMETRY INC.'s processing facility is maintained in a sanitary condition to ensure the safety of employees and authorized visitors and to prevent the deterioration and contamination of marijuana and marijuana products. Additionally, it is the responsibility of the Facility Maintenance Manager to document the findings and any corrective actions regarding facility maintenance and cleaning in the Facility Maintenance Log.

Routine maintenance practices of the exterior facility, as outlined in TRICHOMETRY INC.'s Facility

Grounds SOP, include:

- Removing litter from the grounds;
- Filling cracks, window and door frames, drain areas, and floor joints with sealant to limit pest movement;
- Eradicating any weeds or pest habitats surrounding the facility;

- Inspecting the facility for mold and having a mold expert address any mold found in the facility immediately;
- Checking that any pipes within 20 feet of the building are closed-ended and not leaking;
- Cutting grass and weeds to minimize harborage areas for pests;
- Removing any food or water supply outside of the facility that could attract and support a pest population;
- If pests are found on the facility, capturing and removing them or contacting your pest control service provider to capture and remove the pests; and
- Checking that all waste receptacles are closed to exclude pests. Close any dumpsters that are open."

For information regarding TRICHOMETRY INC.'s contamination prevention policies, please see the Preventing Contamination SOP. For information regarding the cleaning and maintenance of TRICHOMETRY INC.'s HVAC system, please see TRICHOMETRY INC.'s Environmental Controls SOP. For information regarding TRICHOMETRY INC.'s equipment maintenance and cleaning, please TRICHOMETRY INC.'s Equipment Cleaning and Maintenance SOP.

In addition to daily cleaning tasks performed by TRICHOMETRY INC. employees, TRICHOMETRY INC. will hire a third party cleaning Trichometry Inc. to deep-clean the interior of the facility after business hours once a month to ensure cleanliness and sanitation.

Policy Citation: CCR 17-01-13 40240(b)(5) (2019).

### **10703 SAN - Employee Facilities**

Employee facilities include hand-washing facilities, toilet facilities, and, if applicable, eye-flushing facilities.

All employee facilities are to meet the requirements of California's Health and Safety Code. This includes:

- Providing clean toilet facilities in good repair;
- Providing a sufficient amount of hand-washing and toilet facilities;
- Conveniently locating all hand-washing and toilet facilities;
- Making all hand-washing and toilet facilities accessible to all employees during all hours of operation.

Please see TRICHOMETRY's Employee Sanitation and Health SOP for information regarding policies and procedures employees are to follow to maintain their health and hygiene to prevent contamination or adulteration of TRICHOMETRY INC.'s inventory.

Policy Citation: CCR 17-01-13 40240(b)(3)(D) (2019); CCR 17-01-13 40240(b)(3)(E) (2019); CCR17-01-13 40240(b)(5) (2019).

## **10704 SAN - Equipment and Utensils Overview**

Policy: TRICHOMETRY INC. will only use equipment and utensils to manufacture cannabis products that are designed and made of materials that do not allow the migration of deleterious substances or impart colors, odors, or tastes to products. Equipment and utensils will be safe, durable, corrosion-resistant, and nonabsorbent under normal use conditions, and will be capable of withstanding repeated washing.

Equipment will be installed so as to facilitate the cleaning and maintenance of the equipment and adjacent spaces. TRICHOMETRY INC.'s equipment that is considered fixed because it is not easily movable will be installed so that it is:

- Spaced to allow access for cleaning along the sides, behind, and above the equipment;
- Spaced from adjoining equipment, walls, and ceilings a distance of not more than one millimeter or one thirty-second inch; and
- Sealed to adjoining equipment or walls, if the equipment is exposed to spillage or seepage."

Any floor-mounted equipment that is not easily movable at TRICHOMETRY INC.'s facility will be sealed to the floor or elevated on legs that provide at least a six-inch clearance between the floor and the equipment.

Any table-mounted equipment that is not easily movable at TRICHOMETRY INC.'s facility will be installed to allow cleaning of the equipment and areas underneath and around the

equipment by being sealed to the table or elevated on legs that provide at least a four-inch clearance between the table and the equipment.

Product-contact surfaces will be corrosion-resistant, made of nontoxic materials, and designed to withstand the environment of their intended use, and, if applicable, cleaning products and procedures. Seams on product-contact surfaces will be smoothly bonded or maintained so as to minimize accumulation of particles, dirt, and organic matter.

Equipment in areas where cannabis products are manufactured that don't come into contact with cannabis products, as well as all holding, conveying, and manufacturing systems (including gravimetric, pneumatic, closed, and automated systems) will be constructed so that they may be kept clean and sanitary

Policy Citations: CA BPC 114130.1 (2007); CA BPC 114130.3 (2007); CA BPC 114169(a) (2007); CA BPC114169(b) (2007); CA BPC 114169(d) (2007); CCR 17-01-13 40243(a) (2019); CCR 17-01-13 40243(b) (2019).

**TYPE OF NOTICE**

- ☐ Notice of Application (NOA)
- ☒ Notice of Availability (EIR) *MND*
- ☐ Planning Director (NOITA)
- ☒ Planning Commission
- ☐ Board of Supervisors
- ☐ Zoning Administrator

HEARING DATE N/A
☐ 10-Day ☒ 30-Day ☐ 45-Day

Consent ☐

Public Hearing ☐

Coastal Zone ☐ Yes ☒ No

Coastal Zone Appealable ☐ Yes ☒ No

Applicant

Verdant Futures, LLC  
223-171-001
Record Nos. PLN-12933-CUP

APN No.(s)

Application Date 12/29/2016**CEQA STATUS**

- ☐ CEQA Exempt ☐ NOE Attached ☐ Current Planning ☒ Cannabis ☐ Consultant Y/N
- ☒ CEQA Required ☒ NOD Required ☐ AEIR ☐ Neg Dec (IAND) ☒ MND (IAMND)
- ☐ Addendum ☐ Supplemental ☐ Subsequent

**SEND NOTICE**

- ☒ Applicant ✓
- ☒ Owner ✓
- ☒ Agent ✓ *AG*
- ☒ 300s (attach) *AG*
- ☐ Haul Route
- ☐ Board of Supervisors
- ☐ Clerk of the Board
- ☒ County Recorder (IAND, IAMND, AEIR) ✓
- ☐ Assessor
- ☐ Other (attach list w/names & addresses)
- ☐ Humboldt Bay Harbor District
- ☐ \_\_\_\_\_ School District
- ☐ City of Arcata
- ☐ City of Blue Lake
- ☐ \_\_\_\_\_ Fire District
- ☒ Department of Fish & Wildlife ✓
- ☐ Bear River Band Rancheria
- ☐ Tribal Government
- ☒ NCRWQCB ✓
- ☐ Shelter Cove Prop Owners Assoc
- ☐ Janet Porteous (Shelter Cove only)
- ☐ McKinleyville Senior Center
- ☐ McKinleyville Land Trust
- ☐ McKinleyville Citizen's Advisory Com
- ☐ Eureka Citizen's Advisory Com
- ☐ Coastal Commission
- ☒ CDFA ✓
- ☒ SWRCB ✓

Planner Rodney Yandell, Senior PlannerDate 12/18/2020

Notes:

Clerical Use Only

**Notification**

|                                    | Date Submitted    | Publication Date  | Completed By              |
|------------------------------------|-------------------|-------------------|---------------------------|
| Legal notice newspaper publication | <u>12-18-2020</u> | <u>12-22-2020</u> | <u><i>[Signature]</i></u> |
| Legal notice mailing <i>20</i>     | <u>12-18-20</u>   | <u>12-19-20</u>   | <u><i>[Signature]</i></u> |
| Legal notice posted                | <u>—</u>          | <u>12-18-20</u>   | <u><i>[Signature]</i></u> |

**Fiscal review**

Date \_\_\_\_\_

OK \_\_\_\_\_

Or Invoice \_\_\_\_\_



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

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NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that the County of Humboldt, as Lead Agency, in accordance with the State California Environmental Quality Act (CEQA) Guidelines intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) on the project described below. **This notification is to advise you that the Humboldt County Planning and Building Department will receive public comments on the proposed Mitigated Negative Declaration from December 22, 2020, to January 22, 2021.**

PROJECT TITLE: Bear Canyon Road Project, Record Number: PLN-12933-CUP.

APPLICANT: Verdant Futures, LLC

PROJECT DESCRIPTION: A Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. The proposed 6,000 sq. ft. building will enclose 4,500 sq. ft. of commercial cannabis processing area, and 1,500 sq. ft. of clone rooting space. The 4,000 sq. ft. building will enclose approximately 2,000 sq. ft. of commercial cannabis manufacturing area, and approximately 2,000 sq. ft. dedicated to cold storage of fresh frozen cannabis flower. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. Water will be supplied by Garberville community Service District. Water storage onsite currently consists of two 300-gallon mixing tanks. Proposed is an additional 50,000 gallons of storage in the form of ten 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville CSD when river flows drop below the allowable threshold. There will be a maximum of 24 employees anticipated for operations. Special Permits are also requested for restoration work and minor development within a Streamside Management Area.

PROJECT LOCATION: The project is located in Humboldt County, in the Garberville area, on the west side of Redwood Drive, approximately 400 feet north from the intersection of Bear Canyon Road and Redwood Drive, on the property known as 1560 Redwood Drive.

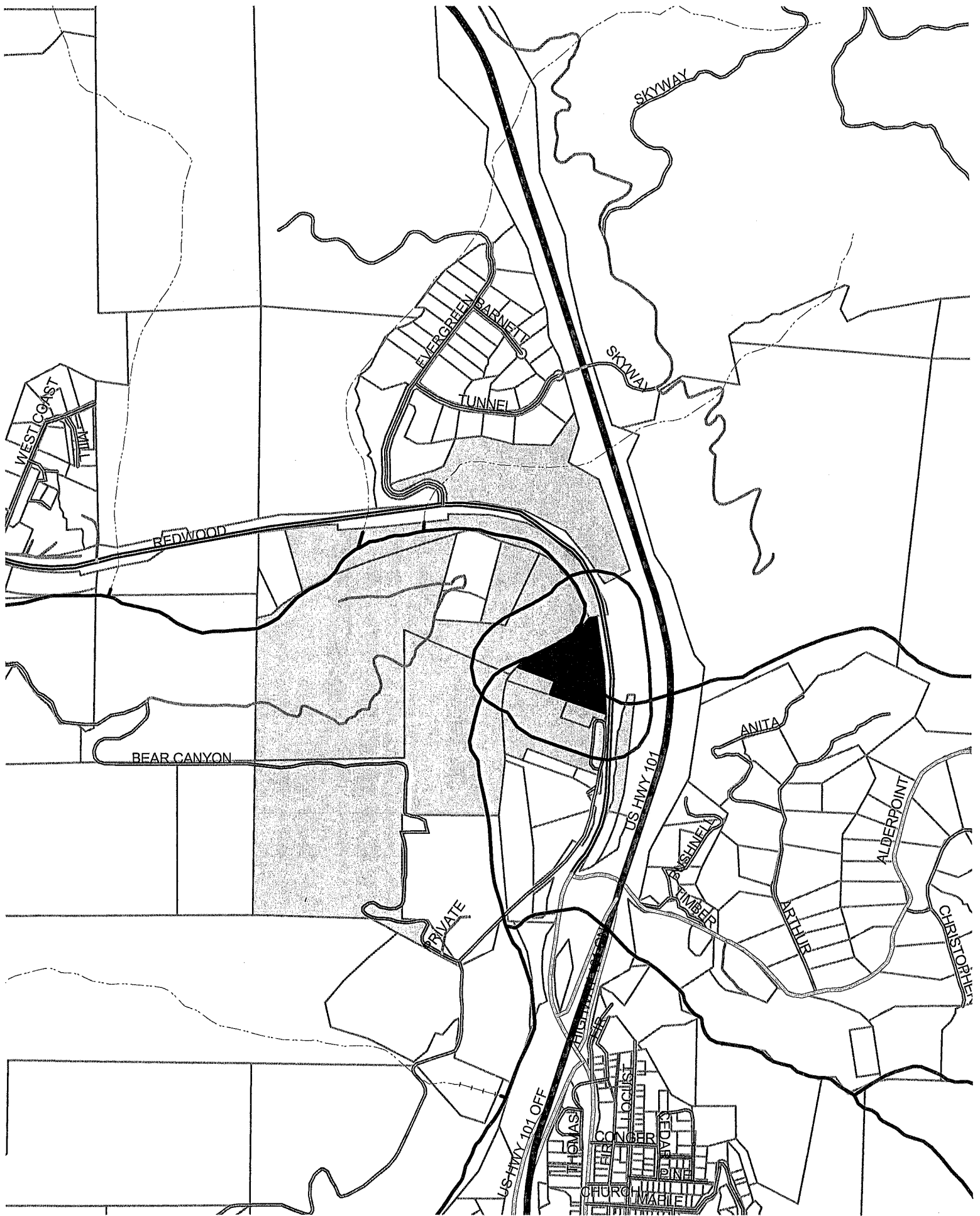
ADDRESS WHERE COPIES OF THE PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY ARE AVAILABLE FOR REVIEW AND WHERE COMMENTS MAY BE MAILED:

**Humboldt County Planning and Building Department**  
**3015 H Street**  
**Eureka, CA 95501**

The project and the proposed Mitigated Negative Declaration will be considered by the Humboldt County Planning Commission at a future public hearing. A separate notice for this hearing will be provided pursuant to Humboldt County Code 312-8 et seq.

Specific questions regarding the proposed project and the draft Mitigated Negative Declaration may be directed to Rodney Yandell, Senior Planner at (707) 445-7541 or ryandell@co.humboldt.ca.us.

December 22, 2020



Highlighted Parcels are in Noticing List

Ziganti Elizabeth A Tr  
Po Box 268  
Garberville, CA 95542

Bovie Maureen A & Gray Gregory S &  
Gerry W Suctr  
C/O Maureen A Bovie  
124 Alta Dr  
Petaluma, CA 94954

Preciado Kyle & Banyaszolan  
Po Bx 2461  
Redway, CA 95560

Com Land I Co  
Po Box 431  
Garberville, CA 95542

Garberville Robertson Ranch Llc  
C/O Arthur Robertson Connick  
47 Blackwood Ct  
Walnut Creek, CA 94596

Schnell Ruth & Anderson Laura Co Tr  
Po Box 5354  
Eureka, CA 95502

Wallan Kenneth & Meredith & Johnson  
Jim & Johnson  
601 Hillcrest Dr  
Garberville, CA 95542

OCCUPANT  
601 BEAR CANYON RD  
GARBERVILLE, CA 95542

OCCUPANT  
830 BEAR CANYON RD  
GARBERVILLE, CA 95542

OCCUPANT  
881 BEAR CANYON RD  
GARBERVILLE, CA 95542

OCCUPANT  
1490 REDWOOD DR  
REDWAY, CA 95542

Verdant Futures, LLC  
Jomra Kan  
6728 London Drive  
Eureka, CA 95503

Schnell Eugene A Jr & Leana S Tr  
Po Box 5354  
Eureka, CA 95502

Whitchurch Engineering  
610 9th Street  
Fortuna, CA 95540

Humboldt County Recorder  
Kelly E. Sanders  
825 5th Street #5  
EUREKA, CA 95501

CALIFORNIA DEPT OF FISH & WILDLIFE  
619 SECOND ST  
EUREKA, CA 95501

NORTH COAST REGIONAL WATER  
QUALITY CONTROL BOARD  
5550 SKYLINE BLVD SUITE A  
SANTA ROSA, CA 95403

California Department of Food and  
Agriculture  
1220 N Street  
Sacramento, CA 95814

CALIFORNIA STATE WATER RESOURCES  
CONTROL BOARD  
1001 I Street  
Sacramento, CA 95814

California Dept of Transportation  
Gravel Pit  
PO BOX 3700  
EUREKA, CA 95502

## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

| Referral Agency                                  | Response | Recommendation       | Location |
|--|----------|----------------------|----------|
| Building Inspection Division                     |          | No response          |          |
| Division Environmental Health                    | ✓        | Conditional Approval | Attached |
| Public Works, Land Use Division                  | ✓        | Approved             | Attached |
| Humboldt County Sheriff                          | ✓        | Approved             | Attached |
| CalFIRE  | ✓        | Approved             | Attached |
| California Department of Fish & Wildlife         | ✓        | Conditional Approval | Attached |
| District Attorney                                |          | No response          |          |
| Code Enforcement                                 |          | No response          |          |
| Garberville Sanitary District                    | ✓        | Conditional Approval | Attached |
| Southern Humboldt Joint Unified School District  |          | No response          |          |
| NWIC   |          | No response          |          |
| Garberville Volunteer Fire Department            |          | No response          |          |
| Bear River Band                                  | ✓        | Conditional Approval | On file  |
| North Coast Regional Water Quality Control Board |          | No response          |          |
| NCUAQMD  |          | No response          |          |
| Division of Water Rights                         |          | No response          |          |
| Intertribal Sinkyone Wilderness Council          |          | No response          |          |

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**PLN-12933-CUP** 

Verdant Futures, LLC- 7,200 sf nursery, ma...  
A Conditional Use Permit for a commercial c...

**STATUS**

> **Staff Report**  
11/17/2020 by Rodney Yandell

**LOCATION**

> 1560 F  
Redwa

## Summary

## Project Description

## Workflow

## 1 Referral Assignments

## 2 Planning Information

## 3 GP / Zoning Information

## 4 CEQA

## 5 Cannabis

## Project Tracking

## 6 Referral Task Log (2)

## Fee (2)

## Payment

**Workflow History (65)**

## Comments (9)

Cancel

Help

|                               |  |   |
|-------------------------------|--|---|
| Task                          | Due Date   | Assigned Date   |
| PW Land Use                   | 02/01/2019   | 01/22/2019  |
| Assigned to Department        | Assigned to  | Status  |
| Public Works Department       | Ken Freed  | Approved  |
| Action by Department          | Action By  | Status Date   |
| Public Works Department       | Ken Freed  | 01/22/2019  |
| Start Time                    | End Time   | Hours Spent   |
|                               |  | 0.0   |
| Billable                      | Overtime   | Comments  |
| No                            | No   |   |
| Time Tracking Start Date      | Est. Completion Date                                       | In Possession Time (hrs)                                  |
| Display E-mail Address in ACA | <input checked="" type="checkbox"/> Display Comment in ACA | Comment Display in ACA                                    |
| No                            |  | <input checked="" type="checkbox"/> All ACA Users         |
|                               |  | <input checked="" type="checkbox"/> Record Creator        |
|                               |  | <input checked="" type="checkbox"/> Licensed Professional |
|                               |  | <input checked="" type="checkbox"/> Contact               |
|                               |  | <input checked="" type="checkbox"/> Owner                 |
| Estimated Hours               | Action   | Workflow Calendar   |
| 0.0                           | Updated  | Workflow Blockout   |

**PLN-12933-CUP**

Verdant Futures, LLC- 7,200 sf nursery, ma...  
A Conditional Use Permit for a commercial c...

**STATUS**

> Staff Report  
11/17/2020 by Rodney Yandell

**LOCATION**

> 1560 Redway, C  
Redway, C

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (2)

Payment

**Workflow History (65)**

Comments (9)

Cancel

Help

Task  
SheriffDue Date  
02/08/2019

Assigned Date

Assigned to Department  
Sheriff

Assigned to

Status  
ApprovedAction by Department  
SheriffAction By  
Sheriff Humboldt CountyStatus Date  
01/29/2019

Start Time

End Time

Hours Spent  
0.5Billable  
NoOvertime  
NoComments  
Misdemeanors only for applicant/owner

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

Display E-mail Address in ACA  
No☒ Display Comment in ACAComment Display in ACA  
☒ All ACA Users☒ Record Creator☒ Licensed Professional☒ Contact☒ OwnerEstimated Hours  
0.0Action  
UpdatedWorkflow Calendar  
Workflow Blockout

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

The Department has no comment at this time.

Suggested conditions attached.

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

Recommend denial.

Other comments.

Date:

Name:

**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**



**California Department of Fish and Wildlife**  
**CEQA: Project Referral Comments**

|   |  |                         |                         |
|---|--|-------------------------|-------------------------|
| Applicant: Kan - Verdant Futures LLC                                      |  | Date: 11/15/2019        |                         |
| APPS No.: 12933   | APN: 223-171-001   | DFW CEQA No.: 2019-0049 | Case No.: PLN-12933-CUP |
| <input checked="" type="checkbox"/> New <input type="checkbox"/> Existing | Proposed: 7,200SF Mixed-light Nursery and 6,000SF Processing and Manufacturing Building. |                         |                         |

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code Section 21000 *et seq.*). These comments are intended to assist the Lead Agency in making informed decisions early in the planning process.

**Please provide the following information prior to Project Approval:** *(All supplemental information requested shall be provided to the Department concurrently)*

- ☒ Aerial imagery, and onsite observation suggest that grading and tree removal have occurred on parcel post 2016 for the purpose of cannabis cultivation activities. A majority of this activity occurred in the Streamside Management Area of a Tributary to the South Fork Eel River and the mainstem South Fork Eel River, a Class I stream that supports multiple State and federally listed salmonids in addition to amphibian and reptile species of special concern. In response to this activity, the applicant has submitted a Cannabis Permitting Restoration and Monitoring Plan to the Department for review and comments. In summary, the Plan includes revegetation of the SMA buffer and invasive species management within the property boundary. Provided that the Project is located in a biologically sensitive area that contains habitat for many species of special concern, CDFW recommends the County implement this plan immediately (and prior to the extension of the interim permit for this parcel), to mitigate for the impacts associated with this unpermitted activity.
- ☒ Aerial imagery analysis and onsite observation suggests the cultivation area(s) have been expanded and that substantial grading has occurred prior to Project approval and post CEQA baseline. CDFW requests more information from the County Planning Department regarding the issuance of an Interim Permit, prior to adequate analysis of baseline conditions. CDFW seeks clarification on the issuance of a 2018 Interim Permit for 6,400SF, as requested by the applicant, to the issuance of an Interim Permit for 8,000SF in June of 2019. Further, CDFW seeks clarification on how the Interim Permit for Outdoor can be applied to the Project, when the application is for a cannabis nursery.
- ☒ The proposed project description states that power is provided by PG&E. However, as of October 2019, PG&E power is inaccessible to the parcel due to the absence of infrastructure. The current power source is provided by generators that lack noise containment. Provided the location of the cultivation operations in proximity to sensitive habitat areas such as the South Fork Eel River and its tributary, CDFW recommends a Noise Attenuation Plan be required by the County as a condition of Interim or Final Project approval.
- ☒ Aerial imagery suggests that full-sun outdoor cultivation was the primary cultivation method utilized prior to the CEQA baseline. CDFW requests adherence to the CEQA baseline conditions until the final permit is approved by the County and California Department of Food and Agriculture.

- ☒ A qualified biologist has conducted a 2019 Biological Habitat Assessment Report (Report) for the Project site. CDFW requests that the County observe and apply the recommendations provided in the Report throughout the permit application process and incorporate these recommendations as conditions of interim or final permit approval.
- ☒ Artificial lighting can result in substantial light pollution effects on wildlife that include disruption of circadian rhythms and suppressed immune response, changes in foraging behavior, altered navigation, altered predator-prey relationships, impacts on reproduction, and phototaxis. To minimize impacts to sensitive species, potentially affected by this Project, CDFW requests, as a condition of Project approval, a Light Attenuation Plan be submitted, approved (in consultation with CDFW), and implemented prior to the current or future use of lights as applicable to the Project. All artificial light used for cannabis cultivation, including indoor cultivation, mixed-light cultivation, and auxiliary activities (e.g. ancillary nurseries, processing facilities, etc.), shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
- ☒ To minimize the risk of wildlife entrapment, CDFW requests, as a condition of Project approval, the prohibition of synthetic netting (e.g., plastic or nylon) including photo or biodegradable plastic netting for the purpose of erosion control and/or cultivation operations. CDFW recommends that alternatives such as geotextiles, fiber rolls, and other erosion control measures be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
- ☒ The environmental impacts of improper waste disposal are significant and well documented. CDFW requests, as a condition of Project approval, that all refuse be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
- ☒ That all imported soil located onsite be fully contained and setback a minimum of 150ft from the high-water mark of watercourses and/or wet areas; and that all discarded soil and trash present onsite be removed and properly disposed of at a waste management facility on an on-going basis.
- ☒ Floodplains are an important physical and biological part of riverine ecosystems. All rivers flood, and flooding is a natural and recurring event in river systems. Development in floodplains often eliminates benefits of natural flooding regimes such as deposition of river silts on valley floor soils and recharging of wetlands. Allowing non-essential development and habitat conversion in floodplains will result in degradation of riverine and riparian habitats and negatively impact the fish and wildlife species that depend upon them. CDFW is especially concerned with maintaining the floodplain and riparian habitat along the South Fork Eel River because of the significant biological values the River has for numerous State and federally listed or otherwise sensitive species. To best protect California's riverine and riparian habitats, CDFW believes it is wise public policy to maintain and restore floodplain functions and to prevent, whenever practicable, the development of residential and commercial structures in areas that are not already protected by existing levee systems. CDFW recommends the project be redesigned to keep permanent structures and

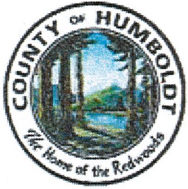
associated equipment and materials (e.g. generators, fuel, fans, imported soil, etc.) out of the 100-year floodplain (i.e. structurally elevated or relocated).

- ☒ Due to the proximity of the project in relation to the floodplain of the South Fork Eel River, CDFW requests that all hazardous or toxic materials deleterious to fish be stored in a proper facility when not in direct use. In addition, CDFW requests that the storage facility along with fuel storage be designed and constructed such that the facility is above the elevation of flood inundation.
- ☒ This project has the potential to affect sensitive fish and wildlife resources such as Cooper's Hawk (*Accipiter cooperii*), Little Willow Flycatcher (*Empidonax traillii brewsteri*), American Peregrine Falcon (*Falco peregrinus anatum*), Osprey (*Pandion haliaetus*), Pallid Bat (*Antrozous pallidus*), Northern Goshawk (*Accipiter gentilis*), Yellow Breasted Chat (*Icteria virens*), Great Blue Heron (*Ardea Herodias*), Chinook Salmon (*Oncorhynchus tshawytscha*), Coho Salmon (*O. kisutch*), Steelhead Trout (*O. mykiss*), Coastal Rainbow Trout (*O. mykiss irideus*), Pacific Lamprey (*Entosphenus tridentatus*), Foothill Yellow-legged Frog (*Rana boylei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Red-bellied Newt (*Taricha rivularis*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project.

Sincerely,

California Department of Fish and Wildlife  
619 2nd Street  
Eureka, CA 95501



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

1/18/2019

**Project Referred To The Following Agencies:**

AG Commissioner, Code Enforcement, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, Garberville:CSD, Garberville:FPD, RWQCB, NCUAQMD, Southern Humboldt Joint Unified:School District, Cal Fish & Wildlife, CalFire, Bear River Band, Intertribal Sinkiyone Wilderness Council, NWIC, SWRCB- Division of Water Rights:Other

**Applicant Name** Key Parcel Number 223-171-001-000

**Application (APPS#)** PLN-12933-CUP Historic Planning **Assigned Planner** Meghan Ryan

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:** 2/2/2019

Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** 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: Applicant needs to fill out Garberville Sanitary District Application for Agriculture Meter and pay connection fee or water service will be disconnected.

DATE: 1/29/19 PRINT NAME: Ralph Emerson