



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

---

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

Hearing Date: April 15, 2021

To: Humboldt County Planning Commission

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

Subject: **Open Circle, LLC Conditional Use Permit**  
Record Number: PLN-13398-CUP  
Assessor's Parcel Number (APN): 077-202-025  
3188 Redwood Drive, Redway

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Please contact Christopher Alberts, Planner II, at 707-268-3771 or by email at calberts@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
April 15, 2021	Conditional Use Permit	Christopher Alberts

**Project Description:** A Conditional Use Permit to convert an existing two-story 4,216-square-foot bar establishment into a cannabis dispensary and a juice bar with an onsite cannabis consumption area. The project also involves the continual use of the existing onsite caretaker's residence. Water for the project will be provided by the Redway Community Services District (RCSD). The applicant is proposing a maximum of eight (8) employees. There is a total of twenty-one (21) existing parking spaces onsite. Power for the project will be provided by P.G.&E.

**Project Location:** The project is located in Humboldt County, in the Redway area, on the Southwest side of Redwood Drive, approximately 260 feet from the intersection of Redwood Drive and Redway Drive on the property known as 3188 Redwood Drive, Redway.

**Present Plan Land Use Designations:** Commercial Recreation (CR), 2017 General Plan, Density: N/A, Slope Stability: Moderate Instability (2)

**Present Zoning:** Community Commercial (C-2)

**Record Number:** PLN-13398-CUP

**Assessor's Parcel Number:** 077-202-025

**Applicant**

Open Circle, LLC  
Eryn Snoggrass  
PO Box 413  
Whitethorn, CA 95589

**Owners**

Brass Rail Bar & Grill LLC Co  
PO Box 5354  
Eureka, CA 95502

**Agent**

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

**Environmental Review:** CEQA Exemption Section: 15301-Existing Facilities.

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

**Major Issues:** None

**Open Circle, LLC**  
Record Number: PLN-13398-CUP  
Assessor's Parcel Number: 077-202-025

**Recommended Commission Action**

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

*Find that the Planning Commission has considered the project Categorically Exempt (CEQA Exemption Section: 15301- Existing Facilities), make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Open Circle, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions*

**Executive Summary:** A Conditional Use Permit to convert an existing two-story 4,216-square-foot bar establishment into a cannabis dispensary and a juice bar with an onsite cannabis consumption area. The applicant is also proposing to utilize the existing care takers unit on the second floor of the bar establishment for management staff. The site is designated as Commercial Recreation (CR) in the Humboldt County 2017 General Plan Update and zoned Community Commercial (C-2). Water for the project will be provided by the Redway Community Services District (RCSD). The applicant is proposing a maximum of eight (8) employees. There is a total of twenty-one (21) existing parking spaces onsite. Power for the project will be provided by P.G.&E.

**Water Resources**

Water for irrigation will be provided by the Redwood Community Services District (RCSD). The applicant submitted a "Intent to Serve Letter" from the Redway Community Services District dated May 21, 2019. According to the serve letter RCSD, the water will be used for drinking, sanitary purposes and facility cleaning only. All manufacturing byproducts, cannabis waste material, alcohol solvents, hydrosols and residuals will be kept out of the Redway CSD sanitary sewer. The applicant shall commit to observing the District's Water Shortage Contingency Plan regarding water shortages when such conditions are in effect. The letter also states RCSD's commitment to provide fire flow services to Applicant's project is limited to the storage and pressure conditions existing in the District distribution system. Current conditions allow delivery for of 120 minutes fire flow of 740 gallons per minutes. At full build out, available fire flow may be reduced to 625 gallons per minutes for 120 minutes. The subject project has secured approval for fire flow requirements form local public agency having jurisdiction over fire protection standards in the region. According to the RCSD, failure to meet the above conditions will invalidate this intent-to-serve-letter. Failure to maintain the conditions found within the Intent-to-serve will result in termination of the service pursuant to the RCSD District's Water Ordinance and Sewer Ordinances. The project is conditioned for the applicant to adhere to the Intent-to-Serve from the RCSD dated May 21, 2019.

**Biological Resources**

The California Natural Diversity Database (CNDDDB) indicates there is a rare and endangered species onsite known as the North American porcupine and the western bumble bee. The parcel is developed with existing facilities and zoned for industrial use; therefore, it is highly unlikely for the species to be impacted by the proposed project. The nearest Northern Spotted Owl (NSO) activity Center is located approximately 1.85 miles northwest from the project site and the nearest NSO observation is mapped approximately 1.54 miles west from the project site. All cannabis dispensary activities and non-volatile manufacturing activities will occur within existing enclosed structures; therefore, it is unlikely the project will have an impact on NSO's.

## **Cannabis Dispensary**

The proposed project will allow for retail dispensary activities of medical cannabis to consumers. Cannabis retail to consumers activities will occur within a 920 square foot room located on the first floor of the existing 4,216-square-foot building. The type of products the proposed dispensary will be distributing include: raw juice blends, edibles, tinctures, topicals, bath infusions, ancillary cannabis cosmetics/pharmaceuticals, concentrates, raw flower, vaporization technology, smoking devices and nursery stock. The project will receive and transport cannabis products from licensed distribution facilities. All consumers are required to provide an identification card or drivers license in order to verify age prior to entering the dispensing area. All buying and selling of product is restricted to established members of the collective. All staff members will be properly educated and trained on all cannabis-related material and information. The applicant is proposing to distribute fresh juice, kombucha, and cannabis infused drinks from the existing bar located within the existing bar establishment. The applicant is also proposing to utilize the patio located behind the bar establishment as a cannabis and juice consumption area. All products sold at the juice bar will be purchased from an offsite licensed manufacture and distributor.

## **Access/ Parking**

Access to the site is directly off a paved County-maintained public road (Redwood Drive). The driveway areas and parking areas are all paved. The applicant submitted a *Parking Lot Map* which indicates there are twenty-one (21) proposed parking spaces for the project. There are fourteen (14) onsite parking spaces and seven (7) street parking spaces located perpendicular to the Redwood Drive right-of-way along the eastside of the parcel. The applicant will be designating five (5) parking spaces as order pickup. The proposed project has an existing 373-square-foot parking area. The proposed *Parking Lot Map* also includes a 72-square-foot ADA parking and a delivery zone. The applicant anticipates hiring a maximum of eight (8) employees, in which a maximum of 4 employees working per shift. Staff believes there will be sufficient parking for the proposed project. There are two (2) 460-square-foot loading zones located near the ADA zone identified on the *Parking Lot Map*.

## **Employees**

There will be a maximum of eight (8) employees working onsite. There will be two (2) working shifts, with a maximum of 4 employees per shift who will be working at the medical cannabis facility. The hours of operation will be from 10:00 am to 7:00 pm during the days of Monday-Saturday. There is twenty-one (21) parking spaces being proposed onsite.

## **Security**

The applicant submitted a Security Plan found within the Operations Plan prepared by Ag Dynamix dated September 2, 2020. The Security Plan includes measures to prevent loss and diversion of cannabis products, ensure safety, and implementation of a tracking system to account for products throughout the chain of distribution. Security features of the proposed facility will reduce criminal activities and would include the following measures: exterior lighting, alarms, security cameras, and optional hardening measurers. The applicant is also proposing to utilize the existing care takers unit on the second floor of the bar establishment for management staff as an additional security measure.

All of the proposed activities will occur in an existing building and the project is therefore categorically exempt from the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends that the Planning Commission describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

**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.

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

**Resolution Number 21-  
Record Number PLN-13398-CUP  
Assessor's Parcel Numbers: 077-202-025**

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

**WHEREAS, Open Circle, LLC,** submitted an application and evidence in support of approving a Conditional Use Permit for Record No, PLN-13398-CUP. Permit requested includes a Conditional Use Permit for a cannabis dispensary and juice bar with an onsite consumption area.

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

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

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

<b>1.</b>	<b>FINDING:</b>		<b>Project Description:</b> The application seeks a Conditional Use Permit to convert an existing two-story 4,216-square-foot bar establishment into a cannabis dispensary and a juice bar with an onsite cannabis consumption area.
	<b>EVIDENCE:</b>	a)	Project File: PLN-13398-CUP
<b>2.</b>	<b>FINDING:</b>		<b>CEQA:</b> The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the project Categorically Exempt (CEQA Exemption Section: 15301- Existing Facilities).
	<b>EVIDENCE:</b>	a)	The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
			<b>FINDINGS FOR CONDITIONAL USE PERMIT</b>
<b>3.</b>	<b>FINDING</b>		The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

	<b>EVIDENCE</b>	a)	Medical cannabis Dispensaries are a conditionally permitted use in zone districts C-1, C-2, C-3, MB, ML, and MH. The proposed cannabis dispensary is within land planned and zoned for retail purposes, consistent with the use of Open Space land for managed production of resources. The use of a developed commercial parcel for retail of cannabis products 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>4.</b>	<b>FINDING</b>		The proposed development is consistent with the purposes of the existing C-2 zone in which the site is located.
	<b>EVIDENCE</b>	a)	The Community Commercial or C-2 Zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience.
		b)	Retail and Caretaker's Residence uses are principally permitted in the C-2 zone. Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-2 zone, require Conditional Use Permit.
		c)	The location of the of all project elements meet the setback requirements for the C-2 zone.
		d)	15 parking standard spaces are required based on a maximum of 8 employees, a 2,042 square foot retail space (3 employees), a 216 square foot office (1 employee), a 561 square foot residential (1 employee). 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 21 standard parking spaces, two ADA spaces, and one loading space to service the cannabis dispensary facility shown on the site plan.
		e)	The parcel was created per approved business license for Brass Bar and Grill.
		f)	Humboldt County Code section 314-55.3.8.2 allows dispensary activities subject to a Conditional Use Permit in the C-2 zone. Humboldt County Code section 55.4.10.5 allows onsite cannabis consumption as an accessory use at a Medical Cannabis Dispensary subject to approval of a Use Permit. The applicant is seeking a medical cannabis dispensary that includes a juice bar, onsite cannabis consumption, and a caretaker's residence.
<b>5.</b>	<b>FINDING</b>		The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.
	<b>EVIDENCE</b>	a)	The CMMLUO allows medical cannabis dispensaries and onsite consumption to be permitted in areas zoned C-2 (HCC 314-55.3.8.2, 314-55.4.10.5.

		b)	The project will obtain water from the Redway Community Services District (RCSD).
		c)	Access to the site is directly off a paved County-maintained public road (Redwood Drive).
		d)	The location of the medical cannabis dispensary activities will take place in existing facilities which complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 from any property line, more than 300 feet from any off-site residence, more than 600 feet from any school, church, public park or Tribal Cultural Resource.
<b>6.</b>	<b>FINDING</b>		The operation of a medical cannabis dispensary 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.
	<b>EVIDENCE</b>	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 was previously operated in compliance as a bar. The proposal to operate a medical cannabis dispensary 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)	The project will obtain water from the Redway Community Services District (RCSD).
<b>7.</b>	<b>FINDING</b>		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.
	<b>EVIDENCE</b>	a)	The parcel is included in the housing inventory of Humboldt County's 2019 Housing Opportunity Zones. The project includes an existing use for a caretaker's residence that will continue to be utilized for the proposed project. Therefore, the project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.



## DECISION

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

- Adopt the findings set forth in this resolution; and
- Approve the Open Circle, LLC. Conditional Use Permit, Case No. CUP17-001 (Application Number PLN-13398-CUP) subject to the conditions in Attachment 1.

Adopted after review and consideration of all the evidence on April 15, 2021.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

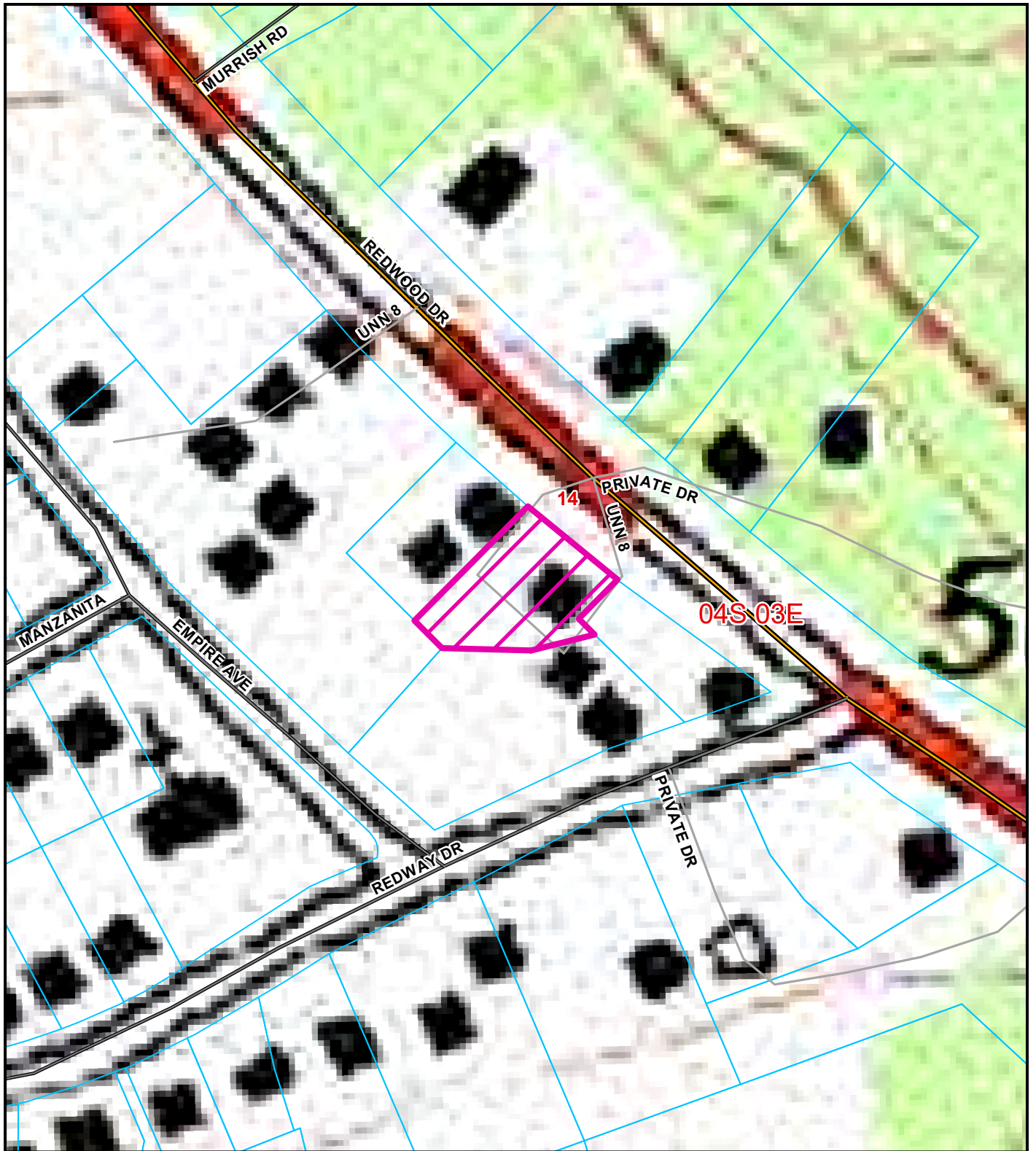
ABSTAIN: COMMISSIONERS:

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 H. Ford, Director  
Planning and Building Department



**TOPO MAP**  
**PROPOSED OPEN CIRCLE, LLC , ERYN SNODGRASS**  
**REDWAY AREA**

**CUP-17-001; SP-17-002**

**APN: 077-202-025-000**

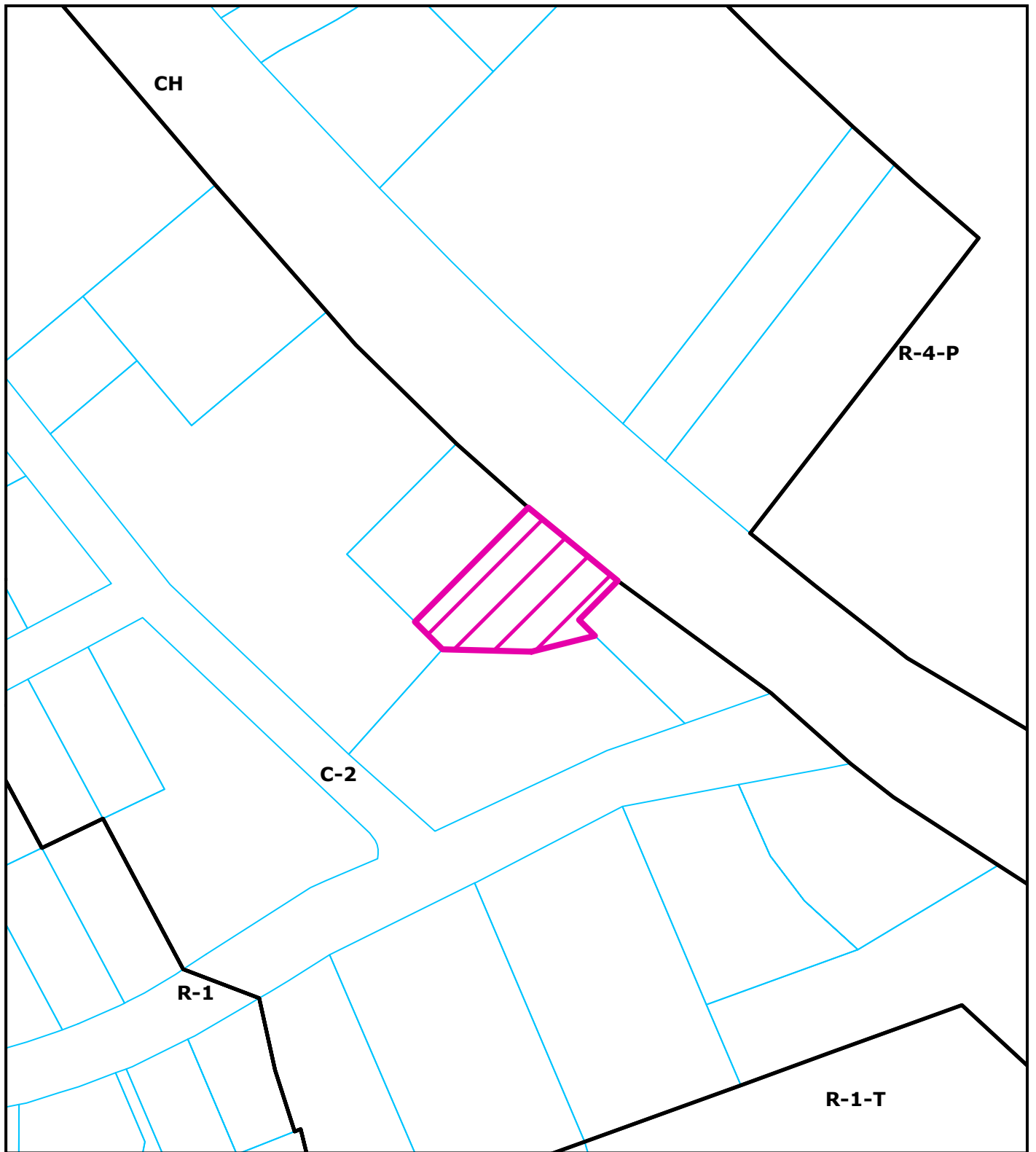
**T04S R03E S14 HB&M (GARBERVILLE)**

**Project Area =** 

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

0 155 310 Feet





**Project Area =**

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

**ZONING MAP**  
**PROPOSED OPEN CIRCLE, LLC , ERYN SNODGRASS**  
**REDWAY AREA**  
**CUP-17-001; SP-17-002**  
**APN: 077-202-025-000**  
**T04S R03E S14 HB&M (GARBERVILLE)**

0

155

310

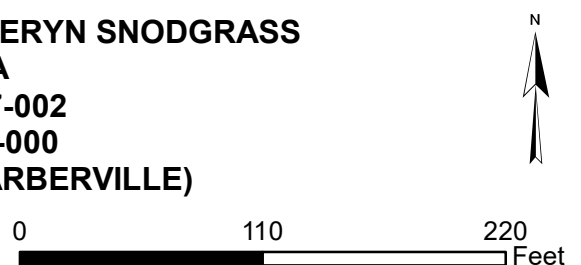
Feet



Project Area = 

**AERIAL MAP**  
**PROPOSED OPEN CIRCLE, LLC , ERYN SNODGRASS**  
**REDWAY AREA**  
**CUP-17-001; SP-17-002**  
**APN: 077-202-025-000**  
**T04S R03E S14 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.





# BRASS RAIL BAR & GRILL LL CO

## CONDITIONAL USE PERMIT APPLICATION

### 3188 REDWOOD DRIVE

### REDWAY, CA 95560

### APN 077-202-025

RECEIVED  
SEP - 8 2017  
Planning Division

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PLOT PLAN
SHEET 3	EXISTING FIRST FLOOR PLAN
SHEET 4	EXISTING SECOND FLOOR PLAN
SHEET 5	PROPOSED FIRST FLOOR PLAN
SHEET 6	PROPOSED SECOND FLOOR PLAN
SHEET 7	EXISTING ELEVATIONS
SHEET 8	PROPOSED ELEVATIONS

PROJECT INFORMATION

APPLICANT: BRASS RAIL BAR & GRILL LLC CO  
P.O. BOX 565  
REDWAY, CA 95560

PROPERTY OWNER: BRASS RAIL BAR & GRILL LLC CO  
P.O. BOX 565  
REDWAY, CA 95560

AGENT: TESSA MEGHETTI  
AGT/MAN/  
732 5TH STREET  
EUREKA, CA 95501

PROJECT LOCATION: 3188 REDWOOD DRIVE  
REDWAY, CA 95560

APN: 077-202-025

ACRES: .30

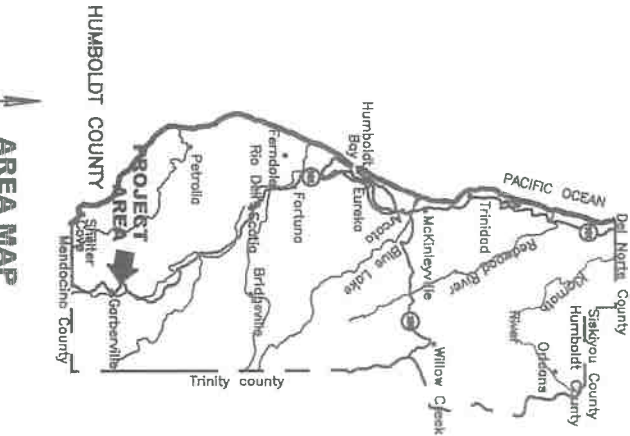
PLAN: CG (GRBP)

ZONE: U

SETBACKS:  
FRONT: NONE  
REAR: 15'  
SIDES: NONE

MAXIMUM GROUND COVERAGE: NONE

MAXIMUM BUILDING HEIGHT: 75'



- NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
  2. PROPERTY LINES ARE APPROXIMATE. THIS IS NOT A BOUNDARY SURVEY.
  3. UTILITIES ARE NOT SURVEYED. CONTRACTOR IS TO VERIFY THE EXISTENCE OR ABSENCE OF UTILITIES AND THE EXACT LOCATIONS PRIOR TO CONSTRUCTION.
  4. EDGE OF SLOPE AND SITE FEATURES NOT FIELD VERIFIED. PROVIDED BY OWNER. CONTRACTOR TO VERIFY SITE FEATURES IN CONSTRUCTIONS PLANS AND OR BEFORE CONSTRUCTION BEGINS.
  5. IMAGE SHOWN HEREON IS FROM GOOGLE.

CONCEPTUAL PLOT PLAN- NOT FOR CONSTRUCTION

DRAWN: GCG				BRASS RAIL BAR & GRILL LLC CO CONDITIONAL USE PERMIT APPLICATION				NO.				HISTORY / REVISION				BY				CHK.				DATE				LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054    www.lacoassoc.com			
CHECK: MR																															
APPROVED: DRAFT				COVER SHEET																											
DATE: 2/2/17				BRASS RAIL BAR & GRILL LLC CO																											
JOB NUMBER: 8624.00				3188 REDWOOD DRIVE, REDWAY, CA 95560, APN 077-202-025																											
SHEET: 1																															



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SEP 22 2017  
CUP Open Circle, E.C. BOX 555 REDWAY, CA 95560  
Permitting Division

GRAPHIC SCALE MEASURES 1 INCH  
ON FULL-SIZE PLANS.

DRAWN: CRR/OS		PERMIT FOR MEDICAL CANNABIS DISPENSARY PLOT PLAN		NO.		HISTORY / REVISION		BY		CHK.		DATE	
CHECK: CRR/OS		BRASS RAIL BAR & GRILL LLC CO		1									
APPROVED: DRAFT		CUP Open Circle, E.C. BOX 555 REDWAY, CA 95560		April 15, 2021									
DATE: 2/1/17													
JOB NUMBER: 8624100													
SHEET: 1													

# LACO

EUREKA • UKIAH • SANTA ROSA

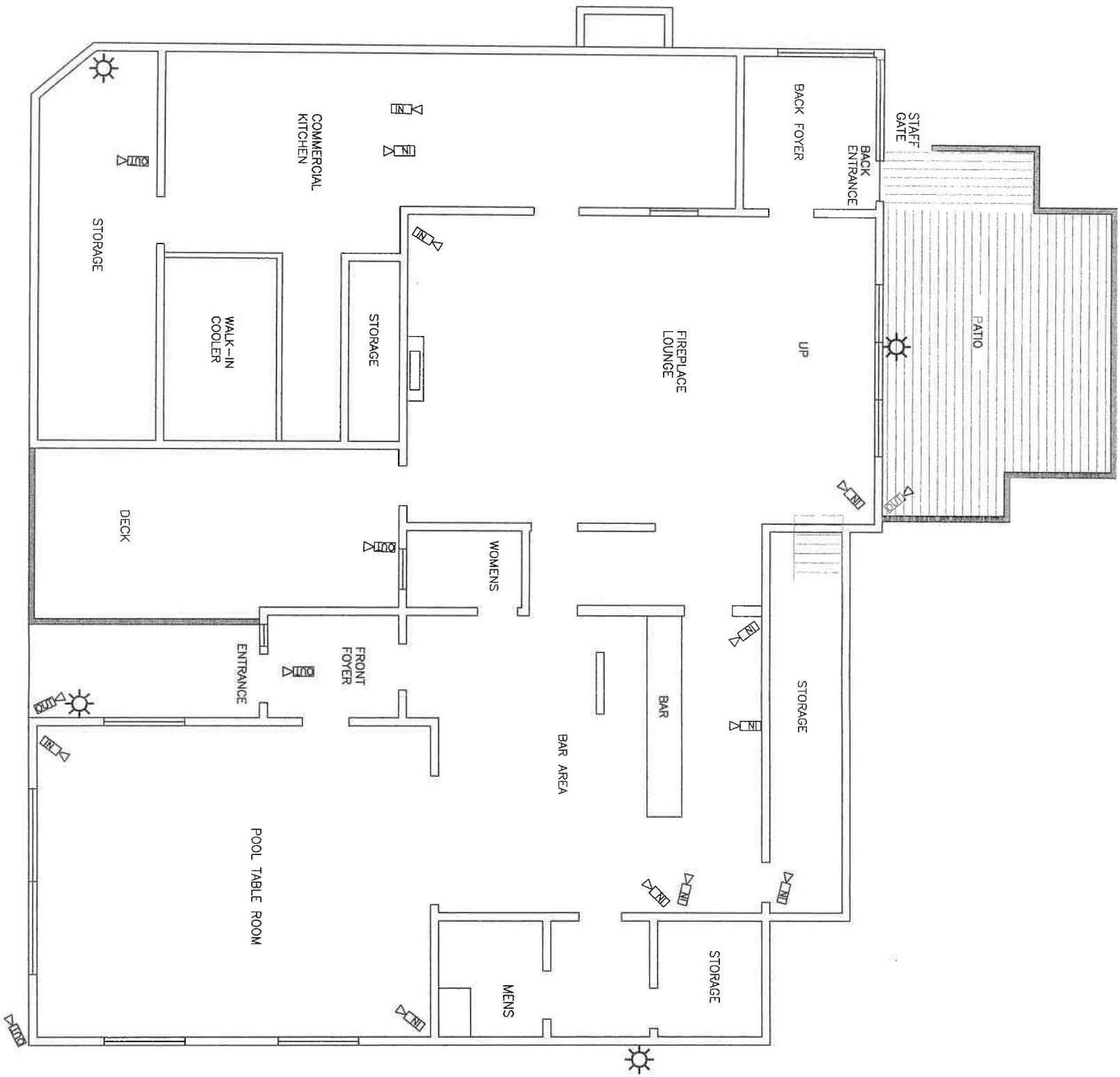
1-800-515-5054 www.lacoassociates.com

DRAFT

Page 14



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FIRST FLOOR EXISTING

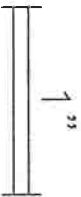
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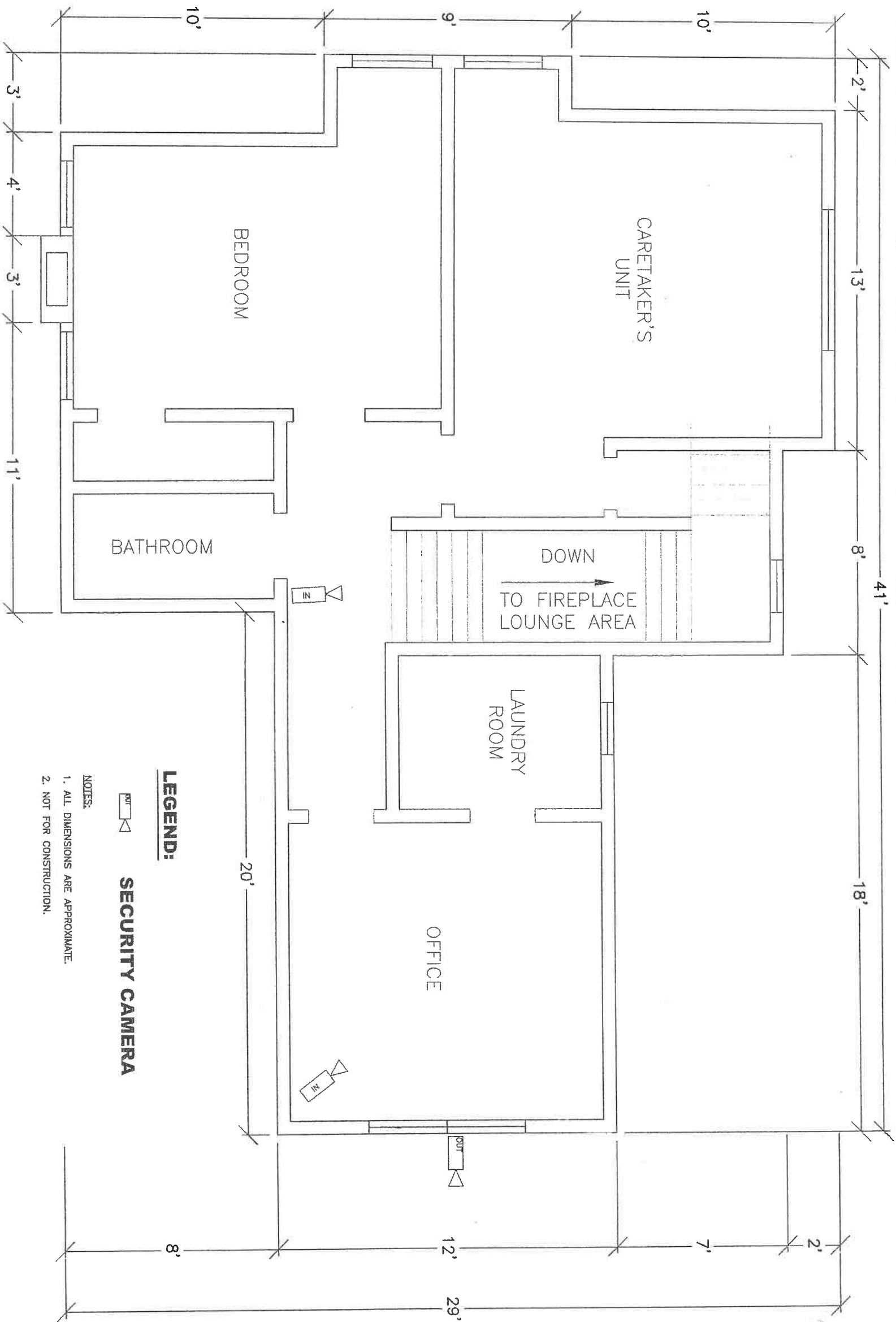
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SEP-8 2017  
1:29 PM

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. NOT FOR CONSTRUCTION.



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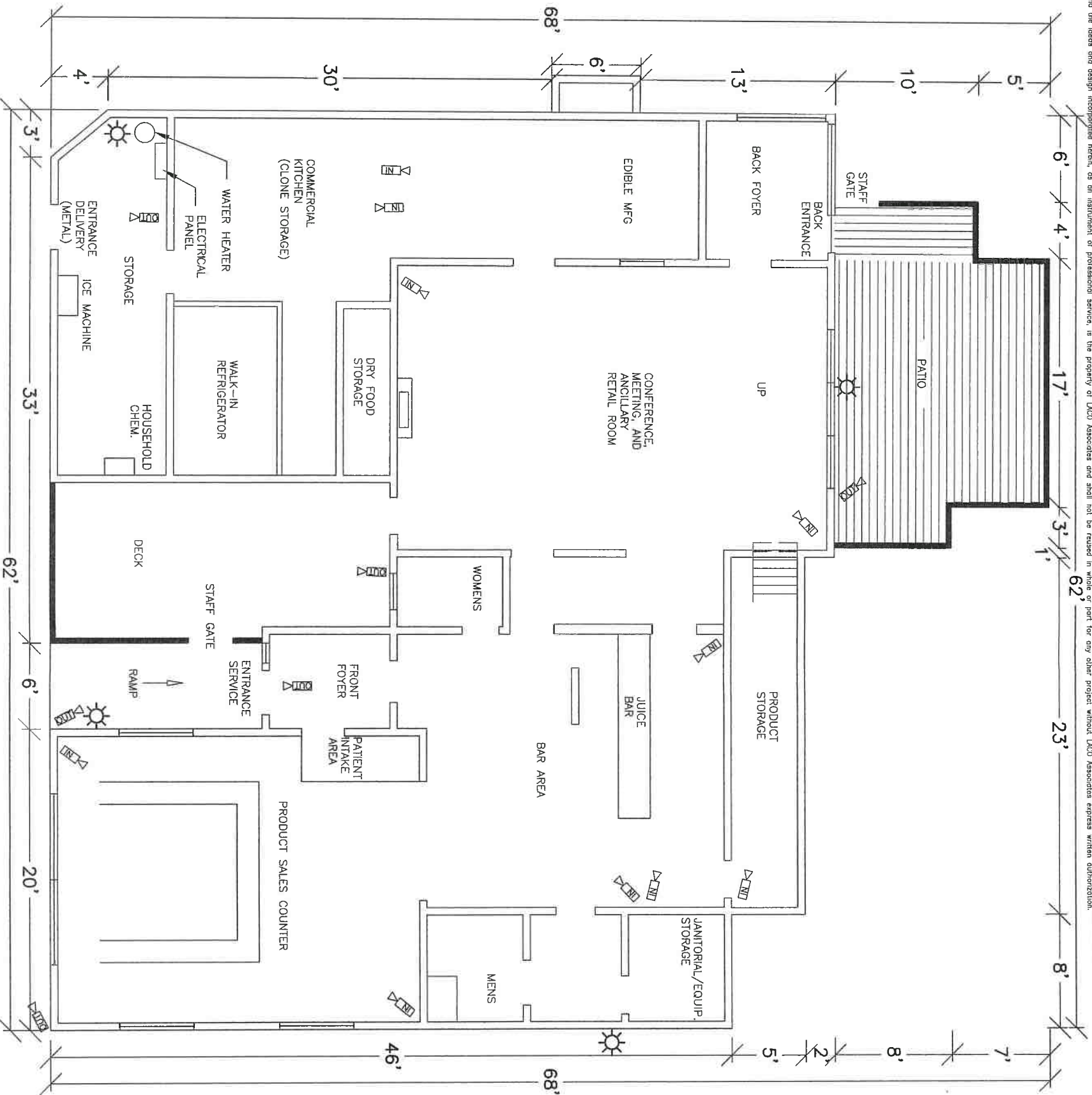
SECOND FLOOR EXISTING

SCALE: 1/4" = 1'





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FIRST FLOOR PROPOSED

SCALE: 1/8" = 1'

LEGEND:

- SECURITY CAMERA
- SECURITY LIGHT

NOTES:

- 1. ALL DIMENSIONS ARE APPROXIMATE.
- 2. NOT FOR CONSTRUCTION.



NO.	HISTORY / REVISION	BY	CHK.	DATE

BRASS RAIL BAR & GRILL LLC CO  
CONDITIONAL USE PERMIT APPLICATION

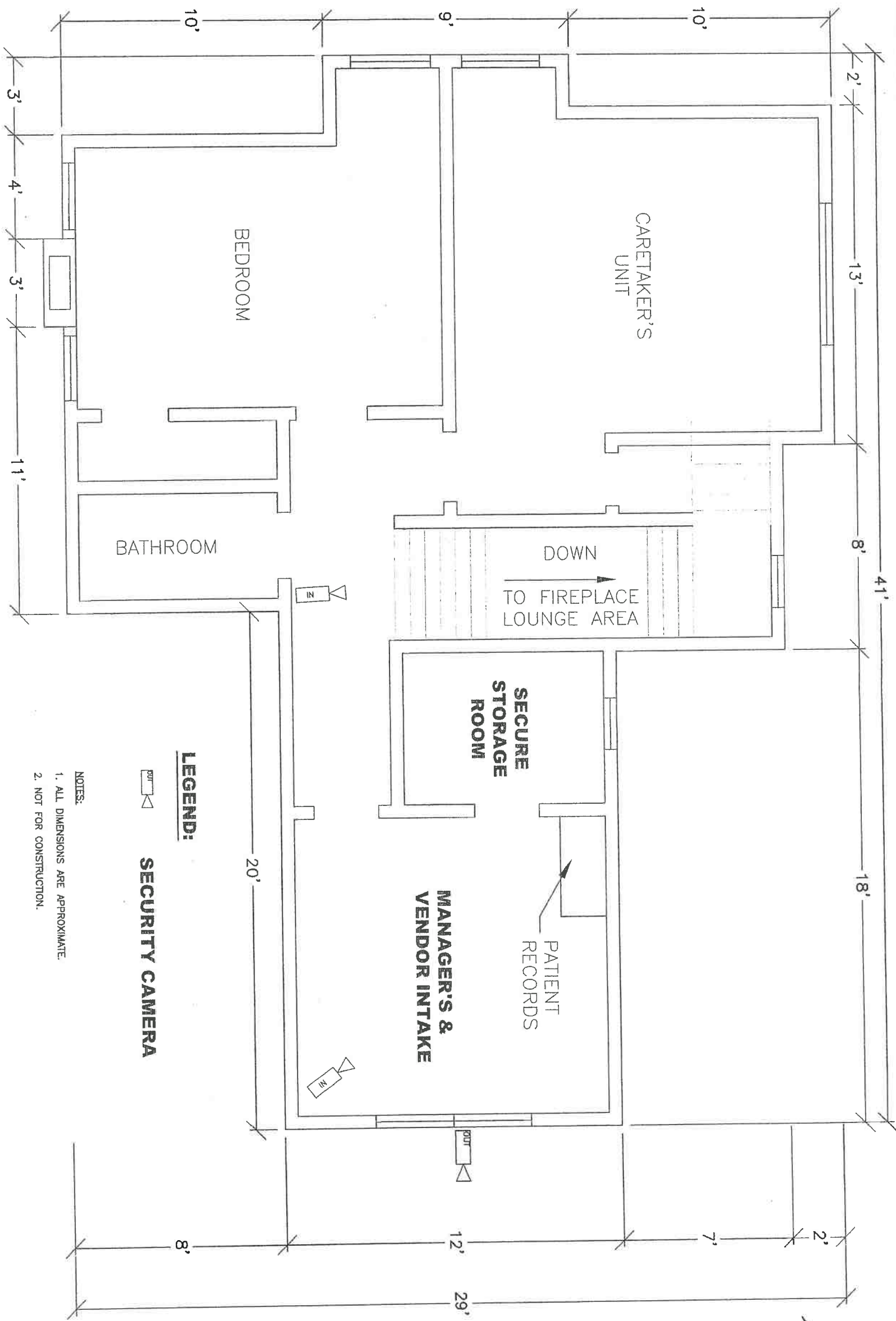
PROPOSED FIRST FLOOR PLAN

BRASS RAIL BAR & GRILL LLC CO  
1338 S. CUBBERIDGE DRIVE, REDWAY, CA 95560, APN 077-202-0254

April 15, 2021

DRAWN	CRB/CS
CHECK	MM
APPROVED	
DATE	2/28/17
JOB NUMBER	8624.00
SHEET	5

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**LEGEND:**



**SECURITY CAMERA**

**NOTES:**

- 1. ALL DIMENSIONS ARE APPROXIMATE.
- 2. NOT FOR CONSTRUCTION.

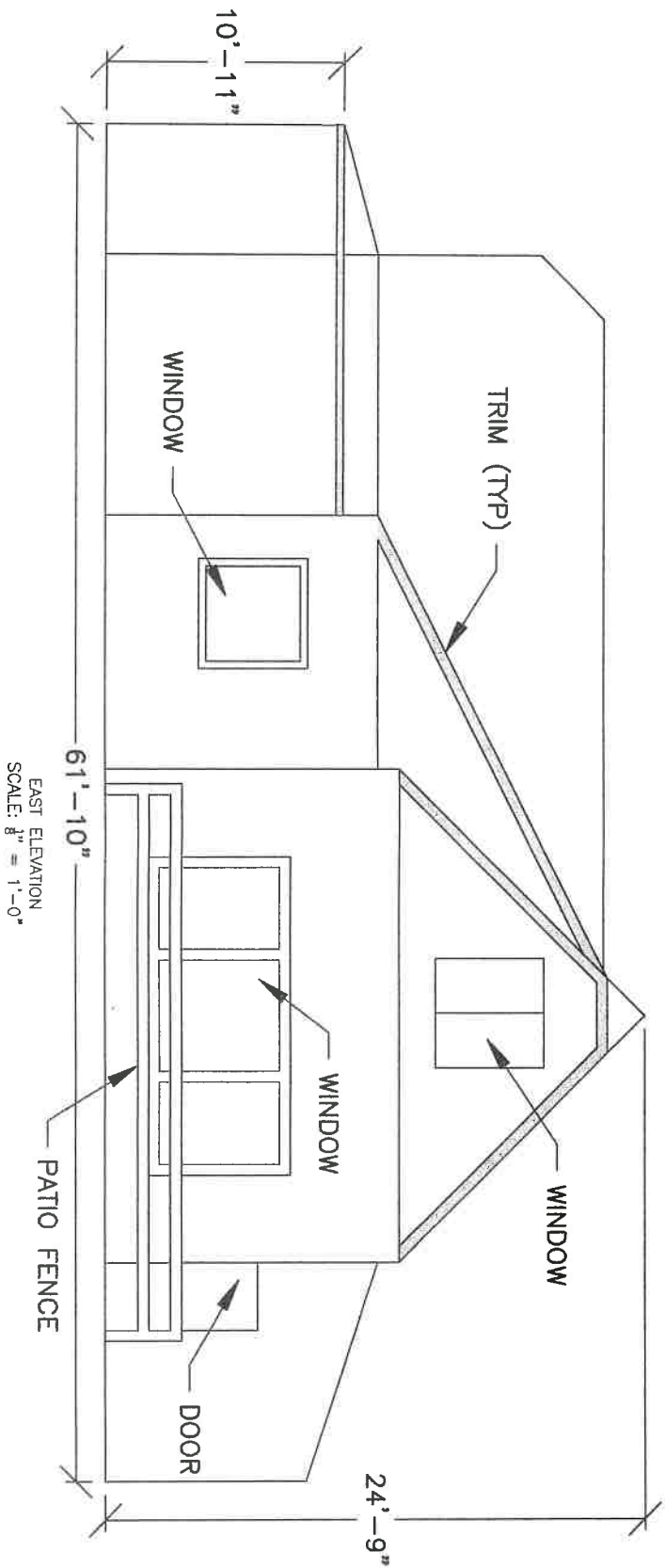
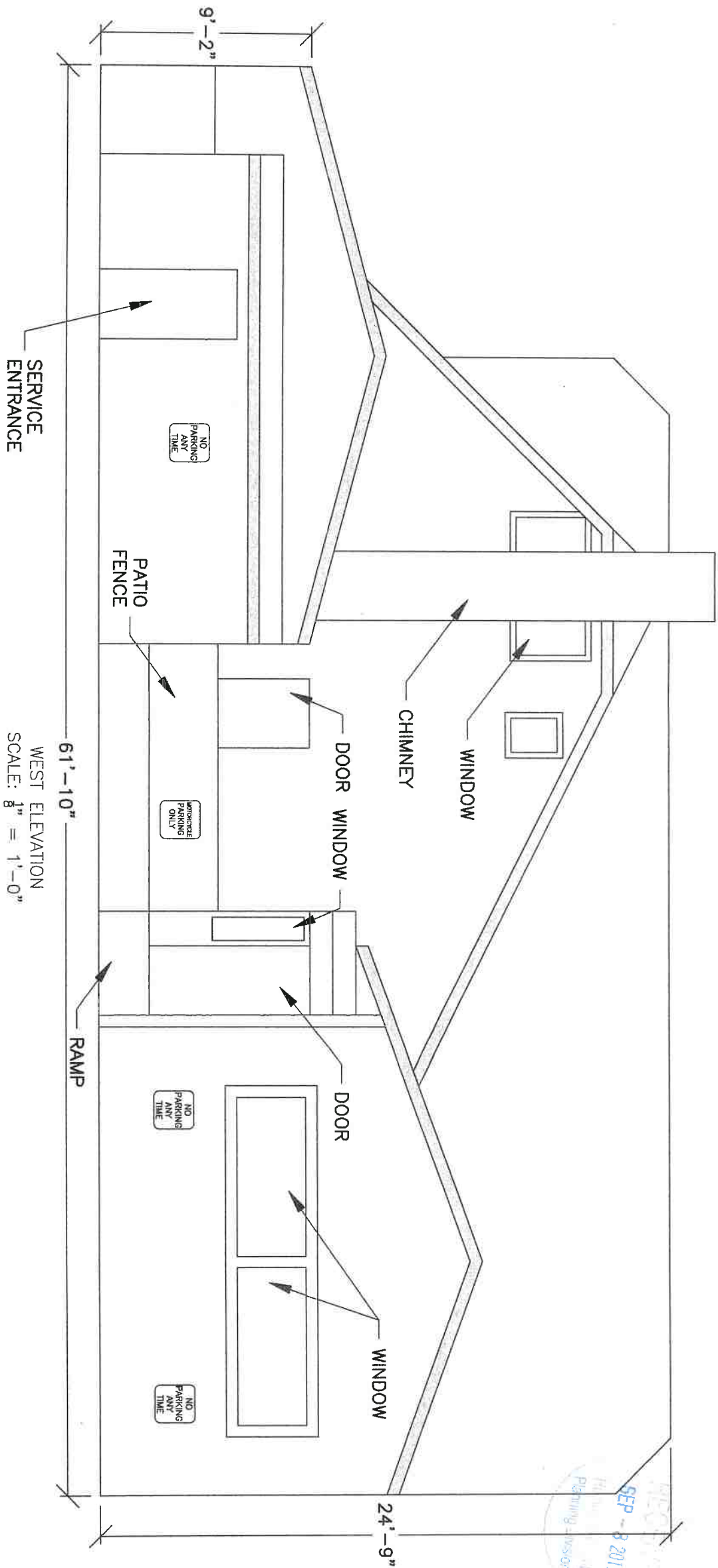
**SECOND FLOOR PROPOSED**

1/4" = 1'

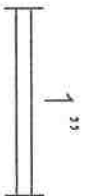


BRASS RAIL BAR & GRILL LLC CO CONDITIONAL USE PERMIT APPLICATION PROPOSED SECOND FLOOR PLAN		NO.		HISTORY / REVISION		BY	CHK.	DATE
BRASS RAIL BAR & GRILL LLC CO 3100 REDWOOD DRIVE, REDWAY, CA 95560, APN 077-202-025		133		1				4/15/2021
DRAWN: CRB/SS		LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com						
CHECK: X		RECEIVED Planning Division SEP - 8 2017						
APPROVED: X		Page 18						
DATE: 2/1/17								
JOB NUMBER: 8624.00								
SHEET: 6								

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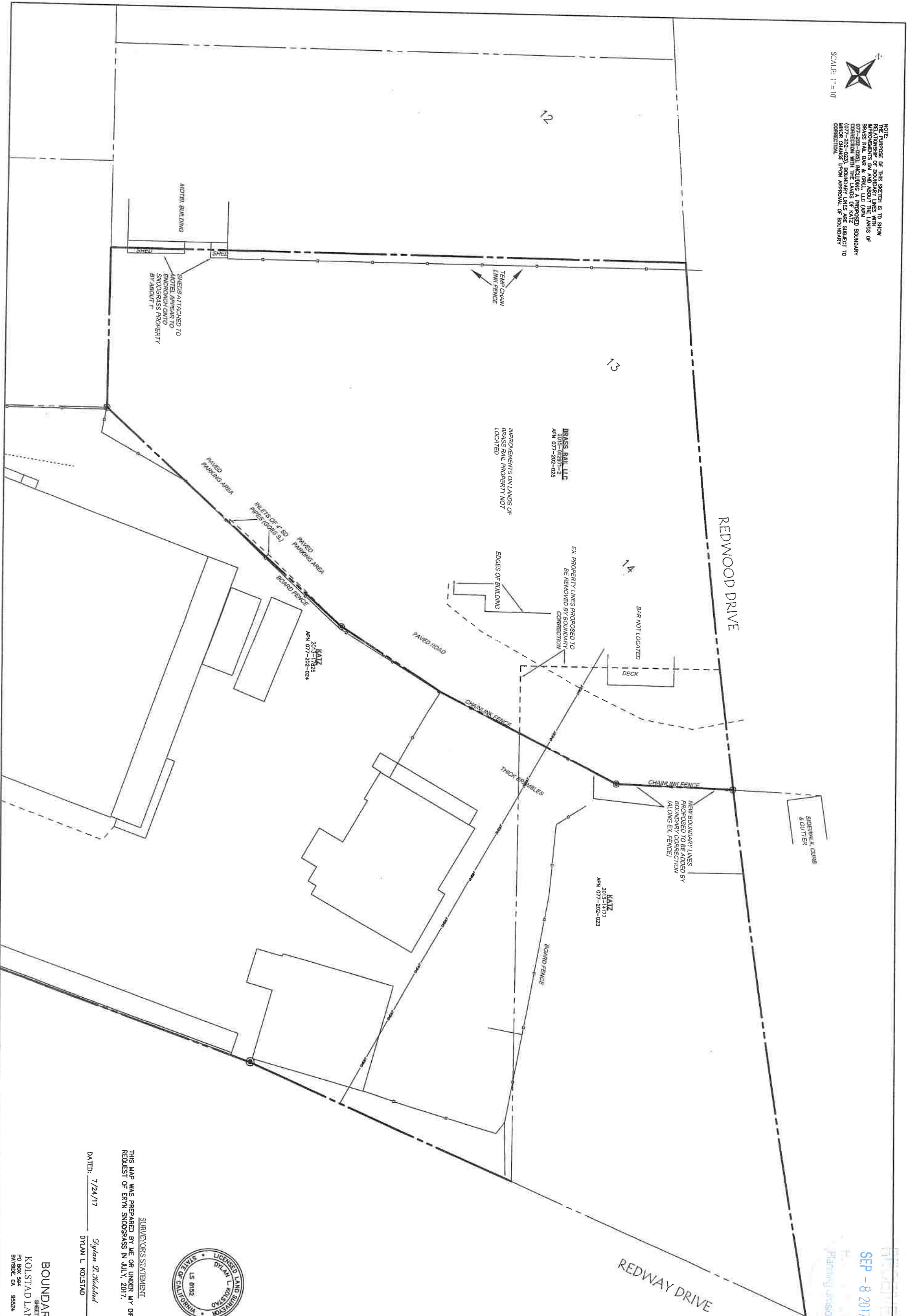
- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE.
  2. NOT FOR CONSTRUCTION.





NOTE:  
THE PURPOSE OF THIS SKETCH IS TO SHOW  
RELATIONSHIP OF BOUNDARY LINES WITH  
EXISTING RECORDS BY AND ABOUT THE LANDS OF  
BRASS RAIL, LLC AND ABOUT THE LANDS OF  
KATZ. THIS SKETCH IS NOT A SURVEY AND  
DOES NOT CONSTITUTE A PROPOSED BOUNDARY  
CORRECTION WITH THE LANDS OF KATZ.  
BOUNDARY LINES ARE SUBJECT TO  
APPROVAL FOR APPROVAL OF BOUNDARY  
CORRECTION.

SCALE: 1" = 10'



SEP - 8 2017  
Planning Division



SURVEYOR'S STATEMENT  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE  
REQUEST OF ERIN SNODGRASS IN JULY, 2017.

DATED: 7/24/17  
Dylan L. Kolstad  
Dylan L. Kolstad  
PLS 8152

BOUNDARY SKETCH  
SHEET 1 OF 1  
KOLSTAD LAND SURVEYORS  
PO BOX 644  
BAVISE, CA 95524  
PHONE (707) 822-5018  
FAX (707) 822-5030

## **ATTACHMENT 1**

### **RECOMMENDED CONDITIONS OF APPROVAL**

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

#### **Section 1: Development Restrictions**

1. The project shall be developed and operated in accordance with the Operations Plan dated September 2020 prepared by Ag Dynamix and project site development plans.
2. 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.
3. Where feasible, new utilities shall be underground or sited unobtrusively if above ground.
4. The applicant shall obtain from the Building Inspection Division any Building or other required permits prior to commencing construction activities or the approved use.
5. Prior to initiating commercial cannabis cultivation or associated activities the applicant shall obtain a Business License from the Humboldt County Tax Collector.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 Exemption (NOE) will be prepared and filed for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, 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 the cannabis dispensary 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.
16. Participate in and bear costs for permittee's participation in the State sanctioned tracking program (METRC).
17. 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.

18. 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.
19. 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.
20. 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.
21. 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 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 commercial cannabis activities 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 commercial cannabis activities 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 commercial cannabis activities (processing; manufacturing using non-volatile solvents; and a distribution), 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. (Not applicable)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing, impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the 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. (Attached)
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. (Not applicable)
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. Parking Plan prepared by Universal Enterprise Solutions, LLC dated February 12, 2021. (Attached)



Universal Enterprise Solutions, LLC. • Teisha M. Mechetti • 512 I St. Eureka, CA, 95501 • 707-798-6199

**Project Addendum for Open Circle, LLC App #13398**

Please see enclosed materials outlining the parking plan, floor plan modifications for the ground floor, which were also provided in the last submission, and an addition secure onsite consumption area on the outdoor patio to the SE side of the building. In light of the COVID19 pandemic and consumer preference we have updated the parking plan to features 5 designated drive-up spaces intended to support a convenient order pick up service. This service is intended to employ personnel to identify when a customer arrives in the drive up spaces, validates their paperwork and information in the system, retrieves their order and payment, and returns with a friendly convenient delivery option. Please update all the project description materials and process the staff report.

Teisha Mechetti

Agent for Open Circle, LLC.

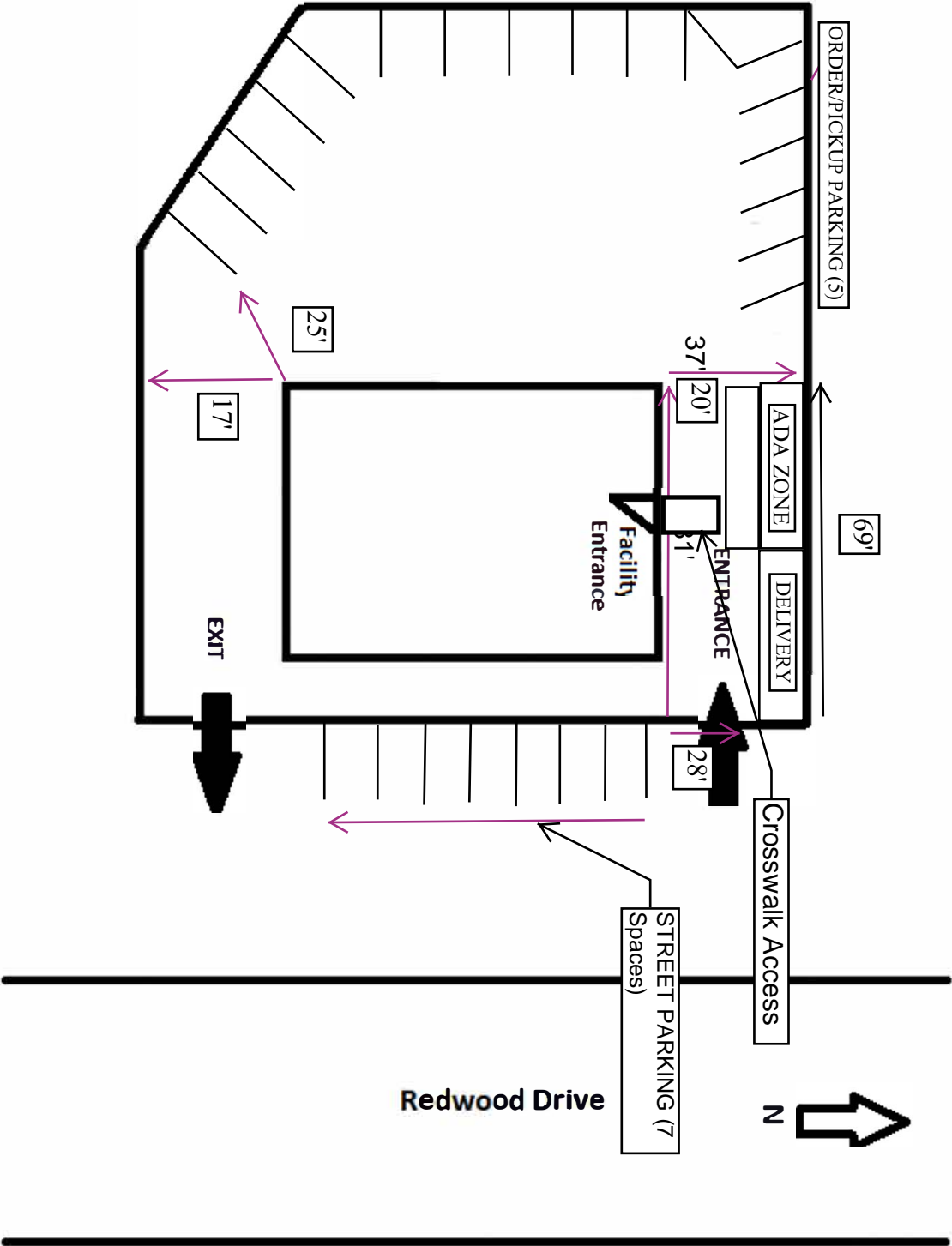
*Teisha Mechetti*

3188 Redwood Drive,  
Redway, CA 95560

Facility Parking Lot Map  
(Not to Scale)

Perimeter = 373 feet  
Nineteen (21) Parking Spaces

\*ADA & Delivery Zone Not  
Included in Parking Space  
Total  
\*ADA is 9' w/8' Loading







Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101



May 21, 2019

**Intent to Serve Letter**

**To Open Circle Dispensary**

Redway Community Services District (the "District") hereby provides this notification to the Applicant for water and sewer services located at 3188 Redwood Dr. Redway CA 95560 that the District is willing to provide water and wastewater services subject to the following conditions:

1. The water will be used for drinking, sanitary purposes and facility cleaning only. All manufacturing byproducts, cannabis waste material, alcohol, solvents, hydrosols and residuals will be kept out of the Redway CSD sanitary sewer. The project proponent will install a grease trap and provide inspection access to this grease trap at Redway CSD's request and convenience. Redway CSD water will not be used as part of a manufacturing process.
2. That the Applicant commit to observing the District's Water Ordinance and Sewer Ordinance as well as the District's Water Shortage Contingency Plan regarding water shortages when such conditions are in effect.
3. That District's commitment to provide fire flow services to Applicant's project is limited to the storage and pressure conditions existing in the District distribution system. Current conditions allow delivery of 120 minutes fire flow of 740 gallons per minute. At full build out, available fire flows may be reduced to 625 gallons per minute for 120 minutes. That Applicant's project secure approval for fire flow requirements from the local public agency having jurisdiction over fire protection standards in the region.

Failure to meet the above conditions will invalidate this intent-to-serve letter. Failure to maintain the conditions specified in this letter after water and sewer services commence will result in termination of service pursuant to the District's Water Ordinance and Sewer Ordinances.

Best regards,

Cody Cox

X 

General Manager

R.C.S.D.



Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101

**May 21, 2019**

**Intent to Serve Letter**

**To Open Circle Dispensary**

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2. That the Applicant commit to observing the District's Water Ordinance and Sewer Ordinance as well as the District's Water Shortage Contingency Plan regarding water shortages when such conditions are in effect.
3. That District's commitment to provide fire flow services to Applicant's project is limited to the storage and pressure conditions existing in the District distribution system. Current conditions allow delivery of 120 minutes fire flow of 740 gallons per minute. At full build out, available fire flows may be reduced to 625 gallons per minute for 120 minutes. That Applicant's project secure approval for fire flow requirements from the local public agency having jurisdiction over fire protection standards in the region.

Failure to meet the above conditions will invalidate this intent-to-serve letter. Failure to maintain the conditions specified in this letter after water and sewer services commence will result in termination of service pursuant to the District's Water Ordinance and Sewer Ordinances.

Best regards,

Cody Cox

X 

General Manager

R.C.S.D.



## 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	✓	Approved	On file
Division Environmental Health	✓	Approved	On file
Public Works, Land Use Division	✓		
Humboldt County Sheriff	✓	Approved	On file
Redway Community Services District (RCSD)	✓	Conditional Approval	Will-Serve Letter on File
Southern Humboldt Joint Unified School District		No Response	
Redway Fire Protection District		No Response	
California Division of Water Resources		No Response	
California Department of Fish & Wildlife		No Response	
NWIC	✓		On file
PG&E	✓		Attached
Bear River Band	✓		On file
North Coast Regional Water Quality Control Board		No Response	
Intertribal Sinkyone Wilderness Council		No Response	
Ag Commissioner		No Response	
NCUAQMD		No Response	
District Attorney		No Response	



January 3, 2019

Rodney Yandell  
County of Humboldt  
3015 H Street  
Eureka, CA 96601

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Yandell,

Thank you for submitting PLN-13398-CUP plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



## **Attachment 1 – Gas Facilities**

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)