



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: August 20, 2020
To: Humboldt County Planning Commission
From: John H. Ford, Director of Planning and Building Department
Subject: **Yeti Enterprises, LLC**
Record number PLN-12241-CUP
Assessor's Parcel Number (APN): 510-211-053

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

AGENDA ITEM TRANSMITTAL

Hearing Date August 20, 2020	Subject Conditional Use Permit	Contact Elizabeth Moreno
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Project Description: An application for a Conditional Use Permit for 4,775 square feet (SF) of new indoor cultivation in the McKinleyville Community Planning area. The proposed project includes a new two story 3,844 SF building. The applicant projects 4-5 cultivation cycles per year. Water for irrigation would be sourced from the McKinleyville Community Services District. Water would be stored in nine tanks totaling 2,900 gallons. Drying and curing would occur on-site, with all other processing occurring in a licensed off-site processing facility. The subject property is served by P.G.&E. power and the applicant will enroll in the P.G.&E. Solar and Renewable Energy Program.

Project Location: The project is located in the McKinleyville area, on the West side of McKinleyville Avenue, approximately 24 feet from the intersection of Commercial Lane and McKinleyville Avenue, on the property known as 2220 McKinleyville Avenue.

Present Plan Land Use Designations: Commercial Services (CS), McKinleyville Community Plan, Density: N/A, Slope Stability: Relatively Stable (0).

Present Zoning: Commercial Services, Density: N/A, Slope Stability: Relatively Stable (0).

Record Number: PLN-12241-CUP

Assessor Parcel Number: 510-211-053

Applicant
Yeti Enterprises, LLC
Kevin Bourque
PO Box 610
Fortuna, CA 95540

Owner
The Humboldt Group, LLC
PO BOX 121
Trinidad, CA. 95570

Agent
N/A

Environmental Review: An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of CEQA Guidelines.

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

Major Issues: None.

YETI ENTERPRISES, LLC
RECORD NUMBER: PLN-12241-CUP
Assessor's Parcel Number 510-211-053

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 Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and approve the proposed Yeti Enterprises, LLC project subject to the recommended conditions.

Executive Summary: An application for a Conditional Use Permit for 4,775 square feet (SF) of new indoor cultivation in the McKinleyville Community Planning Area.

The project site is a parcel that is part of a business park comprised of five parcels. The parcels are served by a private 25-foot-wide right of way (Commercial Lane). Additionally, a Conditional Use Permit for a parking exemption to allow substitute parking, shared among five other parcels: 510-211-053, -054, -055, -056, and -057, and a Special Permit to reduce the size of the required loading space, normally 10' x 60', to accommodate a van or small box truck applied to the same parcels based on anticipated levels of use, has been previously approved under application number 12677, on September 13, 2018.

The proposed project is in a base zoning district that allows the requested cannabis activities. Under the adopted CCLUO ordinance, indoor cannabis cultivation is not subjected to the setbacks from school bus stop. The indoor nature of the cannabis activities will not have an adverse impact on children at bus stops. The project site is located in McKinleyville Community Planning Area and it is within two bus stops, one at 590 feet and another at 400 feet. The project was referred to the McKinleyville Unified School District, who have recommended denial of the project. The proposed project building will be designed appropriately and there will not be adverse impacts to the neighborhood related to visual impacts, odor impacts, or security concerns. Therefore, Staff recommends approval of the project.

Water use for irrigation is sourced and provided McKinleyville Community Service District (MCSD). The applicant has submitted a Will Serve Letter from MCSD, indicating that sufficient water will be provided to meet the project demands. The total estimated annual water use for this indoor cultivation is 240,000 gallons per year. Yeti Enterprises, LLC plans to conduct four to five cultivation cycles annually. Irrigation water will be metered, timed and within a closed loop drip irrigation system. The project was referred to the McKinleyville Community Service District and recommended approval of the project. The project was also referred to the Division of Environmental Health and recommended approval.

The proposed two-story building will be about 3,844 SF and have several different rooms. On the first floor, the Veg Room # 1, will be split into two separate staging areas, one 96 SF will for immature plant and considered as propagation area. The other area will be about 482 SF will have larger vegging plants and will be considered as cultivation area. The first floor will also have a 1,373 SF flowering room. The second floor will have two flowering rooms, one 2,376 SF and the other 544 SF.

The building will have a dedicated room for drying cannabis plants and then taken to a third-party processing facility. All rooms will be climate controlled for optimal growing or drying conditions. The proposed building will contain an ADA compliant bathroom and will odor mitigation. Yeti Enterprises, LLC anticipates having five full time employees during peak operation.

Yeti Enterprises, LLC will use on-grid power supply provided by Pacific Gas and Electric Company and will operate a carbon neutral facility as required by purchasing certified carbon offset credits from certified offset programs. The applicant has also submitted a detailed security plan, which includes the installation of a security coded electronic gate.

The site is located approximately 499 feet southeast of a McKinleyville wetland, however, the site is not located within a designated Streamside Management Area. The project is located on a site that is already commercially developed. The parcel does fall within the 1-mile radius of a California Natural Diversity Data Base (CNDDDB) mapped rare and endangered species, the Western Snowy Plover. According to U.S. Fish and Wildlife Service the Western Snowy Plover population breeds above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. The parcel does not contain any of the characteristics of breeding grounds for the Western Snowy Plover, as it is considered an urban area. Therefore, the Western Snowy Plover would not be disturbed by the proposed project and no Biological Study or Natural Resource Assessment is required. Additionally, pursuant to 55.4.12.1.10 of the CCLUO ordinance; Performance Standard – Biological Resource Protections Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities. The parcel is located in a commercial zone. The proposed building is also within a footprint of a building that was previously existing between 2004 to 2016. The project was referred to the Department of California Department of Fish and Fish and Wildlife and did not provide any comment.

The Conditional Use Permit previously approved for parking exemption allows substitute parking, shared among the subject parcel and the four other parcels in the business park. Substitute parking is an exception to the standard requirement that all parking be provided on the parcel on which the business is located. Pursuant to Humboldt County Code §314-109.1.2.1.1 parking exemption is to allowed for commercial uses if it is found that: 1) A substitute parking area is to be provided and remain available for as long as the use to which the required parking pertains shall continue. As a condition of approval, the property owners shall record an easement granting all tenants shared parking access. 2) The substitute parking area is within an area designated in the General Plan for commercial or other business use and within which parking is a permitted and compatible use. All parking is within the business park on property with a land use designation of Commercial Services. 3) All or part of the substitute location is within four hundred feet (400') of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage. All the substitute parking is within the 200 feet of the distribution facility. 4) The substitute parking area is owned by the owner of the property on which the use for which the parking is being provided or is owned by a public entity empowered to provide public parking facilities. All five parcels are owned by one entity.

Access to the driveway is accessed via Joanna Court or McKinleyville Avenue. All parcels have shared parking and parking agreements are included in their rental agreement. On average each parcel will have two to three employees onsite at any given time and a maximum of five. Total parking spaces for all five parcels is 33 and includes four American Disabilities Act (ADA)-compliant parking with access (figure A).

Figure A

Apps Number	APN:	Applicant	Number of Employees	Parking Needed	Available Parking**
12677	510-211-054	Fugate	3	3	4
12672	510-211-056	Arctek	5	5	3
12249	510-211-057	Yeti	5	5	0
12175	510-211-055	TTF	5	5	11
12241	510-211-053	Yeti	5	5	15
			23	23	33*

* As noted, these businesses are not open to the general public. The 10 additional parking spaces are intended to accommodate vendors and others directly serving the business.

** Parking within the 25-foot-wide right of way (Commercial Lane) will be prohibited.

The Bear River Band of the Rohnerville Rancheria and Blue Lake Rancheria recommended Inadvertent Discovery. The Building Inspection Division recommended approval based on the condition that all grading, building, plumbing electrical and mechanical permits and or agriculture exemption are obtained.

Public Works commented on the project and recommended that the applicant shall retrofit the existing commercial driveway on Joanna Court to meet current ADA standards. Additionally, all fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

Arcata Fire Protection District conditionally approved the project and recommended the applicant comply with chapter 33 of the California Fire Code. The fire department also requested additional corrections to their operation plan. The applicant is to have the Arcata Fire Protection approved of their site plan.

Environmental review for the proposed project was reviewed under the Environmental Impact Report (EIR) for the Commercial Cannabis Land Use Ordinance (CCLUO) addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of new cannabis operations to prevent and reduce environmental impacts. An addendum to the EIR has been prepared for this staff recommendation of permitting the new cultivation operation. The addendum is included as Attachment 3.

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.

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If 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.

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 potential impacts. As Lead Agency, the Department has determined that the Project is consistent with the EIR for the CCLUO as stated above. However, the Commission may reach a different conclusion. In that case, the Commission should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 20-
Record Number: PLN-12241-CUP
Assessor's Parcel Number: 510-211-053**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Yeti Enterprises, LLC Conditional Use Permit request.

WHEREAS, Yeti Enterprises, LLC, An application for a Conditional Use Permit for 4,775 square feet (SF) of new indoor cultivation in the McKinleyville Community Planning area. The proposed project includes a new two story 3,844 SF building. The applicant projects 4-5 cultivation cycles per year. Water for irrigation would be sourced from the McKinleyville Community Services District. Water would be stored in nine tanks totaling 2,900 gallons. Drying and curing would occur on-site, with all other processing occurring in a licensed off-site processing facility. The subject property is served by P.G.&E. power and the applicant will enroll in the P.G.&E. Solar and Renewable Energy Program; and

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

WHEREAS, WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors. The proposed project does not present substantial changes that would require major revisions to the previous EIR and no new information of substantial importance that was not known and could not be known at the time was presented as described by Section 15162 (c) of the State CEQA Guideline; and

WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Conditional Use Permit t (Record Number PLN-12241-CUP); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 6,2020.

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

1. The Planning Commission has considered the addendum to the Environmental Impact Report prepared for the CCLUO.
2. Planning Commission makes all the required findings in Attachment 2 of the Planning Commission staff report for Record Number PLN-12241-CUP based on the submitted substantial evidence; and
3. The Conditional Use Permit (Record Number PLN-12241-CUP) is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on August 6, 2020

The motion was made by Commissioner _____ and second by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

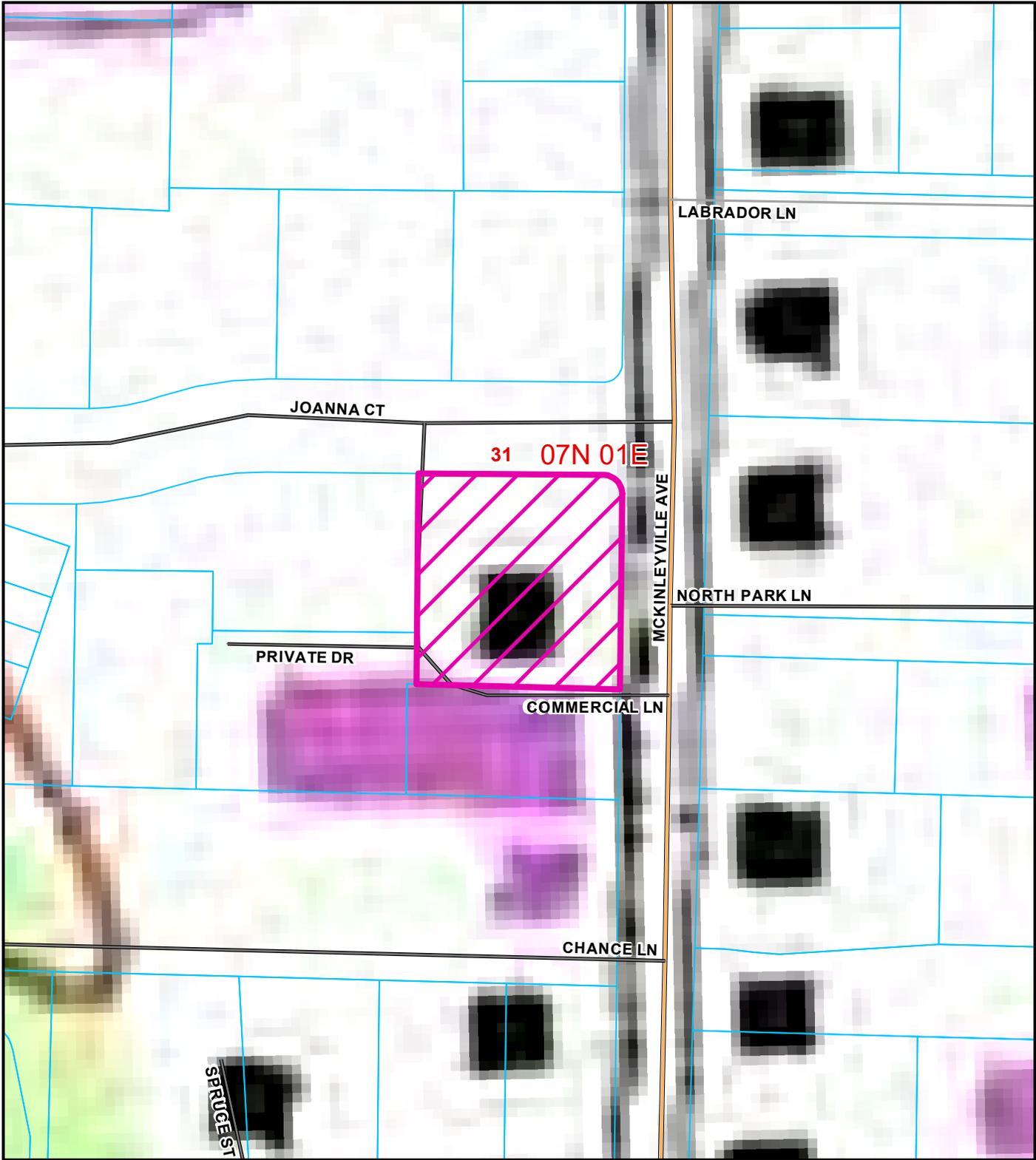
ABSENT: Commissioners:

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

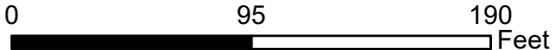


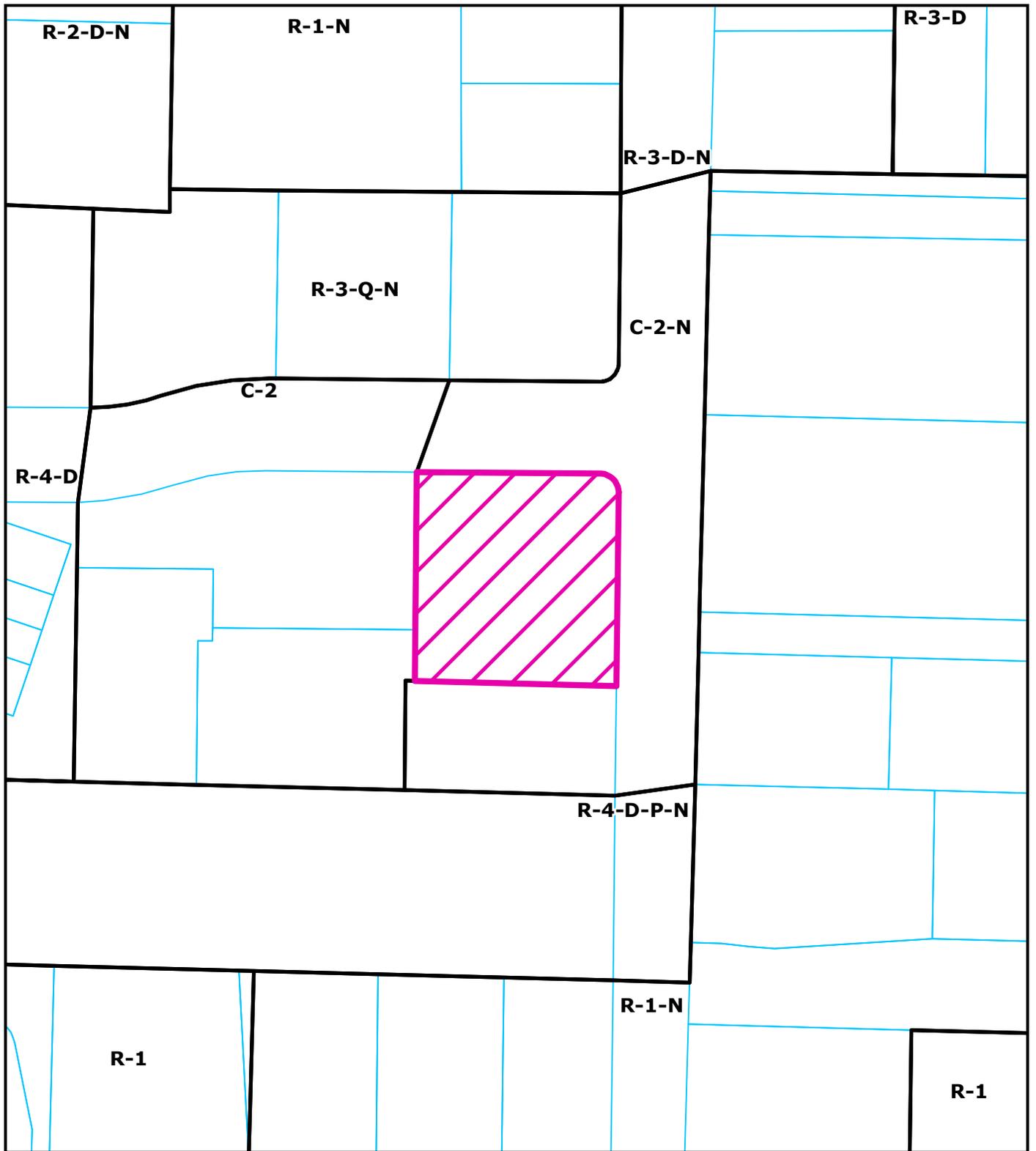
TOPO MAP
PROPOSED YETI ENTERPRISES
MCKINLEYVILLE AREA
ZCC-16-397
APN: 510-211-053-000
T07N R01E S31 HB&M (ARCATA NORTH)

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.





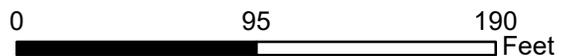
**ZONING MAP
 PROPOSED YETI ENTERPRISES
 MCKINLEYVILLE AREA
 ZCC-16-397**

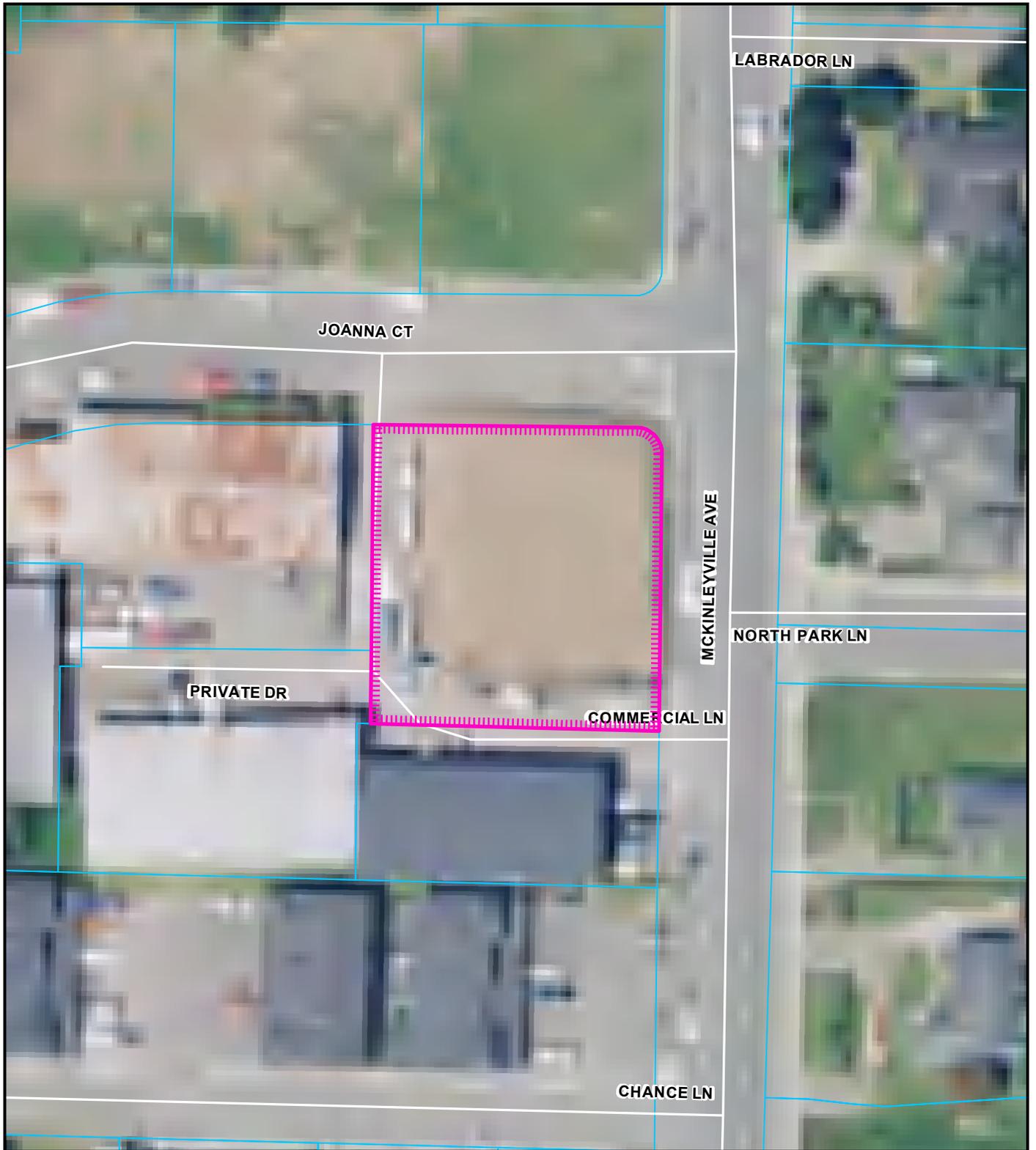
**APN: 510-211-053-000
 T07N R01E S31 HB&M (ARCATA NORTH)**

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.



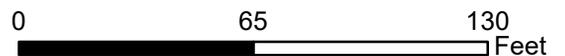


Project Area = 

**AERIAL MAP
PROPOSED YETI ENTERPRISES
MCKINLEYVILLE AREA
ZCC-16-397
APN: 510-211-053-000
T07N R01E S31 HB&M (ARCATA NORTH)**



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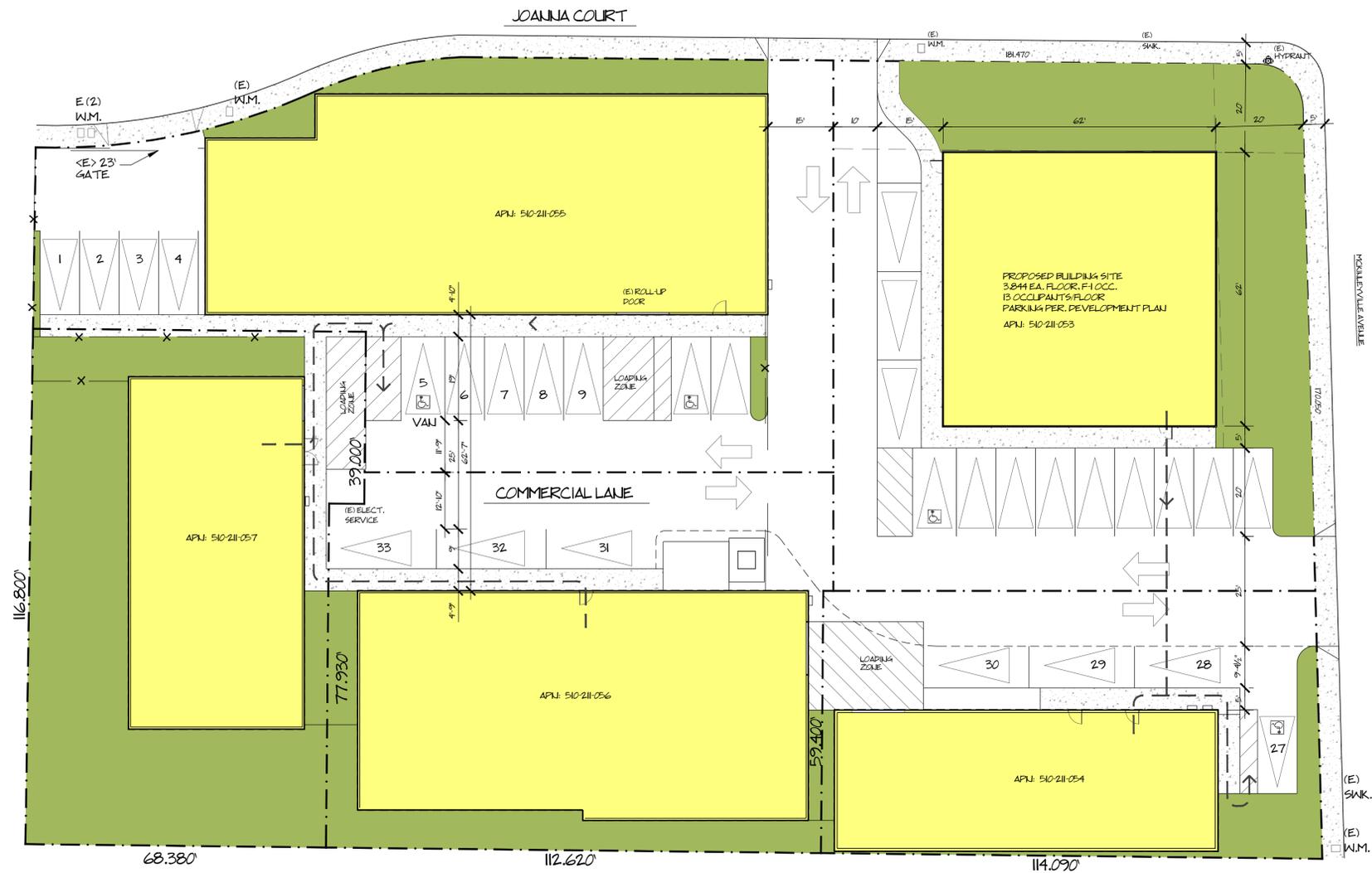




**BROWN
DESIGNS**

P.O. BOX 702
FERNDALE, CA 95536
(707) 502-8939
DBROWNDIGNS@HOTMAIL.COM

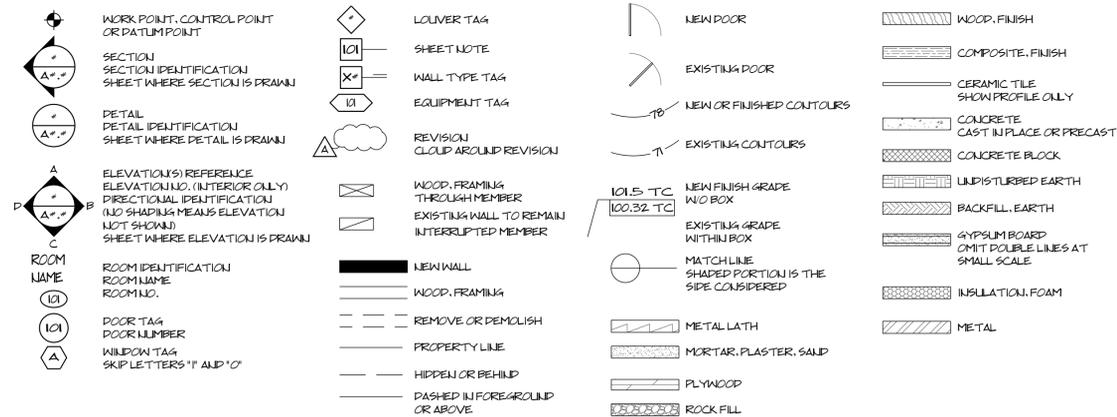
ALL DRAWINGS, DESIGNS, CONCEPTS, IDEAS AND DESCRIPTIONS DEPICTED WITHIN THESE DOCUMENTS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF BROWN DESIGNS, AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF BOB BROWN.



② **SITE PLAN**
SCALE: 1" = 10'-0"



④ **VICINITY MAP**
SCALE: N.T.S.



③ **TYPICAL SYMBOLS**

CONSTRUCTION TYPE: TYPE III
OCCUPANCY: F1

LOT AREA:
FIRST FLOOR BUILDING AREA: 3,844 S.F.
SECOND FLOOR BUILDING AREA: 3,844 S.F.

IMPERVIOUS SURFACES:
TOTAL COVERAGE AREA:
LOT COVERAGE %:
STORIES: 2
SPRINKLERED: YES

PROJECT DESCRIPTION
THIS PROJECT IS A TWO STORY STEEL BUILDING FOR THE PURPOSE OF CANNABIS CULTIVATION.

APPLICABLE CODE
THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, PLUMBING, MECHANICAL, AND ELECTRIC CODE.

PROPERTY OWNER: KEVIN BOURQUE
2220 MCKINLEYVILLE AVE.
MCKINLEYVILLE, CA 95519
707.267.4297

DESIGNER: BROWN DESIGNS
BOB BROWN
P.O. BOX 702
FERNDALE, CA 95536
707.502.8939

CONTRACTOR: T.B.P.

SHEET INDEX
T-1 SITE PLAN / LEGAL INFO.
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN & EXT. ELEVATIONS

① **PROJECT INFORMATION**

**BOURQUE
COMMERCIAL CANNABIS
CULTIVATION CENTER**

2220 MCKINLEYVILLE AVE.
MCKINLEYVILLE, CA 95519
APN: 510-211-053

REVISIONS

DRAWN:	P.A.P.
SCALE:	AS NOTED
JOB NO.:	18012
DATE:	7/13/20
RELEASE DATE:	
CAD NAME:	
SHEET NO.:	

T-1

**ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL**

APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE CANNABIS OPERATION MAY BEGIN.

1. The applicant shall secure permits for all structures related to the cannabis cultivation and other commercial cannabis activity. The plans submitted for building permit approval shall be consistent with the project description and approved project site plan. A letter or similar communication from the Building Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
2. The applicant shall meet the requirements of the Arcata Protection District and secure all necessary approvals prior to issuance of building permits. Plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Arcata Fire Protection District and Building Inspection.
3. The applicant shall secure all necessary permits and approvals of the Division of Environmental Health for the on-site sewage disposal system for the proposed use. A letter from those agencies indicating approval has been issued will satisfy this condition.
4. All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
5. Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
6. Applicant shall retrofit the existing commercial driveway approach on Joanna Court to meet current County standards. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.
7. Where feasible, new utilities shall be underground or sited unobtrusively if above ground.
8. The project shall address odor management by incorporating a ventilation/air filtration system to limit 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.
9. Parcels APN: 510-211-053, -054, -055, -056, and -057 shall use a vehicle that will not exceed the dimensions of the loading sizes described in the site plan (approximately 20 feet). No parking is to extend at any time into the 25-foot wide right of way (Commercial Lane).
10. The property owners shall record a contingent easement for the shared parking exemption to allow substitute parking, shared among five parcels within the business park: APNs 510-211-053, -054, -055, -056, and - 057. The easement shall also include the shared loading space on 510-211-054, also serving 510-211-056.
11. Use of the shared loading space shall adhere to the schedule of use described in the Operations Plan for Fugate Falls Distribution receipt-dated July 23, 2018. The applicant shall furnish to the Planning Division copies of the site leases for APNs 510-211-054 and 510-211-056

showing that the days and time of use of the shared loading zone will not be concurrent and will not be conflicting.

12. The approved 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.
13. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
14. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
15. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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. The applicant and operator are responsible for ensuring all delivery vehicles are routed to State Highway 36 via Drake Hill Road to Rohnerville Road. Should the Planning Division receive two or more written complaints from other than the same individual within any 12 month period regarding delivery vehicles using routes other those prescribed, as may be verified by the Planning, the applicant shall prepare and submit a delivery vehicle management and reporting plan for the Planning Director's review and approval, and then implement the approved delivery vehicle management plan for the life of the project. Alternatively, the applicant shall secure a modification to this Conditional Use Permit and Special Permit.
3. Noise levels shall not exceed 60 dBA at the property lines except for the noise levels associated with backup alarms for delivery vehicles.
4. Deliveries shall be limited to Monday through Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no deliveries on Sunday.
5. The applicant and operator shall maintain records of delivery vehicle routes that will be made available upon request as part of annual inspection by County staff.
6. For the life of the project, the project shall not result in a discernable odor at the property lines adjoining the existing residential uses. Should the Department receive complaints regarding odor, the Department will work with the applicant/operator to resolve and return the project to compliance in a timely manner. Resolution may entail additional maintenance and/or replacement of the air filtration system.
7. If on-site processing is chosen to be the preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

8. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in Commercial Cannabis Land Use Ordinance, Humboldt County Code Section 314-55.4.1 et seq. and hereby incorporated by reference, and MAUCRSA as applicable by permit type. The requirements described are current at the time of approval but may be superseded or modified by changes to the laws and regulations governing commercial cannabis cultivation and associated activities.
9. Permittees and operators shall conduct all commercial cannabis activities in compliance with Project Description, the approved Site Plan, the Plan of Operations, these conditions of approval, and the performance standards as set forth in Humboldt County Code Section 314-55.4.12 et seq. and hereby incorporated by reference. Failure to comply shall be grounds for permit revocation and administrative penalties.
10. 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.
11. The applicant shall maintain, and is responsible for, compliance with all applicable state laws and County ordinances.
12. The applicant shall refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
13. The applicant shall pay all applicable application, review for conformance with conditions and annual inspection fees.
14. 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.
15. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
16. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Section 719-1 et seq.).
17. The purchase of carbon offset credits for grid power procured from non-renewable producers to satisfy Humboldt County Section 314-55.4.12.5, Performance Standards for Energy Use, may only be made from reputable sources, including those found on Offset Project Registries managed the California Air Resources Board, or similar sources and programs determined to provide bona fide offsets recognized by relevant state regulatory agencies.
18. Structures used for indoor cultivation and ancillary propagation shall be shielded so that no light escapes between sunset and sunrise.
19. Any security lighting for commercial cannabis activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
20. 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.
21. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Cultivation Special 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 [Reference Humboldt County Code Section 314-55.4.5.6].

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 Special Permit or 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 Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Humboldt County Code Section 314-4.5.8.

22. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the extent of any Commercial Cannabis Activity, including but not limited to the area of cultivation, allowed under any clearance or permit issued in accordance with CCLUO in the event that environmental conditions, such as a sustained drought or low flows in the watershed where the Commercial Cannabis Activity is located, will not support water withdrawals without substantially adversely affecting existing fish and wildlife resources.

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 shall be solely for medical purposes and all commercial cannabis products produced by me, my agents, or employees are intended to be consumed solely by qualified patients entitled to the protections of the Compassionate Use Act of 1996 (codified at Health and Safety Code Section 11362.5); 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 California Medical and Adult Use Cannabis Regulation and Safety Act 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 California Medical and Adult Use Cannabis Regulation and Safety Act.

23. 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 Humboldt County Code Section 314-55.401 et seq. 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 Cannabis.

Informational Notes:

1. Pursuant to Section 314-55.4.11(a) of the CCLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit. The terms of the compliance agreement may be appealed pursuant to section 314-55.4.13 of the CMMLUO.
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 as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and 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 Section 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 Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the 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) 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.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

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

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

Staff Analysis of the Evidence Supporting the Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

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

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Commercial Services (CS): This designation is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).</p> <p>Density: 1 unit/acre with community water, or 2 to 4 units/acre with a package treatment plant, and the maximum allowable FAR is 2.</p>	<p>An application for a Conditional Use Permit for 4,775 square feet of new indoor cultivation. The proposed project includes a new two story 3,844 square foot building.</p> <p>This designation allows for heavy commercial and commercial recreation activities, which indoor cultivation is considered a commercial activity, therefore consistent with the land use designation.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County. (C-G4, C-G5)</p> <p>Related policies: C-P3, Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>The parcel is accessed by Joanna Court and McKinleyville Road and both are paved County maintained roads. An internal 25-foot private road right of way (Commercial Lane) serves all five parcels in the business park. There are 33 on-site parking spaces of which four are ADA-dedicated.</p> <p>The Department of Public Works provided comments on the existing commercial driveway approach on Joanna Court. The applicant shall retrofit the driveway on Joanna Court to meet current ADA standards and the surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility. Also, the applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.</p>

Relevant Section(s)	Plan	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Housing Chapter 8		<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project does not involve residential development, nor is the project site part of the 2019 Regional Housing Needs Allocation (RHNA) as the subject property is planned and zoned for limited industrial development. Nor with the project will interfere or inhibit the County from meeting its RHNA by adversely impacting existing infrastructure or other public facilities. 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.</p>
Conservation and Open Space Chapter 10 Open Space Section 10.2		<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.</p>	<p>As stated above, the proposed project is located within a parcel designated CS. The business park is entirely designated CS, which includes four other parcels. The CS land use designation does not apply to lands intended to provide open space, e.g., agriculture or timber production, or on public lands owned and managed for open and/or wildlife management. The project as proposed and conditioned will not preclude orderly development and coordination with other agencies programs related to conserving open space lands.</p>

Relevant Section(s)	Plan	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>		<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside.</p>	<p>The site is located approximately 499 feet southeast of a McKinleyville wetland.</p> <p>The site is not located within a designated Streamside Management Area.</p> <p>The project is located on a site that is already commercially developed. The parcel does fall within the 1-mile radius of a California Natural Diversity Data Base (CNDDDB) mapped rare and endangered species, the Western Snowy Plover. According to U.S. Fish and Wildlife Service the Western Snowy Plover population breeds above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. The parcel does not contain any of the characteristics of breeding grounds for the Western Snowy Plover, as it is considered an urban area. Therefore, the Western Snowy Plover would not be disturbed by the proposed project and no Biological Study or Natural Resource Assessment is required.</p> <p>Additionally, pursuant to 55.4.12.1.10 of the CCLUO ordinance; Performance Standard – Biological Resource Protections Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities. The parcel is located in a commercial zone. The proposed building is also within a footprint of a building that was previously existing between 2004 to 2016. The project was referred to the Department of California Department of Fish and Fish and Wildlife and did not provide any comment.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>The project was referred to the Blue Lake Rancheria, Wiyot, and Bear River Rancheria. Blue Lake Rancheria and Wiyot recommended no further cultural study. Nonetheless, an ongoing condition of approval includes the inadvertent discovery protocol to protect cultural resources</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare</p>	<p>The project site is not within an area mapped or designated with scenic vistas or resources. The proposed project is for indoor cultivation, these activities will occur inside an enclosed structure.</p> <p>The proposed project does not include any additional lighting or signage at this time. Any future lighting and/or signs proposed must conform to Humboldt County Code lighting or signage requirements.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at delisting water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G, WR-G7, WR-G8, WR-G9)</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-P42, Erosion and Sediment Control Measures.</p>	<p>The cultivation area is in an area of minimal flooding.</p> <p>The proposed commercial structure will meet the requirements of the Building Department and the Department of Public Works regarding erosion and storm water management at time of construction. Additionally, indoor cultivation will produce minimal runoff and will be contained within the sewer system.</p>
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution. (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements</p>	<p>The Division of Environmental Health reviewed the project and recommended approval of the project. Additionally, the applicant submitted a Will Serve letter, indicating that water and sewer service will be provided by the McKinleyville Community Services District.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards. (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile</p>	<p>The project will use on-grid power provided by P.G.&E. for all energy needs. Fans will be used as part of the air filtration system for the project; however, these will be interior to the building.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
	Sources; and N-P4, Protection from Excessive Noise.	
<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. (S-G1, S-G2)</p> <p>Related policies: S-P11, Site Suitability; and S-P7, Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone nor is subject to liquefaction. Geologic hazard maps of the McKinleyville Community Plan show the slope instability of the property to be low, and the proposed project is not likely to be subject to geologic hazards.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-PX3, Construction Within Special Flood Hazard Areas</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is located approximately 499 feet southwest from a mapped wetland. The project site is not within a mapped dam or levee inundation area and, at 1.1 miles distant from the coast, is outside the areas subject to tsunami run-up. The evidence supports finding the project consistent with the General Plan policies exposure of people and property to flood or tsunami hazards due because the property is outside these mapped hazard areas.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential.</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The parcel is in an area of low Fire Rating hazard and within Arcata Fire Protection District (AFPD).</p> <p>The project is not located in a State Responsibility Area (SRA).</p> <p>The AFPD commented on the project and recommended the following:</p> <ul style="list-style-type: none"> • Provide clear access pathways for firefighting activities /access 36" minimum width, full length and width of cultivation rooms. • Provide Fire Extinguishers, minimum rating -2A10BC, within 75' of travel distance on each level. • Any equipment that creates heat or pressure shall be listed for specific use. Provide Documentation. <p>The applicant is to have the Arcata Fire Protection approved of their site plan.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G2X) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G3)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>As a condition of project approval, applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards. The project is not anticipated to contribute significantly to fugitive dust as Joanna Court Road and McKinleyville Ave Road is paved.</p>

2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and the County Cannabis Cultivation Land Use Ordinance (CCLUO)

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-1.1.2 Legal Requirement Lot	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel known as APN 510-211-053 is was created as described in Book 18 of Recorded Map pages 24-25, Lot 20. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-2.2 Community Commercial or C-2 -N	<p>The Community Commercial or C-2-N Zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience.</p> <p>The Noise Impact Regulations shall apply to lands designated "N" on the Zoning Maps that are located within areas mapped by the General Plan to have a noise exposure level of equal to or in excess of 60 dB Community Noise Equivalent Level – Day-Night Average Level (CNEL-Ldn).</p>	<p>The applicant is seeking a Conditional Use Permit for 4,775 square feet of new indoor cultivation. The proposed project includes a new two story 3,844 square foot building.</p> <p>The CS-2 zoning district is enumerated as an eligible zoning district for indoor cultivation pursuant to HCC Sections 314-5.4.8.1.2(b) with a Special Permit. Pursuant to HCC Section 314-55.4.8.1.2(c). However, because this proposed project is located in Community Planning Area and pursuant to 55.4.5.1.4, a Conditional Use Permit shall be required for any Commercial Cannabis Activity.</p>
Minimum lot Area	2,000 square feet.	The subject parcel is approximately .22 acres
Minimum Lot Width:	Twenty-five feet (25').	Lot is approximately 109 feet wide
Maximum Lot Depth:	None specified	Lot is approximately 113 feet deep
Max. Lot Coverage:	None specified	N/A
Min. Yard Setbacks (through the SRA requirements):	<p>Front Setbacks: none.</p> <p>Rear Setbacks: Fifteen feet (15'), except that where a rear yard abuts on an alley, such rear yard may be not less than five feet (5').</p> <p>Side: none.</p>	<p>Front:20 Front:20 Rear: 5 Side: 0</p>

	The parcel is within the mapped State Responsibility Area and 30-foot setbacks to all property lines are required.	
Max. Building Height:	75 feet	32 feet
§314-109.1.3.4.1 Off-Street Parking	The higher of one parking space for each 1500 square feet of gross floor area within all enclosed building areas or one (1) parking space for each employee at the peak shift. A minimum of two (2) parking spaces are required.	The proposed project includes a new two story 3,844 square foot building.
§314-109.1.2.1.1 Substitute Parking	Allows an exception to the requirement that all parking be located on the same building site when certain standards are met.	The parcel is accessed by Joanna Court and McKinleyville Road which are both paved, and County maintained. The parcels within the business park are accessed via a 25-foot wide private right of way. There are approximately 33 total on-site parking spaces of which four are ADA-dedicated. The parking calculation for the five (5) businesses sharing the substitute parking spaces within the business park is 23. With the allowance for shared parking, the parking requirements of the zoning regulations are met.
314-109.1.4 Loading Spaces Required	One loading space for each 20,000 square feet of commercial space or fraction thereof. 109.1.4.3.2 Exceptions to loading space size requirements may be allowed by filing an exception petition containing sufficient information in support of the exception to the Planning Division. 109.1.4.3.2.6 Levels of anticipated use. 109.1.2.6 Parking/loading spaces may be shared if their use is not concurrent or conflicting.	One loading space per 20,000 square feet is required. This special permit is for an exception to the size of the loading space, normally 10' x 60', to accommodate a van or small box truck. The exception is supported based on anticipated levels of use as described in the "The Avenue" Cannabis Business park Development Plan receipt-dated July 23, 2018. A loading space is also shared between parcel number 510-211-054 and adjacent parcel APN 510-211-056 and is addressed in the Conditional Use Permit for substitute parking previously approved under application number 12677, on September 13, 2018. The loading size exemption also includes the following parcels in the business park: APN: 510-211-057, APN: 510-211-055; and APN: 510-211-053. As a condition of approval all parcels

		<p>shall use a vehicle that will not exceed the dimensions of the loading sizes described in the site plan and will abide by a schedule for the common shared loading space. Adherence to the schedule will ensure that the shared use is not concurrent or conflicting, previously approved under application number 12677, on September 13, 2018.</p>
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314-55.4 Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis Land Use Regulation for the Inland Area of the County of Humboldt – Commercial Cannabis Land Use Ordinance (CCLUO)

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
<p>§314-55.4.5.1.4 a) City Spheres of Influence, Community Planning Areas, Tribal Lands</p>	<p>A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPA's) Blue Lake, Fieldbrook-Glendale, Fortuna, Hydesville-Carlotta, McKinleyville, Rio Dell-Scotia, Shelter Cove, Trinidad-Westhaven, and Willow Creek. A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1,000') of any incorporated city, Tribal Lands, or any of the Community Planning Areas (CPA's) identified herein.</p>	<p>The subject property is in the McKinleyville Community Planning Area. Therefore, the applicant seeks approval for a Conditional Use Permit for 4,775 square feet of new indoor cultivation.</p>
<p>§314-55.4.5.4 Permit Limits and Permit Counting</p>	<p>No more than eight acres of Commercial Cannabis permits may be issued to a single Person. No more than ten (10) Persons shall be granted permits authorizing three (3) or acres of cultivation pursuant to the provisions of 55.4.6.1.2(c).</p>	<p>According to records maintained by the Planning Department, the party who is the Yeti Enterprises, LLC applicant, submitted two cannabis applications, which equals less than 3 acres of cultivation. This application is one Conditional Use Permit for 4,775 square feet of new indoor cultivation.</p>

<p>§314-55.4.8.1 Indoor Cultivation</p>	<p>Indoor Cultivation must comply with all applicable performance standards, meet the Eligibility Criteria specified in Section 314-55.4.6.3.1 and 314-55.4.6.3.2, and comply with the Siting Criteria specified in Sections 314-55.4.6.4.1, 55.4.6.4.2, 55.4.6.4.3, and 55.4.6.4.4 (c), (d), and (g). All Indoor Cultivation activities shall be conducted within an Enclosed setting and shall not be subject to the setbacks from School Bus Stops prescribed within 55.4.6.4.4(c).</p>	<p>An application for a Conditional Use Permit for 4,775 square feet of new indoor cultivation. The proposed project includes a new two story 3,844 square foot building. The building will be enclosed, and odor mitigation will be encompassed.</p>
<p>Eligibility Criteria §314-55.4.6.3.1 Energy Source.</p>	<p>Energy Source Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.</p>	<p>The subject property is served by P.G.&E. power and will operate a carbon neutral facility as required by purchasing certified carbon offset credits from certified offset programs.</p>
<p>§314-55.4.6.3.2: Water Source.</p>	<p>Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier.</p>	<p>Water use for irrigation is sourced by McKinleyville Community Service District (MCSD). The applicant has submitted a Will Serve Letter from MCSD, indicating that sufficient water will be provided to meet the project demands.</p>
<p>§314-55.4.6.4.1 Siting Criteria</p>	<p>Slope: Cultivation Site(s) must be confined to areas of the Parcel where the Slope is 15 percent or less.</p>	<p>According to the County's WebGIS the entire parcel is 15% or less.</p>
<p>§314-55.4.6.0 Conversion of Timberland</p>	<p>Conversion of Timberland Prohibited: Cultivation Site(s) may only be located within a Non-Forested area that was in existence prior to January 1, 2016.</p>	<p>The entire parcel is open land with no timberland. The parcel is located in an urban area.</p>

<p>§31455.4.6.4.4 Sensitive Receptors (c)(d)(g)</p> <p>Special Setbacks for Odor Mitigation (j)</p>	<p>(c) Six hundred feet (600') from a Church or other Place of Religious Worship, Public Park, Tribal Cultural Resource, or School Bus Stop currently in use at the time of project application submittal.</p> <p>d) Tribal Ceremonial Sites - One thousand feet (1,000') from all Tribal Ceremonial Sites</p> <p>g) In all cases, structures must comply with the setback requirements and similar provisions of the principal zoning district(s) as well as those required by the Building Code, including lot coverage.</p> <p>(j) Six hundred feet (600') from the boundary of any residentially zoned area</p>	<p>Under the adopted CCLUO ordinance, indoor cannabis cultivation is not subjected to the setbacks from school bus stop. The indoor nature of the cannabis activities will not have an adverse impact on children at bus stops. The project site is located in McKinleyville Community Planning Area and it is within two bus stops, one at 590 feet and another at 400 feet.</p> <p>The indoor cultivation will be enclosed and includes odor mitigation.</p>
<p>Indoor Cultivation Within those zones specified under 314-55.4.6.2.1</p>	<p>Within those zones specified under 314-55.4.6.2.1 (C-3, ML, MH, and U) and C-2 as a part of a microbusiness provided all cannabis activities occur within a building that is two-stories or less in height, cultivation area is limited to 2,500 square feet, and where the cultivation and activities area in scale with the surrounding community,</p> <p>a) Up to 5,000 square feet of cultivation area may be permitted with a Zoning Clearance Certificate.</p> <p>b) Up to 10,000 square feet of cultivation area may be permitted with a Special Permit.</p> <p>c) A Use Permit shall be required where more than one clearance or permit is being sought on a parcel. This application is a Special Permit and Conditional Use permit to allow for the development of a new 8,560 square foot (sf) indoor cannabis cultivation facility, and ancillary processing and ancillary facilities within a proposed 13,000 sf building that would be 28 feet in height. The Conditional Use Permit is required when more than one clearance or permit is being sought on a parcel, and as the applicant has a second pending</p>	<p>An application for a Conditional Use Permit for 4,775 square feet of new indoor cultivation. The proposed project includes a new two story 3,844 square foot building. The building will be enclosed with or mitigation. The parcel is zoned C-2 and all cannabis cultivation will occur within enclosed proposed two-story building.</p>

	<p>permit application for a second new indoor cannabis cultivation detached facility on the same parcel, a CUP pursuant to sub-section (c) is included.</p> <p>As discussed herein the cultivation facility and operations are consistent with the requirements for the cultivation type, status, and zoning of the parcel. The applicant will comply with all conditions of the CCLUO, as specified in the recommended conditions of approval.</p>	
<p>§314-55.4.8.1.3</p> <p>Indoor Cultivation Locational Criteria</p>	<p>Indoor Cultivation shall be located on roads that are paved with centerline stripe, or paved meeting the Category 4 standard.</p> <p>Exceptions may be considered with a Use Permit. Where an exception is sought, the Use Permit application shall include an evaluation of the local road network and relevant segments prepared by a licensed engineer. The engineers report shall include substantial evidence to support a finding that measures have been taken to protect the public health and safety, including fire safe road access, capacity to support anticipated traffic volumes, water quality objectives, and sensitive habitat.</p>	<p>Access to the driveway is accessed via Joanna Court or McKinleyville Avenue. Both access roads are paved with centerline stripe meeting the Category 4 standard.</p>
<p>314-55.4.9</p> <p>Performance Standard for Adaptive Reuse</p>	<p>On Parcels 2 acres or larger in size, within existing structures previously developed for a lawful heavy industrial operation, occupancy of up to one acre of gross floor area may be permitted for use by Commercial Cannabis activities including: Indoor Cultivation, Manufacturing, and Cannabis Support Facilities. A Zoning Clearance Certificate will be required for each discrete lease area. Where permitted occupancy and use of the site has reached one acre, a Use Permit will be required to consider any further use of the site by Commercial Cannabis Activities</p>	<p>The cited section does not apply as the property is not developed with an existing structure or other lawful heavy industrial operation. Nor was the property previously developed for commercial or industrial uses. The evidence supports finding the project consistent with this standard.</p>

<p>§314-55.4.11 Application Requirements</p>	<p>Identifies the Information Required for All Applications</p>	<p>Attachment 4 identifies the information submitted with the application and shows all the required information was received</p>
<p>§314-55.4.12 Performance Standards</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.</p>
<p>§314-55.4.12.1.8 Performance Standards– Road System</p>	<p>Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with standards regarding dead-end road length, functional capacity and private road systems.</p>	<p>The project site is accessed directly off a County Maintained Roads which meets the Road Category 4 standards.</p>
<p>§314-55.4.12.1.9 Burning of Plant Material</p>	<p>The Burning of Plant Material associated with Cultivation and Processing of Commercial Cannabis is Prohibited</p>	<p>As an Ongoing Condition of approval, the burning of Plant Material associated with Cultivation and Processing of Commercial Cannabis is Prohibited.</p>
<p>§314-55.4.12.1.10 Performance Standards– Biological Resource Protection</p>	<p>Projects proposing new development activities shall provide the necessary information to implement Mitigation Measures 3.4-1a – 3.4-1l, 3.4-3a, 3.4-4, 3.4-5 and 3.4-6 from the Final Environmental Impact Report.</p>	<p>As the subject parcel is planned Commercial Services (CS) and zoned Community Commercial or C-2-N which are industrial use land use designation and zoning district, respectively, the exception for the preparation and submission of technical studies for biological resources, and additional buffers to mitigate potential impacts applies: Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities.</p>

<p>§314-55.4.12.1.12</p> <p>Hazardous Material Site Assessments and Contingency Plan</p>	<p>Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. (It goes on)</p>	<p>The proposed cultivation is not located in an area that was previously developed as an industrial or heavy commercial use.</p>
<p>§314-55.4.12.1.12</p> <p>Stormwater Management</p>	<p>Applications for cannabis activities shall include a plan detailing how stormwater will be addressed for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features.</p>	<p>The Division of Environmental Health reviewed the project and recommended approval of the project. Additionally, the applicant submitted a Will Serve letter, indicating that water and sewer service will be provided by the McKinleyville Community Services District.</p>
<p>§314-55.4.12.1.13</p> <p>Management of Waste and Hazardous Materials</p>	<p>Applicants shall include a plan for disposal of project-related waste, including solid waste, effluent, and byproducts from commercial activities.</p>	<p>No Fuel will be stored onsite. Trash and recycling will be stored in water tight containers. Trash will be removed bi-weekly by Humboldt Sanitation and Recycling.</p>
<p>§314-55.4.12.1.14</p> <p>Protection of Historical Resources</p>	<p>Applications proposing projects which include the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards.</p>	<p>The project does not include the removal or exterior alteration of structures over 45-years in age.</p>

<p>§314-55.4.12.2 Performance Standards– Commercial Cannabis Cultivation</p>	<p>Identifies the Performance Standards for Cannabis Cultivation Activities.</p>	<p>The project as proposed and conditioned meets all of the requirements stipulated in the cited section. In Attachment 1, these performance standards have been incorporated into the On-going Conditions of Approval that must be satisfied for the life of the project.</p>
<p>§314-55.4.12.4 Performance Standards– Light Pollution Control</p>	<p>a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise. b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.</p>	<p>All external lighting and any Security Lighting from the proposed building shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.</p>
<p>§314-55.4.12.5 Performance Standards– Energy Use</p>	<p>All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards:</p> <ul style="list-style-type: none"> • Grid power supplied from 100% renewable source; and • On-site renewable energy system with twenty percent net non-renewable energy use <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.</p>	<p>Yeti Enterprises, LLC will use on-grid power supply provided by Pacific Gas and Electric Company and will operate a carbon neutral facility as required by purchasing certified carbon offset credits from certified offset programs.</p>
<p>§314-55.4.12.6 Performance Standards– Noise</p>	<p>Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by take twenty-four measurements on three or more property lines when all cannabis related activities are not in operation.</p>	<p>The applicant will not use a generator. The applicant has submitted ambient noise data. The average ambient noise level is about 62 decibels. The project will not result in an increase of more than three decibels.</p>

<p>§314-55.4.12.7 Performance Standards – Cannabis Irrigation</p>	<p>A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to documentation of water use, forbearance periods and storage requirements, metering and recordkeeping.</p>	<p>Water use for irrigation is sourced and provided McKinleyville Community Service District (MCSD). The applicant has submitted a Will Serve Letter from MCSD, indicating that sufficient water will be provided to meet the project demands. The total estimated annual water use for this indoor cultivation is 240,000 gallons per year. Yeti Enterprises, LLC plans to conduct four to five cultivation cycles annually. Irrigation will be metered, timed and within a closed loop drip irrigation system.</p>
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4. **Public Health, Safety and Welfare:** The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
<p>§312-17.1.4</p>	<p>The proposed development will not be detrimental to the public health, safety, and welfare, and will not be materially injurious to properties or improvements in the vicinity.</p>	<p>The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinance and the project is not expected to cause significant environmental damage.</p>

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law	The property was not included in the 2019 Housing Inventory. Proposed development will not preclude residential units in the future if consistent with the general plan and zoning designations; therefore, the project is in conformance with the Housing Element

6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not adversely impact the environment.

As lead agency, the Department prepared an Addendum to the previously adopted Environmental Impact Report (EIR) (State Clearinghouse # 2017042022) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) and adopted by the County Board of Supervisors May 8, 2018. The EIR prepared for the CCLUO established that the environmental effects of existing cultivation operations would be reduced from the baseline impacts through the regulations applied by the CCLUO. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR.

ATTACHMENT 3
CEQA ADDENDUM TO THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE

*Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)
(State Clearinghouse # 2017042022), January 2018*

APN: 510-211-053, 2220 McKinleyville Avenue, County of Humboldt.

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

August 2020

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

An application for a Conditional Use Permit for 4,775 square feet (SF) of new indoor cultivation in the McKinleyville Community Planning Area. The project site is a parcel that is part of a business park comprised of five parcels. The parcels are served by a private 25-foot-wide right of way (Commercial Lane). Additionally, a Conditional Use Permit for a parking exemption to allow substitute parking, shared among five other parcels: 510-211-053, -054, -055, -056, and -057, and a Special Permit to reduce the size of the required loading space, normally 10' x 60', to accommodate a van or small box truck applied to the same parcels based on anticipated levels of use, has been previously approved under application number 12677, on September 13, 2018.

The proposed project is in a base zoning district that allows the requested cannabis activities. Under the adopted CCLUO ordinance, indoor cannabis cultivation is not subjected to the setbacks from school bus stop. The indoor nature of the cannabis activities will not have an adverse impact on children at bus stops. The project site is located in McKinleyville Community Planning Area and it is within two bus stops, one at 590 feet and another at 400 feet. The project was referred to the McKinleyville Unified School District, who have recommended denial of the project. The proposed project building will be designed appropriately and there will not be adverse impacts to the neighborhood related to visual impacts, odor impacts, or security concerns. Therefore, Staff recommends approval of the project.

Water use for irrigation is sourced and provided McKinleyville Community Service District (MCSD). The applicant has submitted a Will Serve Letter from MCSD, indicating that sufficient water will be provided to meet the project demands. The total estimated annual water use for this indoor cultivation is 240,000 gallons per year. Yeti Enterprises, LLC plans to conduct four to five cultivation cycles annually. Irrigation water will be metered, timed and within a closed loop drip irrigation system. The project was referred to the McKinleyville Community Service District and

recommended approval of the project. The project was also referred to the Division of Environmental Health and recommended approval.

The proposed two-story building will be about 3,844 SF and have several different rooms. On the first floor, the Veg Room # 1, will be split into two separate staging areas, one 96 SF will for immature plant and considered as propagation area. The other area will be about 482 SF will have larger vegging plants and will be considered as cultivation area. The first floor will also have a 1,373 SF flowering room. The second floor will have two flowering rooms, one 2,376 SF and the other 544 SF.

The building will have a dedicated room for drying cannabis plants and then taken to a third-party processing facility. All rooms will be climate controlled for optimal growing or drying conditions. The proposed building will contain an ADA compliant bathroom and will odor mitigation. Yeti Enterprises, LLC anticipates having five full time employees during peak operation.

Yeti Enterprises, LLC will use on-grid power supply provided by Pacific Gas and Electric Company and will operate a carbon neutral facility as required by purchasing certified carbon offset credits from certified offset programs. The applicant has also submitted a detailed security plan, which includes the installation of a security coded electronic gate.

The site is located approximately 499 feet southeast of a McKinleyville wetland; however, the site is not located within a designated Streamside Management Area. The project is located on a site that is already commercially developed. The parcel does fall within the 1-mile radius of a California Natural Diversity Data Base (CNDDB) mapped rare and endangered species, the Western Snowy Plover. According to U.S. Fish and Wildlife Service the Western Snowy Plover population breeds above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. The parcel does not contain any of the characteristics of breeding grounds for the Western Snowy Plover, as it is considered an urban area. Therefore, the Western Snowy Plover would not be disturbed by the proposed project and no Biological Study or Natural Resource Assessment is required. Additionally, pursuant to 55.4.12.1.10 of the CCLUO ordinance; Performance Standard – Biological Resource Protections Exception: This section shall not apply to new development activities within the footprint of existing structures or proposed on lands planned or zoned for commercial or industrial activities. The parcel is located in a commercial zone. The proposed building is also within a footprint of a building that was previously existing between 2004 to 2016. The project was referred to the Department of California Department of Fish and Fish and Wildlife and did not provide any comment.

The Conditional Use Permit previously approved for parking exemption allows substitute parking, shared among the subject parcel and the four other parcels in the business park. Substitute parking is an exception to the standard requirement that all parking be provided on the parcel on which the business is located.

Public Works commented on the project and recommended that the applicant shall retrofit the existing commercial driveway on Joanna Court to meet current ADA standards. Additionally, all fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license. Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility. This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

Arcata Fire Protection District conditionally approved the project and recommended the applicant comply with chapter 33 of the California Fire Code. The fire department also requested additional corrections to their operation plan. The applicant is to have the Arcata Fire Protection approved of their site plan.

The Bear River Band of the Rohnerville Rancheria and Blue Lake Rancheria recommended Inadvertent Discovery. The Building Inspection Division recommended approval based on the condition that all grading, building, plumbing electrical and mechanical permits and or agriculture exemption are obtained.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effects previously examined will be substantially more severe than shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize consisting of 4,775 square feet of new indoor cultivation in the McKinleyville Community Planning Area and to construct minor improvements necessary to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT

See Purpose statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project will permit a new cannabis operation and bring the operation into compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final EIR is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the EIR, remain in full force and effect on the original project.

ATTACHMENT 4
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 ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
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; and 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. (On file)
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 Department of Fish & Wildlife. (Not applicable)
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 (CALFIRE). 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 CALFIRE. (Not applicable)

11. Consent for onsite 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 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Attached)
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. DEH Worksheet (On file)



Site Plan Overview and Cultivation and Operations Plan

Applicant/Owner

Yeti Enterprises, LLC.
517 3rd Street, Suite 9
Eureka, CA 95501

Agent

Kaylie Saxon
Green Road Consulting
1650 Central Avenue, Suite C
McKinleyville, CA 95519

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I. Site Plan Overview

1.0 Project Information

Yeti Enterprises, LLC. (“Applicant”) is submitting this application for a Type 1 Conditional-Use Permit for 4,775 square feet of indoor commercial cannabis cultivation on a .3-acre parcel, located near McKinleyville, CA (“Parcel”), Assessor’s Parcel Number 510-211-053.

This application is submitted through his agent, Kaylie Saxon of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County’s (“County”) Commercial Medical Marijuana Land Use Ordinance (“CMMLUO”).

The Conditional Use Permit would achieve the following results for the Applicant:

- a. Permit 4,775 square feet of commercial cannabis cultivation activities that were not in existence prior to January 1, 2016, in compliance with the County CCLUO; and
- b. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board (“Water Board”) and California Department of Fish and Wildlife (“Fish and Wildlife”).

2.0 Project Location

The Applicant’s Parcel is located in the inland zone of Humboldt County near McKinleyville, CA. The Parcel is comprised of .3-acres and is identified by Assessor’s Parcel Number (“APN”) 510-211-053. The site address is 2220 McKinleyville Ave, McKinleyville, CA 95519.

2.1 Zoning Classification

The County’s Zoning Classification of the Parcel is C-2-N with a Current General Plan of Portion CS (MCCP). The CMMLUO permits existing commercial cannabis cultivation on land zoned as C-2 with cultivation sites up to 5,000 square feet with a Conditional Use Permit.

2.2 Site Topography

A map of the Parcel’s topography is included as Attachment “A.”

3.0 Easements

The following information is taken from Exhibit “A” of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUITY OF HUMBOLDT, STATE OF CAUFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcels 17, 18, 19, 20 and 21 as shown on the Map of Tract No. 212 filed in Book 18 of Maps, pages 24 and 25, Humboldt County Records.”

4.0 Natural Waterways

There are no natural waterways that cross the Parcel. There are two (2) wetland areas identified by the Humboldt County GIS that are in the area. The closest wetland area is more than 500 feet from the proposed cultivation area and the next closest wetland area is more than 1,000 feet from the proposed cultivation area.

Once they begin discharging, the Applicant will be enrolled in the North Coast Regional Water Quality Control Board's Waiver of Waste Discharge Program as a Tier I discharger. Because the cultivation area is less than 5,000 square feet, a Water Resource Protection Plan will not be required.

5.0 Location and Area of Existing Cultivation

The 4,775 square feet of cannabis cultivation occurs in one (1) location on the Parcel within the existing 62'x62' two story commercial building. There will be several different rooms within the building that will be used for cultivation related activities.

Veg Room 1st Floor

The 1st floor Veg Room will be split into two (2) separate Staging Areas based on the maturity of the plant. The first staging area will measure 24'x4' (96ft²), it will be used strictly as veg space and should not be considered taxable square footage. The second staging area will be approximately 482ft² and should be considered taxable square footage.

Flowering Room 1st Floor

The 1st Floor Flowering Room measures approximately 1,373ft².

Flowering Room 1 2nd Floor

The 2nd Floor Flowering Room measures approximately 2,376ft².

Flowering Room 2 2nd Floor

The 2nd Floor Flowering Room 2 will measure approximately 544ft².

Total indoor cultivation=4,775ft²

6.0 Setbacks of Cultivation Area

The building is setback from the southern parcel line by approximately 40 feet, the western parcel line by approximately 20 feet, the northern parcel line by 30 feet, and the eastern parcel line by approximately 15 feet.

7.0 Access Roads

The Parcel is located off of Joanna Court, off of McKinleyville Avenue, both of which are paved and in excellent condition. The interior of the parcel is paved and is in excellent condition.

8.0 Graded Flats

There are no graded flats located on the Parcel.

9.0 Existing and Proposed Buildings

The 2,400 square feet of cannabis cultivation occurs in one (1) location on the Parcel within the proposed building. There is proposing several different rooms within the building that will be used for cultivation related activities.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Use

10.1 Water Source

The Applicant will be sourcing water from the McKinleyville Community Services District.

10.2 Water Storage

There is one 2,500-gallon HDPE tanks and eight (8) 50-gallon water barrels totaling 2,900-gallons of hard tank water storage on site.

The Applicant estimates their annual water use to be approximately 240,000-gallons.

10.3 Irrigation Plan

The Applicant irrigates with a timed, metered, closed loop drip irrigation system.

10.4 Projected Water Use

Because they are cultivating in a controlled environment, the Applicant's projected water use will be consistent year-round. The Applicant estimates their annual water use to be approximately 240,000 gallons.

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

Site Drainage, Runoff, Erosion Control Measures

The Applicant will be running indoor cultivation that produces minimal runoff. All runoff from irrigation/cultivation will be collected and put into an evaporator. There will be no runoff from cannabis cultivation irrigation to the connected sewer system. Because the slope of the land is between 0% and 2%, the cultivation being confined indoors within a controlled environment and the Applicant's cultivation practices, there will not be any drainage, runoff or erosion issues or concerns.

Watershed Protection

The cultivation resides at least 500 feet from the closest identified wetland area and 800 feet from the second closest identified wetland area. Should the Applicant produce any runoff, it will enter into the sewer system.

12.0 Invasive Species Report

**The following information was taken from the Applicants invasive species report drafted by Mother Earth Engineering.*

Adaptive management is a systematic and iterative process that provides feedback between monitoring and management actions. This process includes reviewing invasive plant management goals and objectives, reviewing baseline data, applying treatment techniques for target invasive plants, subsequently conducting monitoring and analysis to measure achievement of goals.

13.0 Storm Water Management Plan

**The following information was taken from the Applicants invasive species report drafted by Mother Earth Engineering. Map referenced below are in referencing maps provided*

Due to site topography, existing vegetation and existing swale feature, the expected stormwater runoff from onsite pervious surfaces can be attenuated sufficiently as required by regulations if the following improvements are implemented:

- Rain gutters shall be installed on the western side of existing building.
- The rain gutters shall be pitched such that the captured rainfall flows from longitudinally north to south.
- Three roof gutter discharge points shall be installed (see map). Roof discharge points shall be located approximately at northern corner, southern corner, and midpoint of building (see map). The flow from the discharge points shall be directed to the existing swale, and the downspouts shall extend a minimum of two (2) feet from the existing concrete slab.

A stormwater analysis was conducted using the State Water Board's Post-Construction Calculator tool. The analysis determined that with the installation of the rain gutters in conjunction with the existing site conditions all regulatory criteria are satisfied with respect to stormwater management.

14.0 Energy Use

The Applicant is grid tied and does not require the use of generators. The building receives PG&E power and there are no generators on-site. The Applicant will enroll in PG&E Solar and Renewable Energy Program (100% offset). Solar Panels and system will be installed to the buildings within two (2) years of operation to offset their grid use of power.

15.0 Distances from Significant Landmarks

The Parcel resides in a mostly residential area. Morris Elementary School is approximately 1,100 feet away from the proposed cultivation area. There is also a school bus stop that is within 600 feet from the cultivation area. The Applicant is seeking an exemption from the 600 ft setback regarding the bus stop. There are no public parks or places of worship within 600 feet of the proposed cultivation area.

II. Cultivation and Operations Plan

1.0 Materials Storage

All fertilizers and amendments will be located within the building on the Parcel. Fertilizers and amendments will be placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

No fuel will be stored on site. Trash and recycling is stored in water tight containers. Trash is removed weekly and recycling is removed bi-weekly by Humboldt Sanitation and Recycling. The Applicant does not keep a compost or soils piles on site. Should soil need to be removed, it will be taken to Wes Green in Arcata, CA and replaced.

The building receives PG and E power and there are no generators on-site. No fuel is stored. The Applicant will enroll in PG and E Solar and Renewable Energy Program (100% offset). Solar Panels and system will be installed to the buildings within two (2) years of operation to offset their grid use of power.

2.0 Cultivation Activities

Cultivation activities may vary based on strain and the applicants personal schedule.

Flowering Rooms 1st/2nd Floor

All of the flowering rooms per method are made to be in continuous operation. This is accomplished by the dividing of the cultivation space of each flowering room into multiple zones, each zone occupied by a different strain. Each strain is put into flowering, into the flowering room that operates on a 12/12 (12 hours on 12 hours off) light cycle, in an ordered, delayed schedule from the onset of the first flowering strain.

EXAMPLE:

Zone 1

First strain is put into flower sept 1st
(scheduled to be harvested Oct 31)

Zone 2

Second strain is put into flower sept 15
(Scheduled to be harvested Nov 15)

Zone 3

Third strain is put into flower oct 1st
(Scheduled to be harvested Nov 30)

Zone 4

Fourth strain is put into flower Oct 15
(Scheduled to be harvested Dec 15)

Zone 5

First strain harvested Oct 31
(Fifth strain put into flower Nov 1)

Zone 6

First strain harvested Oct 31
(Fifth strain put into flower Nov 1)

In order to keep the flowering rooms running continuously, based on the example above, the plants will have to be kept in a vegetative stage long enough to immediately transition to their flowering stage and placed in a flowering room. The square footage required to veg 20-25 plants is roughly 16 square feet. or a 4'x4' ft footprint.

The upstairs flowering room is meant to support 91 lights. Each of the lights is meant to have 16-20 plants flowering underneath of it. The upstairs flowering is intended to have seven zones. The room in its entirety is meant to handle between 1300 and 1700 plants. The downstairs flowering room is intended to have 54 lights and three separate zones.

Each flowering zone will be a 14-light zone, and each zone will have up to 280 plants. Since the flowering room is broken into 6 zones, a harvest is expected every 10-15 days.

That schedule and the time that it realistically takes to veg a plant to a suitable stature to flower, the propagation schedule would understand two strains, staggered one week apart occupying the veg space, each strain for 2-3 weeks. At the fulfillment of each strain's time in the veg room a new strain is put into the veg room to fulfill the production schedule.

Plants are taken from their 6-inch pots and placed in a coco coir medium within aluminum beds. There will be an HID lighting system in place. They will be watered using organic nutrients. The applicant is anticipating 4-5 harvests annually.

1.0 Processing Practices

Plants are harvested and transferred to a sanitized, climate controlled drying and curing room. During the 7-10 day drying period, temperature, humidity and air circulation are carefully monitored. The drying room will be equipped with carbon air filters and air conditioners to maintain temperature along with dehumidifiers and fans for air circulation.

After curing, the harvested cannabis is taken to a 3rd party processor. All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

4.0 Security Measures

Secure fencing and locked gates surround the parcel. Coded entry is required at each gate. There will be one code for daytime business hours and one code for after-hours entry. Every employee will receive a unique gate code and non-managers (excepting cultivators) will only be granted entry to the facility by the manager on-duty. All employees will have gate code access during business hours. Only the owner and head cultivator will have access during non-business hours. Security cameras will be installed at all gates, around the perimeter fence and on all buildings to cover all angles of entry. Motion sensor lights will be installed around the entire outside of the facility and driveways. A burglar alarm that is tied in with the Sheriff's Department and Fire Department will be installed for all doors and windows. Every room within the facility will have video surveillance.

ATTACHMENT 5

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	✓	Conditional Approval	Attached
Public Works Land Use Division	✓	Conditional Approval	Attached
Environmental Health Division	✓	Approval	Attached
NWIC	✓	Conditional Approval	On file
CA Department of Fish & Wildlife		No Comment	Attached
Bear River Band Rancheria	✓	Conditional Approval	On file
Wiyot Tribe		No Comment	
Blue Lake Rancheria	✓	Conditional Approval	On file
McKinleyville Unified School District	✓	Denial	Attached
Arcata Fire Protection District	✓	Conditional Approval	Attached
McKinleyville Community Service District	✓	Conditional Approval	Attached



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

1/17/2019

Project Referred To The Following Agencies:

Environmental Health, PW Land Use, Building Inspections, McKinleyville:CSD, Arcata:FPD, NCUAQMD, McKinleyville USD:School District, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe

Applicant Name Yeti Enterprises **Key Parcel Number** 510-211-053-000

Application (APPS#) PLN-12241-ZCC Historic Planning **Assigned Planner** Elizabeth Schatz

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: 2/1/2019

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: Plot plan appears accurate at this time
see attached

DATE: 8/1/19 PRINT NAME: Dean Beck

Planning Referral

8/1/19

db

- plot plan appear accurate at this time

-- Note: proposed structures used in the cannabis operation shall not be used/occupied until all required permits have been obtained.

- No wet areas within 100-200 feet of cannabis

- Appears to be wet areas: No

-Recommend approval based on the condition that all grading, building, plumbing electrical and mechanical permits and/or Agricultural Exemption are obtained



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

PRE-SITE INVESTIGATION FORM

THIS IS NOT A PERMIT DOCUMENT

APPLICATION INFORMATION			
Name	Yeti Enterprises		
Address 1	PO Box 610	Address 2	
City	Fortuna	State	CA Zip 95540

OWNERS NAME AND MAILING ADDRESS			
Name	The Humboldt Group Llc Co	Email	
Address 1	Po Box 121	Address 2	
City	Trinidad	State	CA Zip 95570

SITE INFORMATION			
Parcel Number	510-211-053-000	Application Number	PLN-12241-ZCC
Street Address	2220 Mckinleyville Av	City	Mckinleyville State CA Zip 95519

PRESITE INVESTIGATION	
Project is already started	AOB Inspection
Soil report is required due to	Project appears to be within wet area
Project is in flood zone A per	FIRM panel number
Flood elevation certificate required	Is 2nd Flood Certificate Required?
Plans stamped by a licensed person required	SRA requirements apply
SRA water storage requirements apply	Lot created prior to 1992
Appr.SRA req. need to be shown on plot plan	Plot plan incomplete, must be revised No
Driveway slope appears to be	Submit engineered foundation for
Grading permit required	Applicant must locate property lines
Incomplete submittal Construction Plan	Other concerns exist
Erosion and sediment control measures req.	

Inspector Notes
Planning Referral
8/1/19
db
- plot plan appear accurate at this time
-- Note: proposed structures used in the cannabis operation shall not be used/occupied until all required permits have been obtained.
- No wet areas within 100-200 feet of cannabis
- Appears to be wet areas: No
-Recommend approval based on the condition that all grading, building, plumbing electrical and mechanical permits and/or Agricultural Exemption are obtained
QUESTIONS? Please contact the County of Humboldt Building Division



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596
AVIATION 839-5401

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409
ADMINISTRATION 445-7491 NATURAL RESOURCES 445-7741
BUSINESS 445-7652 NATURAL RESOURCES PLANNING 267-9540
ENGINEERING 445-7377 PARKS 445-7651
FACILITY MAINTENANCE 445-7493 ROADS & EQUIPMENT MAINTENANCE 445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388
LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Elizabeth Moreno, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 01/23/2019

RE:

Applicant Name	YETTI ENTERPRISES
APN	510-211-053
APPS#	PLN-12241-ZCC

The Department has reviewed the above project and has the following comments:

- The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- Road Evaluation Reports(s)* are required; See **Exhibit "D"**. **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Review Items 6, 7, and 8 on Exhibit "C".

Applicant shall retrofit the existing commercial driveway on Joanna Court to meet current ADA standards.

Note: Submitted review materials (Parcel overview, floor plan to proposed building, and multiple plot plans) are too inconsistent to accurately review the project. Dimensions to the subject parcel vary between each plan, square footage stated on plot plans and parcel overview of the proposed building does not match the floor plan (Sheet #2) area. Parking lot layout varies between each plot plan and Sheet #2.

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 12241

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:

Submittal of parcel overview, floor plan, multiple site plans do not coincide with each other. Multiple plot plans show different parcel dimensions. Size of proposed bldg. does not match submitted floor plan or fit within the parcel dimensions when parking area is included. Parking lot layout changes for each plan/sheet.

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- PRIVATE ROAD INTERSECTION:

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the *Road Evaluation Report(s)* for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

Exhibit "C"

Additional Review is Required by Planning & Building Staff

APPS # 12241

All of the following questions are to be answered by Planning and Building Department staff. No further involvement with the Department of Public Works is required for these items; however Public Works staff is available to answer any questions that may arise.

1. **ROADS – PART 1.** Does the project take access from a series of non-county maintained roads that connect directly to a State Highway (36, 96, 101, 255, 299, etc...)?
 YES NO

If **YES**, the project does not need to be referred to the Department. Include the following requirement:

All recommendations in the Road Evaluation Report(s) for non-county maintained road(s) shall be constructed/implemented to the satisfaction of the Planning & Building Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. A grading permit may be required; check with the Building Division of the Planning and Building Department for any permit requirements.

2. **ROADS – PART 2.** Does the project take access from a series of non-county maintained roads that connect directly to a Caltrans State Highway, US Forest Service Road, BLM Road, or a City road?
 YES NO

If **YES**, the Department recommends that prior to the project presented to the Planning Commission or Zoning Administrator, that the project should be referred to the affected road agency(ies).

3. **ROADS – PART 3.** Does the project take access or use a county maintained road that does not have a centerline stripe or is not on the "approved list" of known category 4 roads? YES NO

If **YES**, a *Road Evaluation Report* must be done for the County road(s) that do not have a centerline stripe or are not on the "approved" list. The project along with the road evaluation report(s) for the County maintained road(s) must be referred to Public Works for review to ensure that the Department supports the findings in the report. If the road is on the "not approved" list, then Part B of the *Road Evaluation Report* form must be completed.

4. **Deferred Subdivision Improvements.** Does the project have deferred subdivision improvements? YES NO

How to check: **Method 1:** Planning and Building Department staff review the legal description for the subject property in the deed. If the deed reads similar to "Parcel __ of Parcel Map No. ___" then there may be deferred subdivision improvements; further research will be needed. **Method 2:** Planning and Building Department staff need to review the title report(s) for the subject property(ies) to see if a "Notice of Construction Requirements" document is listed. If the document is listed, then there are deferred subdivision improvements.

If **YES** then the subject property has deferred subdivision improvements. The project cannot be presented to the Zoning Administrator or the Planning Commission until the deferred subdivision improvements are completed. The applicant should be directed to the Department of Public Works regarding the deferred subdivision improvements.

5. **AIRPORT- PART 1 (ALUCP).** Is the project located within Airport Land Use Compatibility Plan (ALUCP) Zone A, B, B1, B2, or B3 as shown on the ALUCP GIS layer? YES NO

If **YES**, include the following requirement:

The applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement. The avigation easement shall be on the form prescribed by the Department of Public Works. This condition shall be completed to the satisfaction of the Department of Public Works prior to

Exhibit "C"

Additional Review is Required by Planning & Building Staff

commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

The applicant shall conduct all operations consistent with the ALUCP and in a manner that does not attract flocks of birds. Open ponds shall not be permitted.

6. **AIRPORT – PART 2 (County Code Section 333).** Is the project is located within the County Code Section 333 GIS layer **AND** is the project proposing to construct (or permit) a fence, building or other structure? YES NO

If **YES**, the applicant shall submit a completed *Airspace Certification Form* prior to the project being presented to the Zoning Administrator or the Planning Commission for approval.

7. **AIRPORT – PART 3 (Height Restrictions).** Planning & Building Staff shall review the completed *Airspace Certification Form* as follows:
- o If Box 1 is checked **NO**, the applicant shall either modify the project to comply with County Code Section 333-4 or the applicant shall request a variance pursuant to County Code Section 333-8. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the variance is approved by the Board of Supervisors, or the project was modified to comply with County Code Section 333-4.
 - o If Box 2 is checked **YES**, the applicant shall submit form FAA 7460-1 to the FAA for review and comment. The project shall not be presented to the Zoning Administrator or the Planning Commission for approval until the FAA supports the project.
 - o If Box 3 is checked **YES**, then the project cannot be permitted and must be modified to conform to the easement. As an alternative, the applicant may wish to seek approval from both the County and the FAA to quitclaim a portion of the easement to allow the project to be permitted.
 - o If Box 1 is checked **YES** and Box 2 is checked **NO** and Box 3 checked **NO or NA**, then Planning & Building staff shall signoff on the project in the "county use only" section of the form. In the "pre-construction" right of way (or "post construction" right of way if the building exists), check the approval box; date and initial your work.

Note that if the proposed structure is close to the imaginary surface (within 5 feet), then require a post construction certificate to be filed. By including the following requirement:

Applicant shall file a post construction *Airspace Certification Form* to ensure that the proposed structures are in compliance with County Code 333-3. This shall be completed within 90 days of completion of construction or prior to building final, whichever occurs first.

Submit a copy of all processed *Airspace Certification Forms* to the Land Use Division.

8. **MS4/ASBS Areas.** Is the project located within MS4 Permit Area as shown on the GIS layer? YES NO

If **YES**, include the following requirement:

The applicant shall demonstrate to the satisfaction of the Planning & Building Department that the project is in compliance with MS4/ASBS requirements.

// END //

PLN# 2241-ZCC

Yeti Enterprises, LLC - New indoor 4,775 sq...
An application for a Conditional Use Per... 07/10/2020 by Elizabeth Moreno

LOCATION
> 2220 McKinleyville Av
McKinleyville, CA 95519

CONTACT
> Kaylie Saxon

WORKFLOW
> 18 total Task

● 9 completed ○ 3 active

COMPLETED
DUE

ASSIGNED
STARTED by

County Counsel
0 0.0h

APPROVED WITH CONDITIONS
DUE 2/2/2019

ASSIGNED Ken Freed
STARTED 1/23/2019 by Ken Freed

PW Land Use
0 0.0h

APPROVED
DUE 2/17/2019

ASSIGNED LandUse1 DEH
STARTED 2/7/2019 by Ben Dolf

Environmental Health
0 0.0h

CANCEL HELP

Task Details	Task Details (U)
Task Details: Environmental Health	Action By: Department Environmental Health
Current Status: Approved	Action By: Ben Dolf
Status Date: 02/07/2019	Due Date: 02/17/2019
Assigned Date: 01/24/2019	Assigned to LandUser1 DEH
Assigned to Department: Environmental Health	

Comments

Summary

Project Description

Workflow

- 1 Referral Assignments
- 2 Planning Information
- 3 GR Zoning Information
- 4 CEQA
- 5 Cannabis
- Project Tracking
- 6 Referral Task Log (2)

Fee (7)

Payment



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

1/17/2019

Project Referred To The Following Agencies:

Environmental Health, PW Land Use, Building Inspections, McKinleyville:CSD, Arcata:FPD, NCUAQMD, McKinleyville
USD School District, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe

Applicant Name Yeti Enterprises **Key Parcel Number** 510-211-053-000

Application (APPS#) PLN-12241-ZCC Historic Planning **Assigned Planner** Elizabeth Schatz

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: 2/1/2019

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:

See a Hatched memo

DATE:

1-22-19

PRINT NAME:

Jin Schmidt

*From the Desk of Jan Schmidt, Superintendent
McKinleyville Union School District*



M E M O R A N D U M

Date: January 25, 2019

To: Humboldt County Planning Commissioner Clerk

Re: PLN – 12241-ZCC, parcel number 510-221-053-000

There are two existing bus stops within 600 feet of the proposed project so our district recommends denial of the permit.

Bus stop #1. McKinleyville Avenue at Midfield Court is 590 feet.

Bus stop #2. Railroad Drive at the Rich Well Drilling and Pump is 400 feet.



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- Recommend Denial. Attach reasons for recommended denial.

Other Comments: See attached comments

DATE: Feb 1, 2019 PRINT NAME: Ed Laidlaw

Arcata Fire Protection District

FIRE PREVENTION BUREAU

2149 Central Ave.

Mckinleyville Ca. 95519

(707) 825-2000

PLAN REVIEW

Project Location:	2220 Commercial Lane	Plan Check #:	PR-320
Type of Project:	Commercial TI indoor cultivation	Permit #	PLN 12241
Business Name:	Yeti Enterprises	Phone:	630-5041
Business Owner:	Yeti Enterprises	Phone:	630-5041
Property Owner:	Jim Furtado	Phone:	839-0137
Contractor:	TBD	Phone:	
Arch./Engineer:	Pacific Affiliates	Phone:	445-3001
Occupancy Class:	F1	Number of Stories:	1
Occupant Load:		Type of Construction:	VB NS

<input type="checkbox"/>	<i>Plans accepted as drawn.</i>
<input checked="" type="checkbox"/>	<i>Plans accepted with corrections noted below.</i>
<input type="checkbox"/>	<i>Plans not accepted. Resubmit with corrections noted below.</i>

Note: All materials and construction must conform to applicable codes adopted by the City of Arcata, County of Humboldt and the State of California.

Requirements during Construction:

Fire safety during construction shall comply with Chapter 33 of the California Fire Code including but not limited to:

1. Required means of egress components shall be maintained during remodel. CFC 3311
2. During construction, provide portable fire extinguishers, minimum 2A10BC rated, on all levels and in storage and construction sheds so that no spot in the building is more than 75 feet travel distance to a fire extinguisher on the same level. Title 19, Chapter 3, Article 5, CFC 3315
3. Fire department access roads shall be maintained during construction. CFC 3310.1
4. Fire resistive construction including walls, partitions, floors, penetrations, ceilings, coatings and sprayed-on fire-resistive material shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. CFC 703

Corrections:

1. Provide clear access pathways for firefighting activities/access. 36" minimum width, full length and width of cultivation rooms.
2. Provide Fire Extinguishers, minimum rating-2A10BC, within 75' of travel distance on each level.
3. Any equipment that creates heat or pressure shall be listed for specific use. Provide documentation

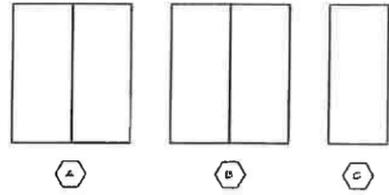
Note: Submit an itemized response letter to the Fire Department for the above noted corrections.

Plan Review by: Ed Laidlaw

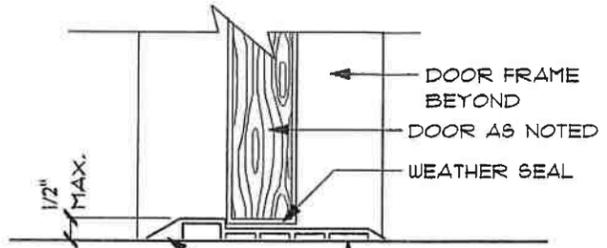
Date: 2-1-19

WJ 2/1/19
Proj. Reperal.

DOOR SCHEDULE				
MARK	SIZE	TYPE	REMARKS	LOCK SETS
(A)	PR. 3'-0" x 6'-0" x 1-3/4"	PAINT GRADE - MTL. - SOLID CORE	NEW	ENTRY
(B)	PR. 3'-0" x 6'-0" x 1-3/4"	PAINT GRADE - MTL. - SOLID CORE	NEW	ENTRY
(C)	3'-0" x 6'-0" x 1-3/4"	PAINT GRADE - MTL. - SOLID CORE	NEW	ENTRY



DOOR TYPES
SCALE: 1/4" = 1'-0"



WHERE THRESHOLD EXCEEDS 1/4" IN HEIGHT BEVEL AT 1:2 MAX. SLOPE

SET THRESHOLD IN BED OF SEALANT

THRESHOLD DETAIL

NTS

87% 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE ON THE PUSH SIDE

ALL DOORS SHALL HAVE SINGLE EFFORT LEVER TYPE HARDWARE CENTERED 30" TO 44" ABV. FLOOR

MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS + 5 POUNDS FOR INTERIOR DOORS.

DOOR NOTES

- NOTE:
- INTERIOR LANDINGS TO BE LEVEL.
 - EXTERIOR LANDINGS MAY HAVE 1/4" FOOT MAX. SLOPE.
 - FIRE RATED CORRIDORS WITH DOORS SWINGING INTO CORRIDOR TO BE 6'-0" WIDE CORRIDOR MIN.
 - WALKS TO HAVE 60"x60" AREA EVERY 100' MAX.
- DOOR NOTES:
- ALL DOORWAYS TO HAVE 37" CLEAR ACCESS MIN. AND DOORS SHALL OPEN 90 DEGREES MIN.
 - WHERE NARROW DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION.
 - UNINTERRUPTED SPACE AT THE BOTTOM OF DOOR (KICK PLATE) TO BE 10" EXCEPT FOR AUTOMATIC DOORS.
 - NO REVOLVING DOORS ALLOWED TO ACCESSIBLE DOORS.
 - THRESHOLDS: ANY CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS TO BE BEVELED AT A MAX. GRADIENT OF 1:2 (1 UNIT RISE TO 2 UNIT RUN). VERTICAL EDGES ARE 1/4" MAX. CHANGES GREATER THAN 1/2" USE RAMP.
 - LANDINGS OR FLOORS ARE NO MORE THAN 1/2" LOWER THAN TOP OF THRESHOLD.
 - EVERY REQUIRED EXIT DOORWAY MUST BE 3'-0" X 6'-8" MINIMUM.
 - A LEVEL FLOOR OR LANDING IS TO BE PROVIDED ON EACH SIDE OF ALL DOORS.
- HARDWARE NOTES:
- OPERABLE FROM A SINGLE EFFORT, REQUIRING NO TIGHT GRASPING, PINCHING OR WRIST-TWISTING (LEVERS, PUSH-PULL OR PANIC DEVICES).
 - MOUNTED AT 30" - 44" HIGH ABOVE FINISH FLOORS (A.F.F.)
 - OPENABLE FROM INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT, AND OPEN IN EGRESS DIRECTION (AT REQUIRED EXIT DOORS).
- HARDWARE:
- APPROVED BY BUILDING DEPARTMENT PRIOR TO INSTALLING.
 - DOOR CLOSERS (IF USED) MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 10 DEGREES TO WITHIN 3" OF LATCH.
- LEVEL MANEUVERING CLEARANCES:
- SHALL PROVIDE A LEVEL AREA WITH DIMENSION OF AT LEAST 60" IN THE DIRECTION OF DOOR SWING AND 48" OPPOSITE TO THE DOOR SWING.

SHEARWALL SCHEDULE

USE: 15/32" PLYWOOD OR OSB PANEL 1/8" CD COMMON NAILS 6" o.c. • EDGES, 12" o.c. FIELD

ALL HOLDDOWS SHALL BE SIMPSON HDU-EDS25 OR BETTER WITH SIMPSON 58756 ANCHOR BOLT, U.O.N. HOLDDOWS AND ANCHORS TO BE INSTALLED PER MANUFACTURERS INSTRUCTION.

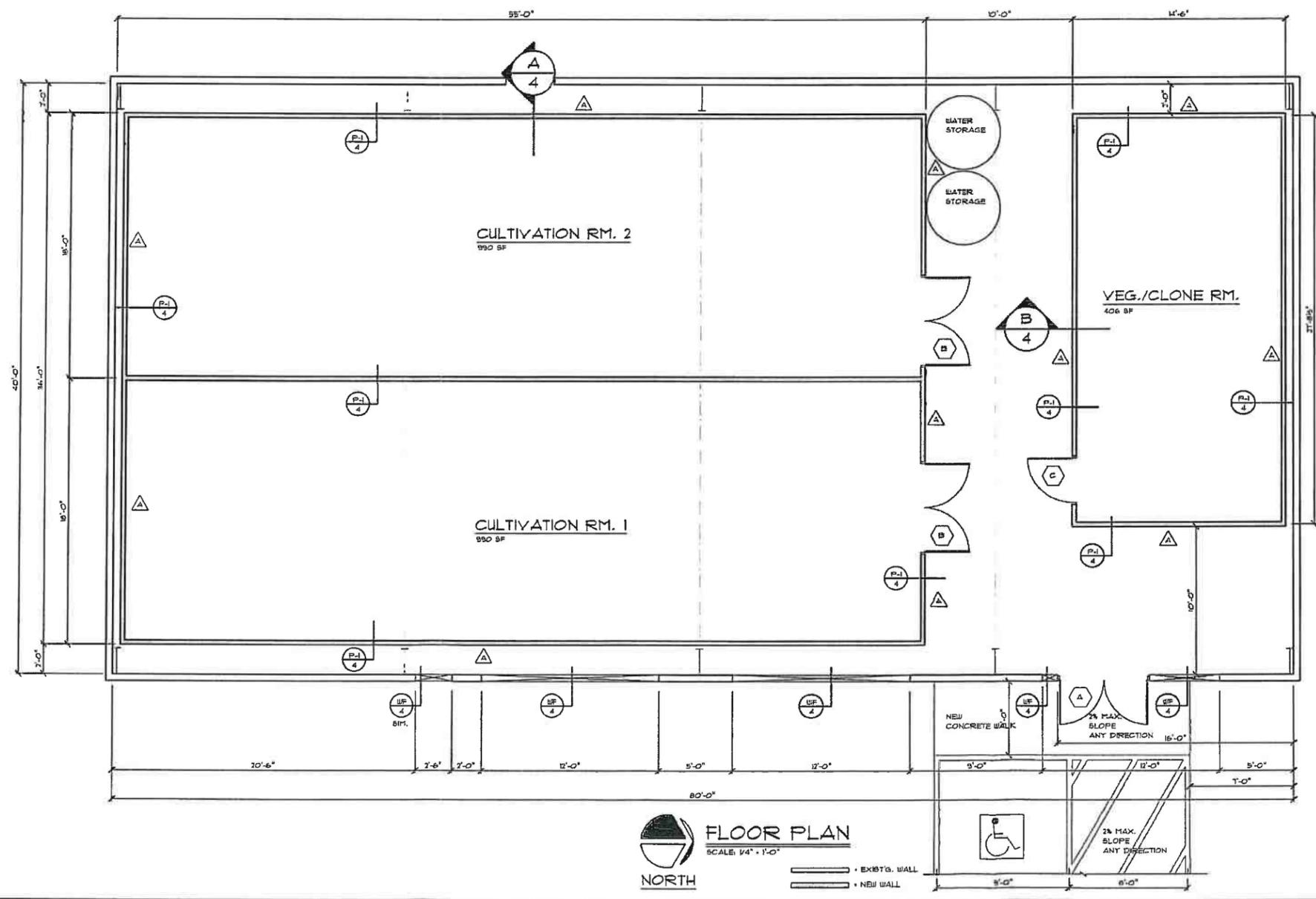
IF T-81 IS USED AS A SHEARWALL PANEL, THE PANEL MUST BE RATED AT 15/32" (MIN.) AS STAMPED BY THE MANUFACTURER.

FLOOR TWO SHEARWALL PANELS MUST BE SUPPORTED BY DOUBLE JOISTS OR BLOCKING TO TRANSFER LOAD TO WALL SYSTEM.

PROVIDE CONTINUOUS MEMBER OR BLOCKING ALONG EACH SHEARLINE WHERE SHEARWALLS DO NOT EXIST.

DIAPHRAGMS SHALL HAVE MINIMUM 15/32" WOOD STRUCTURAL PANEL SHEATHING WITH 8d NAILS 6" o.c. AT EDGES AND 12" o.c. FIELD. PROVIDE EDGE NAILING ALONG INTERIOR SHEARWALL LINES.

ALL SHEARWALL PANELS MUST BE CONTINUOUS, FROM BOTTOM OF BOTTOM PLATE, TO TOP OF TOP PLATE, OR BLOCKED BETWEEN.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

— EXIST'G. WALL
— NEW WALL

REVISIONS	BY

PACIFIC AFFILIATES
CONSULTING ENGINEERS
980 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL: (707) 445-3001 • FAX: (707) 445-3003

PA

FLOOR PLAN

Yeti Enterprises, LLC
Green Road Consulting
1650 Central Avenue, Suite C
McKinleyville, CA 95519
707-630-5041
APN: 510-211-057

DATE: Monday, February 21, 2011
SCALE: Drawn by: AS NOTED BAR

SHEET NUMBER
2

JOB NUMBER

JOANNA COURT

99.12' P.L.

45.39' P.L.

EXIST'G.
COMM'L. BLDG.
6000 SF
ZONING C-2

PROPOSED
COMM'L. BLDG.
3844 SF

116.8' P.L.

EXIST'G.
COMM'L. BLDG.
3280 SF
ZONING C-2

COMMERCIAL LANE

81.62' P.L.

McKINLEYVILLE AVENUE

20'-0"

13'-11"

14'-4"

12'-0"

39' P.L.

EXIST'G.
COMM'L. BLDG.
6060 SF
ZONING C-2

17'-4"

21'-0"

59.4' P.L.

EXIST'G.
COMM'L. BLDG.
5696 SF
ZONING C-2

25'-0"

66.38' P.L.

112.62' P.L.

114.09' P.L.

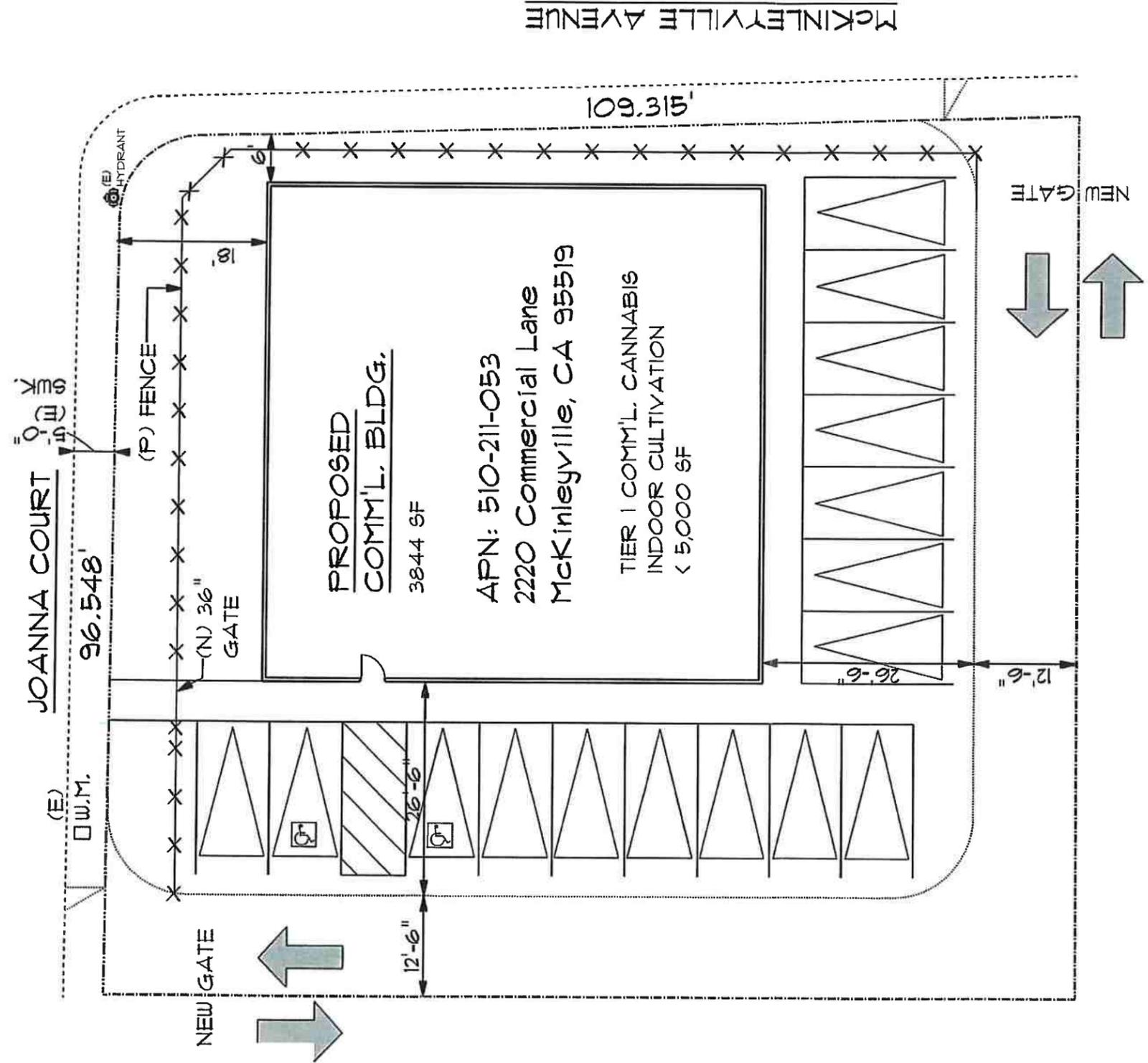


PLOT PLAN
SCALE: 1" = 20'-0"

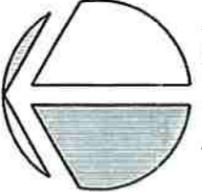
APPROVED
Arcata Fire Protection District

[Signature] 2/1/19
Parag. Referral

RECEIVED
SEP 15 2017
CITY OF ARCATA



APPLICANT:
 Yeti Enterprises, LLC
 Green Road Consulting
 1650 Central Avenue Suite C
 McKinleyville, CA 95519
 707-630-5041

PLOT PLAN
 SCALE: 1" = 20'-0"
 **NORTH**

OWNER:
 Jim Furtado
 3329 Halfway Avenue
 McKinleyville, CA 95519
 707-839-0137

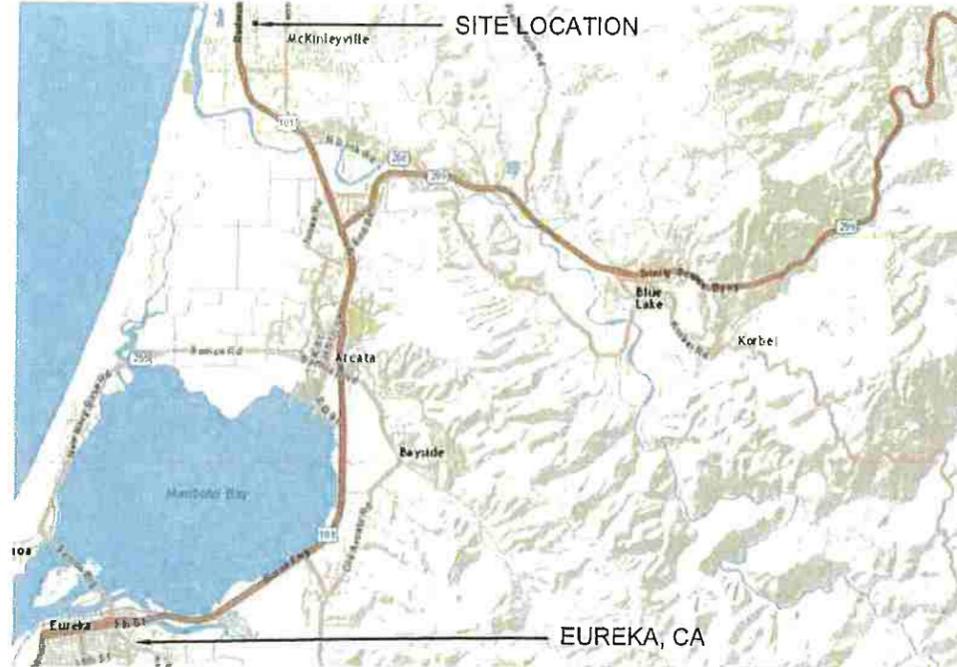
APPROVED
 Arcata Fire Protection District
 2/1/19
 Proj. Raymond.

YETI ENTERPRISES, LLC
 APN: 510-211-053

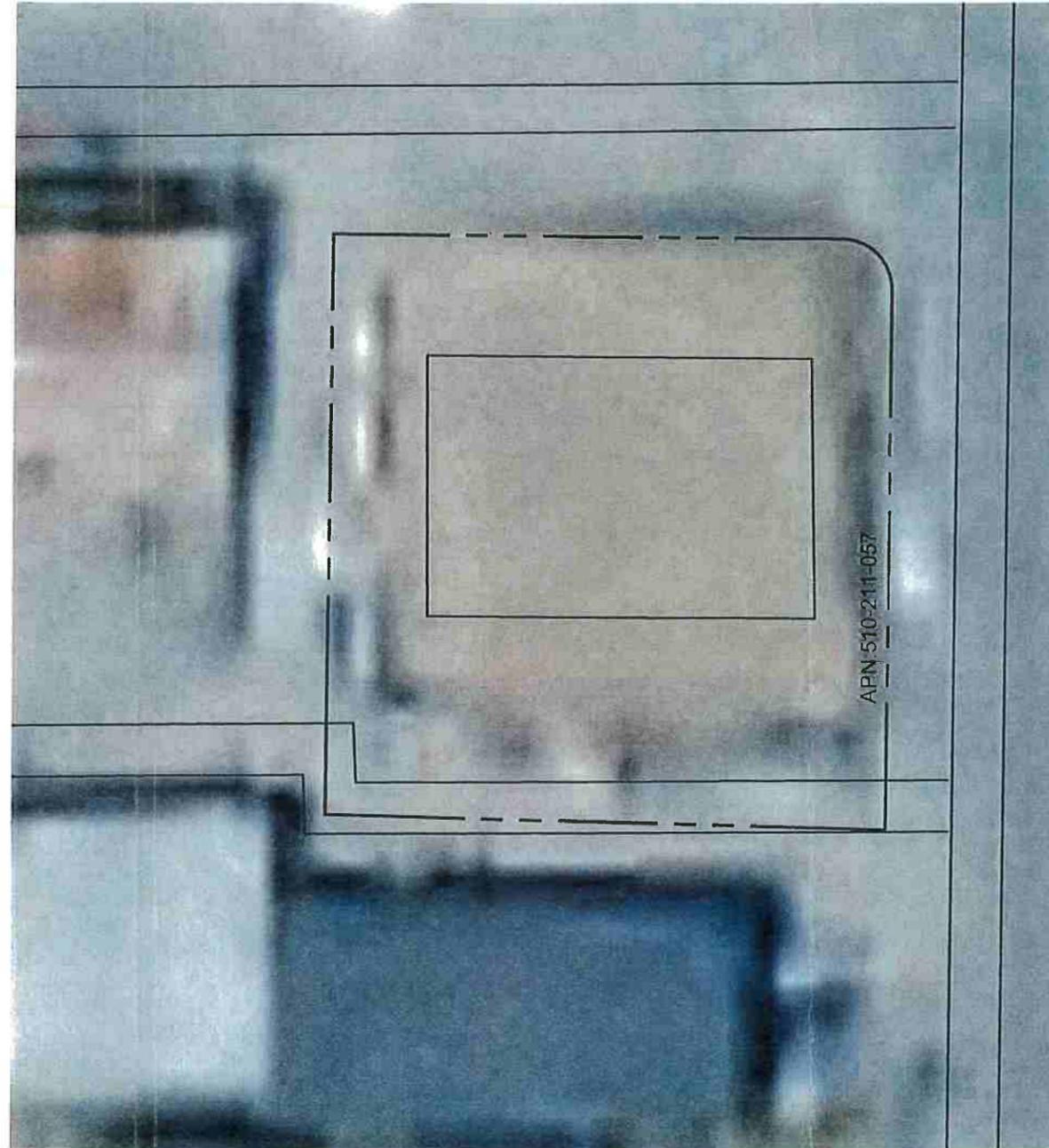
APPROVED
 Arcata Fire Protection District

WJ 2/1/19
 Proj Referral

VICINITY MAP
 NOT TO SCALE



AERIAL MAP



PROJECT DIRECTIONS

- FROM: EUREKA, CA
- TAKE US-101 NORTH (12 MI)
- TAKE EXIT 719 FOR SCHOOL ROAD
- TURN LEFT ONTO WASHINGTON AVE (.5 MI)
- TURN RIGHT ONTO MCKINLEYVILLE AVE (.5 MI)
- TURN LEFT ONTO JOANNA COURT

PROJECT INFORMATION

LAT/LONG: 40.9456,-124.1109
 APN:510-211-053
 APPLICANT:YETI ENTERPRISES, LLC
 PARCEL SIZE: .3 ACRES
 ZONING: C-2
 APPLICATION TYPE:
 ZONING CLEARANCE CERTIFICATE

TRAVEL TIME

APPROXIMATELY: 19.4 MILES (20 MINUTES)

COASTAL ZONE: NO
 100 YEAR FLOOD: NO

SHEET INDEX

- CP-COVER PAGE
- PO-PARCEL OVERVIEW

AGENT:

KAYLIE SAXON
 GREEN ROAD CONSULTING INC
 1650 CENTRAL AVE. SUITE C
 MCKINLEYVILLE, CA 95519
 707-630-5041

PROJECT INFORMATION

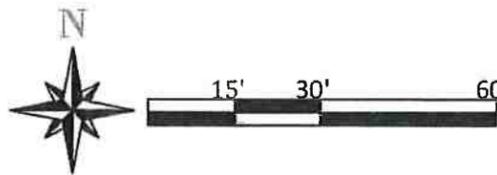
PROPERTY OWNER: YETI ENTERPRISES, LLC
 ADDRESS: 2214 COMMERCIAL LANE MCKINLEYVILLE, CA 95519
 SHEET INFO: COUNTY COVER PAGE

REVISIONS

NO.	NOTES	DATE

DATE: 9/13/17
 DRAFTER: RP
 SCALE: AS SHOWN

SHEET
CP



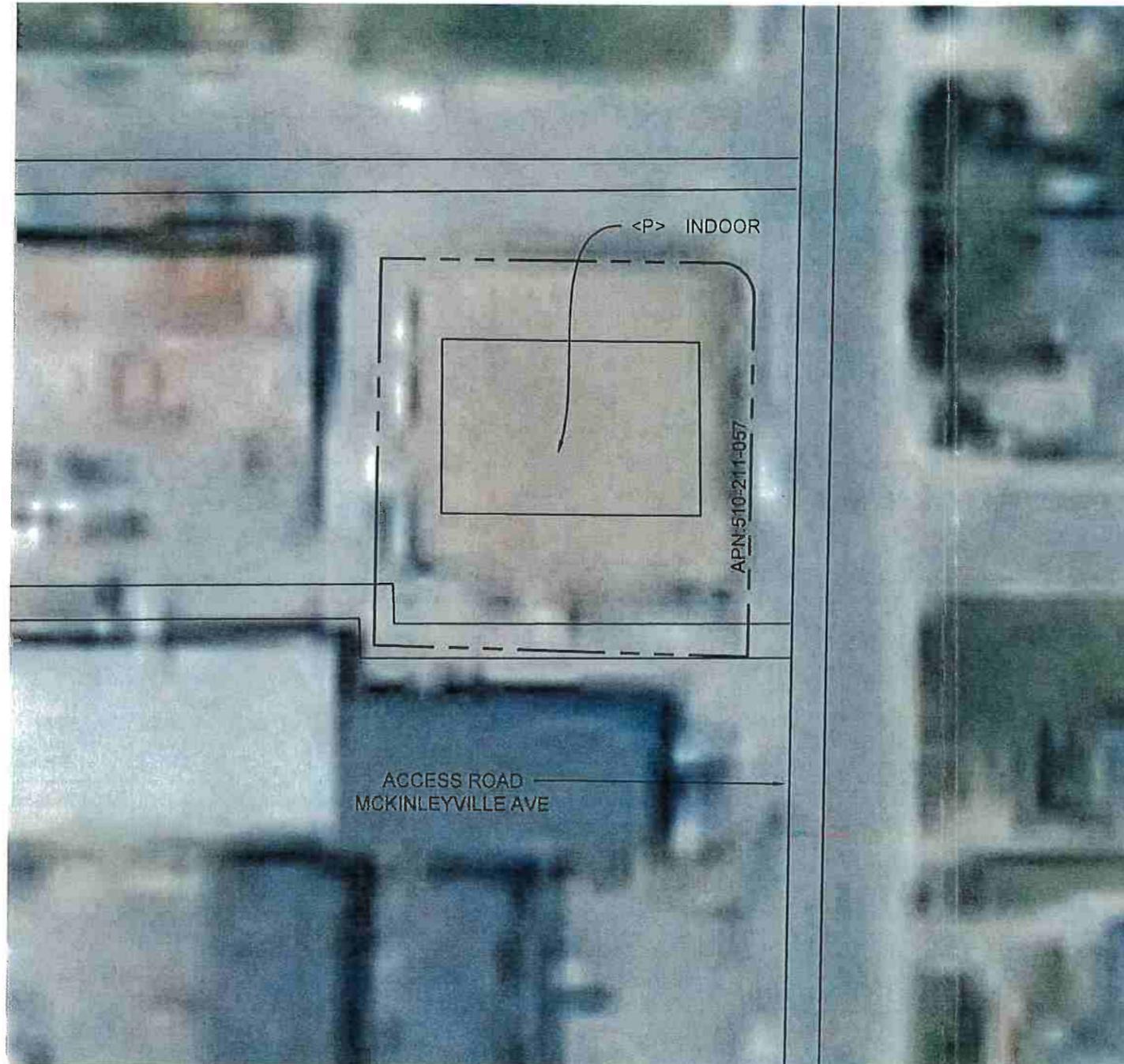
PROPERTY LINES AND BUILDING LOCATIONS ARE APPROXIMATE AND BASED ON AERIAL MAPS AND GPS DATA TAKEN IN THE FIELD.

9/13/2017 - X:\Projects\Bou.Hu.Mc.16.12\CAD\N-bou\Blank-County.dwg - 2:35 PM - Rico



PARCEL OVERVIEW

APN:510-211-053



CULTIVATION INFORMATION

PROPOSED INDOOR CULTIVATION AREA
INDOOR CULTIVATION=5,000 FT²

TOTAL PROPOSED INDOOR CULTIVATION AREA =5,000 FT²

PROPOSED CULTIVATION BUILDING AND USE

PROPOSED BUILDING	USE	YEAR	SIZE
WAREHOUSE	INDOOR2018	51'x75'	51'x75'

WATER SOURCE

MCKINLEYVILLE COMMUNITY SERVICES

POWER SOURCE

PG&E

SURROUNDING BUILDINGS

THERE ARE NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES WITH IN 600 FEET OF THE CULTIVATION SITE.

THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

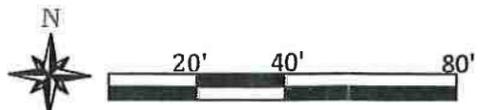
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 SHEET INFO: PARCEL OVERVIEW

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NO.	NOTES	DATE

DATE: 9/13/17
 DRAFTER: X
 SCALE: AS SHOWN

SHEET
PO



9/13/2017 - x: \Projects\Bou.Hu.Me.16.12\CAD\N--bodBlank--County.dwg - 2:35 PM - Rico



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RECEIVED
JAN 18 2019
McK. C.S.D.

1/17/2019

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Application (APPS#) PLN-12241-ZCC Historic Planning Assigned Planner Elizabeth Schatz

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- Applicant needs to submit additional information. List of items attached.
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Other Comments: INDUSTRIAL WASTE SURVEY WILL BE REQUIRE
AS A CONDITION OF WATER & SEWER SERVICE

DATE: 21 JAN 2019

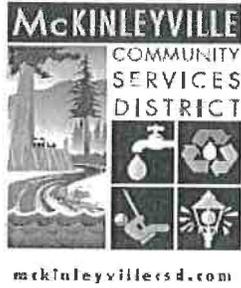
PRINT NAME:

Gregory P. Orsini General Manager

1224j

PHYSICAL ADDRESS:
1656 SLITTER ROAD
McKINLEYVILLE, CA 95519

MAILING ADDRESS:
P.O. BOX 2037
McKINLEYVILLE, CA 95519



MAIN OFFICE:
PHONE: (707) 839-3251
FAX: (707) 839-8456

PARKS & RECREATION OFFICE:
PHONE: (707) 839-9003
FAX: (707) 839-3064



October 21, 2019

Yeti Enterprises
ATTN: Kevin Bourque
P.O. Box 610
Fortuna, CA 95540-0610

RE: Will Serve for 2220 McKinleyville Ave/Commercial Lane
APN #510-211-053
Account #14-716-000

To whom it may concern:

McKinleyville Community Services District provides water and sewer service to the address listed above and has sufficient water supply to provide service to them at their current demand.

Sincerely,

Gregory P. Orsini
General Manager

.cc file
James Henry
Erik Jones

PHYSICAL ADDRESS:
1656 SUTTER ROAD
McKINLEYVILLE, CA 95519

MAILING ADDRESS:
P.O. BOX 2037
McKINLEYVILLE, CA 95519



MAIN OFFICE:
PHONE: (707) 839-3251
FAX: (707) 839-8456

PARKS & RECREATION OFFICE:
PHONE: (707) 839-9003
FAX: (707) 839-5964

October 21, 2019

Yeti Enterprises
ATTN: Kevin Bourque
P.O. Box 610
Fortuna, CA 95540-0610

RE: Will Serve for 2214 Commercial Lane
APN #510-211-057
Account #TBD

To whom it may concern:

McKinleyville Community Services District can provide water and sewer service to the address listed above and has sufficient water supply to provide service to them at their current demand once they have paid the capacity and connection fees and established active service.

Sincerely,

Gregory P. Orsini
General Manager

.cc file
James Henry
Erik Jones