



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

---

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

Hearing Date: June 20, 2017

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Southern Humboldt Seed Collective, LLC Conditional Use Permit Extension**  
Application Number 15041  
Case Numbers PLN-2018-15041  
Assessor's Parcel Number (APNs) 215-241-063  
325 Shelter Cover Road, Whitethorn Area

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5
Maps	
Zoning Map	6
Aerial Map	7
Topo Map	8
Project Plans	9
Attachments	
Attachment 1: Recommended Conditions of Approval	11
Attachment 2: Evidence Supporting the Required Findings	12
Attachment 3: Original Staff Report for CUP-17-029	19

Please contact Max Hilken, Planner, at 707-445-7541 or by email at [vendorlaco2@co.humboldt.ca.us](mailto:vendorlaco2@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 20, 2019	Conditional Use Permit	Max Hilken

**Project Description** Southern Humboldt Seed Collective, LLC, seeks approval of an extension to a Conditional Use Permit in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for a retail nursery that will produce cannabis seeds and clones. Operations occur within a 3,300-square-foot portion of an existing building. A 912-square-foot portion of the existing facility will be used for parent stock and clone propagation. Operations will include raising clones taken from cuttings from the mother room and moving plants to the clone rooms for propagation in preparation for sale. Seed production will take place in the breeding room. Plants will be taken to maturity to achieve seed production. Once the seeds are mature, they will be extracted from the seeded plant material, graded, and packaged in the clean room for sale. The property is served by existing on-site water system. Wastewater treatment is provided by an existing on-site wastewater disposal system.

**Project Location:** The project is located in Humboldt County (County), in the Whitethorn area, on the North Side of Shelter Cover Road, approximately 0.33 mile west from the intersection of Briceland Thorne Road and Shelter Cove Road, on the property known as 325 Shelter Cover Road, Whitethorn. The Mattole River is located approximately 710 feet southeast of the project site.

**Present Plan Land Use Designations:** Rural Community Center (RCC), Inland GP, Density: NA, Slope Stability: Low Instability (1), Moderate Instability (2)

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

**Application Number:** PLN-15041-CUP

**Assessor Parcel Numbers:** 215-241-063

Applicant	Owner	Agents
Southern Humboldt Seed Collective, LLC Attn.: Danielle Holway PO Box 62 Bridgeville, CA 95526	Robert McKee  PO Box 400 Whitethorn, CA 95589	N/A

**Environmental Review:**

The project is exempt from environmental review pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Major Issues:** None

## SOUTHERN HUMBOLDT SEED COLLECTIVE, LLC

Case Numbers PLN-15041-CUP

Assessor's Parcel Numbers 212-241-063

### Recommended Zoning Administrator 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 the project exempt from environmental review pursuant to Sections 15301 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit extension based on evidence in the Staff Report, and adopt the Resolution approving the Southern Humboldt Seed Collective, LLC project subject to the recommended conditions.*

**Executive Summary:** The Southern Humboldt Seed Collective, LLC (Applicant) is seeking an extension to a Conditional Use Permit (CUP) in compliance with the CMMLUO for a new indoor retail nursery that will produce cannabis seeds and clones. The project site is comprised of one parcel consisting of APN 215-241-063 (5.25 acres). The parcel is owned by Robert McKee (Owner) and consists of an existing building of approximately 12,000 square feet. The new nursery operation will occur within a 3,300-square-foot portion of the existing building. Operations include raising clones taken from cuttings from the mother room and moving plants to the clone rooms for propagation in preparation for sale. Cultivation of parent stock and clone propagation will occur in a 912-square-foot room within the facility. Plants will be taken to maturity to achieve seed production. Once the seeds are mature, they will be extracted from the seeded plant material, graded, and packaged in the clean room for sale. The objective of the project is to maintain a series of genetics in a vegetative state for the purpose of cloning those genetics and to provide clones to authorized patients and collectives/companies/dispensaries.

The portion of the property proposed for medical cannabis activity is zoned MH. The CMMLUO identified industrially zoned properties as sites where intensive cannabis-related activities could be subject to the issuance of a CUP. The CMMLUO also identified industrially zoned properties as sites where the production of commercial cannabis nursery products for retail shall be permitted, subject to a CUP and the conditions and limitations in Section 314-55.4.8.7 of the CMMLUO.

The operation will consist of a total of five rooms. Two rooms in the facility will be used as the mother and father rooms and the three other rooms will be used for breeding. These three rooms will store fresh cuttings under 18 hours of fluorescent light, or used for the purpose of breeding, in which the cycle would be 18 hours for the vegetative state and flipped to 12 hours when ready to be triggered into flower. Clone rooms will be lined with four-tiered rolling racks; each rack will have a 60 watt-fluorescent lightbulb to ensure adequate lighting for each tier (refer to Operations Manual for more information). The operation includes ancillary rooms for sorting and packaging, cutting and preparation, and storage. The facility will include a breakroom, a bathroom, and a room with a sink and eye wash station for employees.

The facility will operate year-round. The applicant has stated that operations will occur during normal business hours. The nursery operations will not require more than five employees in total.

### Water

The property is served by existing on-site water system. Water is provided via a permitted diversion (#15316) through an agreement with Whitethorn Construction, who holds an appropriative right that serves multiple parcels. The Applicant estimates the operation will use up to 27,000 gallons of water per year.

### Wastewater

Wastewater treatment is provided by an existing on-site wastewater disposal system. The Department of Environmental Health (Department) recommended approval of the project but did not provide comments



directly related to the existing system.

### **Electrical Service**

The facility uses an existing electrical service from Pacific Gas & Electric (PG&E). The Applicant has enrolled in PG&E's Solar Choice Plan.

### **Access/Parking**

Access to the facility is provided by a private roadway that connects to Shelter Cove Road, which is a County roadway that is adequate for serving the site. The private driveway is in good condition and provides paved access to other facilities on the property.

The facility has existing on-site parking for up to 10 vehicles. The facility also includes American Disabilities Act (ADA)-compliant parking and access.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements.

Environmental review for this project was conducted and based on the results of that analysis; staff believe the existing cultivation and processing aspects of the project can be considered "Existing Facilities, Class 1" as defined by Section 15301 of the CEQA Guidelines because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As the lead agency, the Department has determined that the permitting of the existing cultivation site and ancillary cannabis process activities is Categorically Exempt as defined by Class 15301, Existing Facilities, of the CEQA Guidelines.

Sections 312-11.3 (Extension of an Approval of a Development Permit or Variance) of the Humboldt County Code Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved development permits, including Coastal Development Permits, when it can be found that the findings and conditions of the original project have not changed significantly and that the findings for approval can still be made. The project and conditions have not changes, and while the General Plan has chanhed since the original approval in 2017, the analysis in Attachment 2 of this staff report documents the evidence of consistency with the current general plan and demonstrates that the original findings for approval can still be made.

This is the first extension and, if granted, the extension will expire on **October 8, 2020**.

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 CUP extension.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.



**RESOLUTION OF THE Zoning Administrator  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 17-**

**Case Numbers CUP 17-029  
Assessor Parcel Number: 215-241-063**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Southern Humboldt Seed Collective, LLC (Levidikaus Holway) Conditional Use Permit extension.**

**WHEREAS**, The Humboldt County Zoning Administrator approved a Conditional Use Permit for a new retail medical cannabis nursery for Southern Humboldt Seed Collective LLC on September 7, 2017; and

**WHEREAS**, Southern Humboldt Seed Collective, LLC submitted an application and evidence in support of approving an extension to the approved Conditional Use Permit; and

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

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

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit extension (Case Numbers PLN-15041-CUP); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on June 20, 2019.

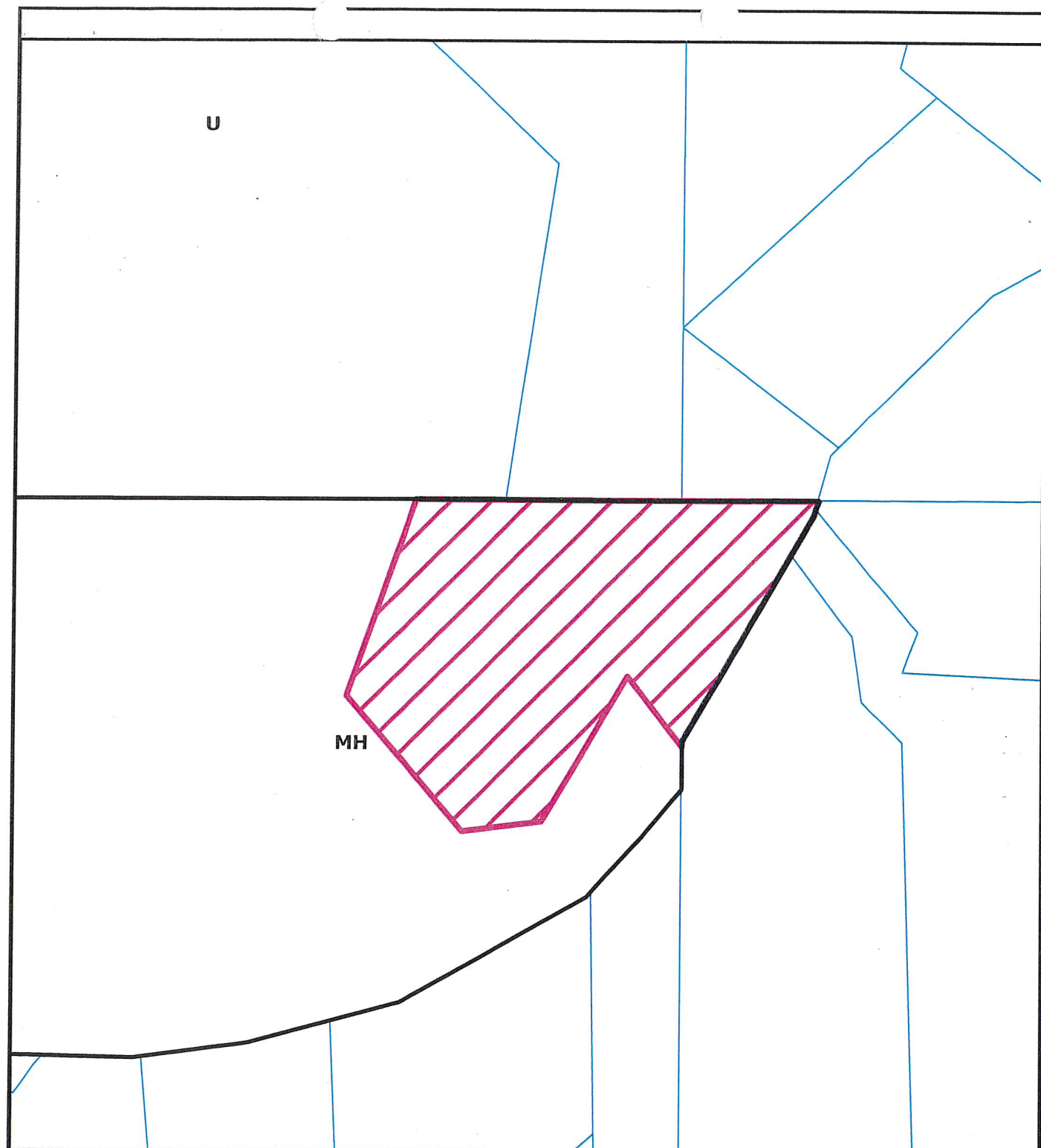
**NOW, THEREFORE**, be it resolved, determined, and ordered by the Zoning Administrator that the following findings be and are hereby made:

1. The proposed project is exempt from environmental review; and
2. The Zoning Administrator makes the findings for approval in Attachment 2 of the staff report based on the submitted substantial evidence; and
3. Conditional Use Permit extension PLN-15041-CUP is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on June 20, 2019.

I, John H. Ford, Zoning Administrator of the Planning and Building Department 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 Zoning Administrator at a meeting held on the date noted above.

\_\_\_\_\_  
John H. Ford  
Zoning Administrator  
Planning and Building Department



**ZONING MAP**  
**PROPOSED SOUTHERN HUMBOLDT SEED COLLECTIVE LLC**  
**WHITETHORN AREA**  
**PLN-2018-15041**

Project Area = 

**APN: 215-241-063**  
**T05S R02E S5 HB&M (BRICELAND)**

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



0 50 100 200 300  
 Feet





**AERIAL MAP  
 PROPOSED SOUTHERN HUMBOLDT SEED COLLECTIVE LLC  
 WHITETHORN AREA  
 PLN-2018-15041  
 APN: 215-241-063  
 T05S R02E S5 HB&M (BRICELAND)**

**Project Area =** 

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

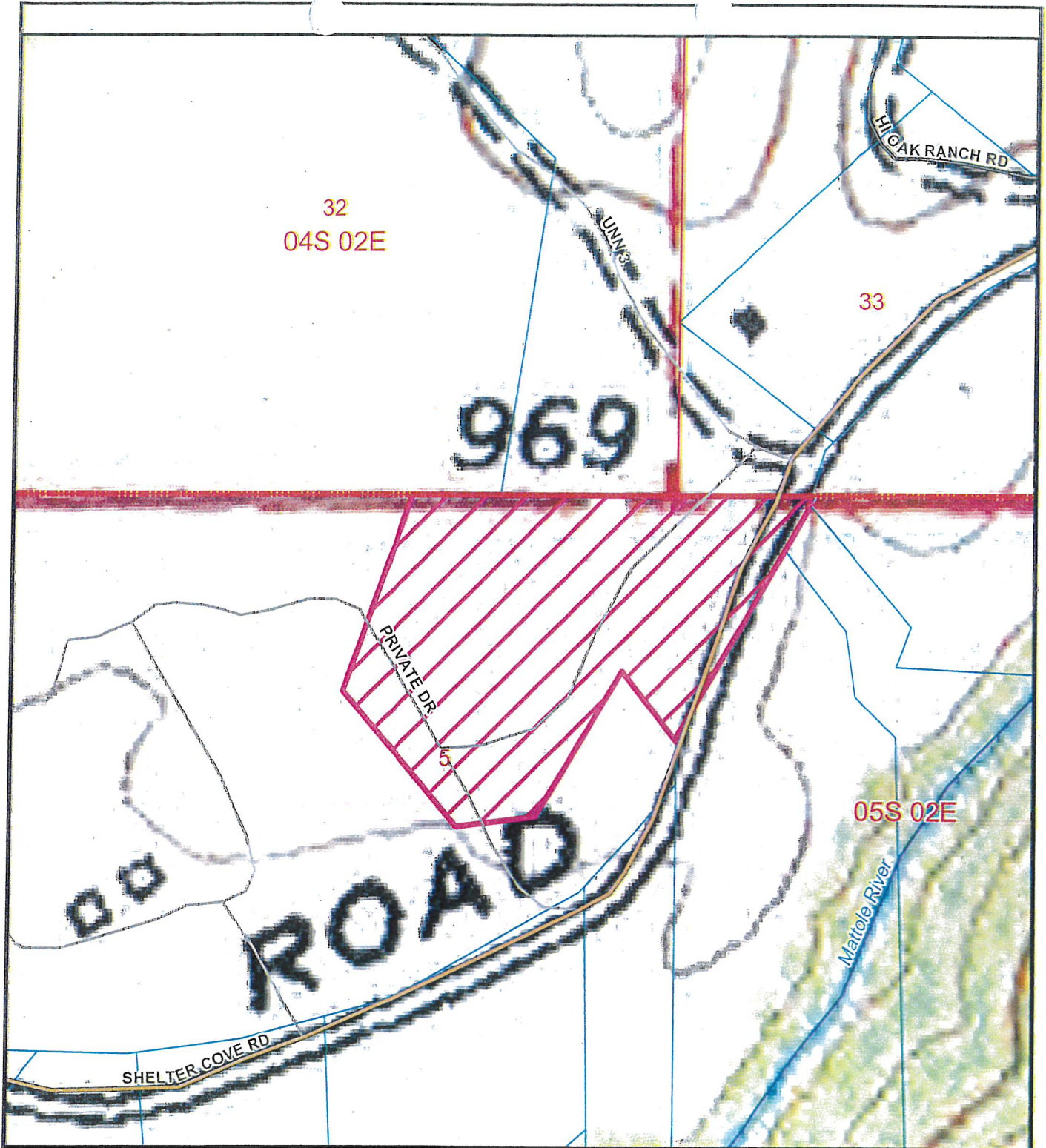


0 50 100 200  
 Feet



A horizontal scale bar with markings for 0, 50, 100, and 200 feet.

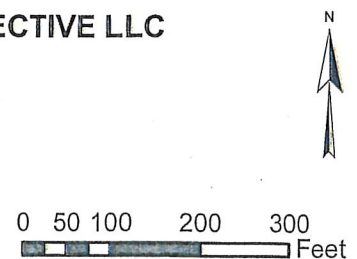




**TOPO MAP**  
**PROPOSED SOUTHERN HUMBOLDT SEED COLLECTIVE LLC**  
**WHITETHORN AREA**  
**PLN-2018-15041**  
**APN: 215-241-063**  
**T05S R02E S5 HB&M (BRICELAND)**

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.





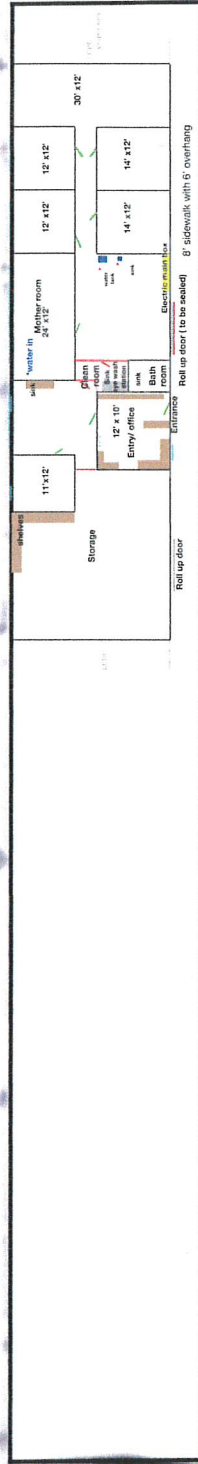
# Southern Humboldt Seed Collective, LLC

## Plot plan

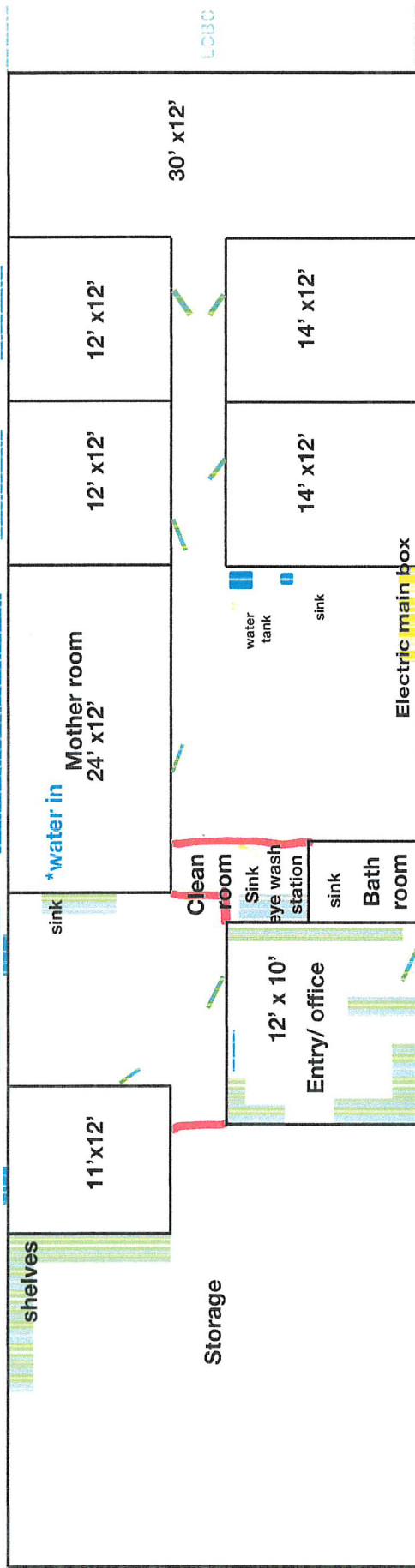
APN: 215-241-063-000

325 Shelter Cove Rd. #5

Whitethorn, CA 95589







Key

- proposed construction
- light blue Windows
- green doors

Total space is 110' x 30'

Nursery space 5 rooms - 912 square feet

Roll up door (to be sealed)

APN - 215-241-063-000 Bob McKee  
707-986-7412

325 Shelter Cove Rd. #5  
Whitethorn, CA 95589



## **ATTACHMENT 1**

### **CONDITIONS OF APPROVAL**

1. All conditions of the original approval of the Conditional Use Permit shall remain in full force and effect.

## ATTACHMENT 2

### Required Findings for Approval

**Required Findings:** Pursuant to Section 312.11.3 of the Humboldt County Code, to approve this extension the Hearing Officer must make the following required findings.

1. The development has not changed from that for which the permit or variance was granted; and
2. The findings made when the permit or variance was granted can still be made.

**Evidence demonstrating that the required findings for approving the variance can be made.**

**1. The development has not changed from that for which the permit or variance was granted.**

The Southern Humboldt Seed Collective, LLC (Applicant) is seeking an extension to a previously approved Conditional Use Permit (CUP) in compliance with the CMMLUO for a new indoor retail nursery that will produce cannabis seeds and clones. The project site is comprised of one parcel consisting of APN 215-241-063 (5.25 acres). The parcel is owned by Robert McKee (Owner) and consists of an existing building of approximately 12,000 square feet. The new nursery operation will occur within a 3,300-square-foot portion of the existing building. Operations include raising clones taken from cuttings from the mother room and moving plants to the clone rooms for propagation in preparation for sale. Cultivation of parent stock and clone propagation will occur in a 912-square-foot room within the facility. Plants will be taken to maturity to achieve seed production. Once the seeds are mature, they will be extracted from the seeded plant material, graded, and packaged in the clean room for sale. The objective of the project is to maintain a series of genetics in a vegetative state for the purpose of cloning those genetics and to provide clones to authorized patients and collectives/companies/dispensaries.

No changes to the project are proposed. This project description is the same as that which was originally approved by the Zoning Administrator in September of 2017. Accordingly, the development has not changed.

**2. The findings made when the permit or variance was granted can still be made.**

There has been no change in environmental conditions or regulations that would affect the original findings for approval, other than the fact that a new General Plan was adopted after the original approval. The following table documents the project's consistency with the current (2017) Humboldt County General Plan. Accordingly, the findings made in the original approval can still be made.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4  Land Use Designations Section 4.8	<p><b>Rural Community Center (RCC):</b> This designation applies to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts.</p> <p>Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans</p>	The project would use 3,300 square feet of an existing building on land designated as "RCC" for an indoor nursery for the commercial production of cannabis seeds and clones for retail sale.



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Circulation Chapter 7	<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 Shelter Cover Road, a paved public County maintained road and considered a major collector, approximately 260 feet east of the project area. Direct access to the site is provided by a privately maintained road that intersects with Shelter Cover Road. This road is partially paved and provides paved access to a parking area associated with the existing building. There are approximately 10 parking spaces dedicated to the portion of the building that the Applicant will use. The plot plan depicts two ADA-dedicated parking spaces.</p> <p>The Department of Public Works (DPW) provided no comments or conditions regarding the County access road. The DPW determined that the County roadway serving the property is adequate and that the driveway that connects to the County road meets County standards and no improvements to the encroachment is necessary.</p>
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 Housing element Residential Land Inventory.</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>The proposed project is not located within the Open Space Land Plan because the project site is planned Rural Community Center (RCC), and it is zoned Heavy Industrial (MH). The project represents the sale of cannabis clones and seed within land generally planned for residential and commercial use.</p>

Plan Section	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 Management Areas.</p>	<p>The site is located approximately 700 feet north of the Mattole River.</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 developed. No grading or ground disturbance is required. Therefore, no Biological Study or Natural Resource Assessment is required.</p>
<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>Records from the Northwest Information Center of the California Historical Resources Information System identified no cultural resources within the project site. The project site is located approximately 400 feet to 710 feet from the Mattole River. The site is considered to have a moderate potential for unrecorded Native American resources. The Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria was contacted, who indicated that while there is a large archaeological site recorded within the vicinity of the project site. The project would not result in a direct impact to the specified archeological resource given that the project would not involve ground disturbance and no further investigation is required.</p> <p>The Intertribal Sinkyone Wilderness Council was also contacted. However, the Council has not provided a response to date.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.6</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 involves the use of supplemental lighting for a retail nursery within an existing structure. The site is previously developed and is not located within 100 feet of any scenic highways or roadways pursuant to (SR-G1 and SR-G2) The project does not include the development of additional security lighting pursuant to SR-S4 Light and Glare standards.</p>



Plan Section	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 de-listing 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-G2, WR-G7, WR-G8, WR-G10 and WR-G11).</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>The project would utilize an existing structure and will therefore not result in additional stormwater considerations.</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, and WR-G11)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	<p>The site is flat, less than 15 percent slope. An existing sewage disposal system serves the existing building located on the parcel. The site contains an existing on-site water system.</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 Sources; N-P4, Protection from Excessive Noise.</p>	<p>According to the applicant's plan of operation power for operations will be provided by PG&amp;E and solar; generators will not be used. Therefore, the project will conform with the County's noise standards.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Geologic &amp; 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, S-P6. Structural Hazards.</p>	<p>No grading is required for the proposed project. The existing building is located on a flat, open terrace surrounded by forested hills. The building is located in an area of low slope instability.</p> <p>The project site is not within the Alquist Priolo Fault Zone. The site is located approximately 5.0 miles east of the Alquist Priolo Fault Zone. Other faults in the area include the Whale Gulch Harbor Fault, located approximately 2.3 mile west of the project site.</p> <p>The site is not located in an area subject to liquefaction.</p> <p>The structure occurs on slopes of less than 15 percent.</p> <p>Elevation of the site is approximately 960 feet to 1,000 feet.</p> <p>Based on the characteristics of the area of development and project as proposed, staff believes the project will not expose people or property to significant 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-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The project site is located approximately 450 feet northwest of the FEMA Flood Zone "A" associated with the Mattole River.</p> <p>The project site is not within a mapped dam or levee inundation area and, at <math>\pm</math> 5 miles distance from the coast, is outside the areas subject to tsunami run-up.</p>
<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 subject property is located within an area that is within a High Fire Rating hazard area and within a Moderate Fire Severity zone.</p> <p>The parcel is located within the State Fire Responsibility Area for fire protection (Calfire). The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>The existing building has the characteristics of a commercial or industrial use. The proposed nursery will employ up to five year-round employees that would drive to the facility. One or two delivery vehicles would access the site each week.</p> <p>The County's Fire Safe Regulations (Section 3112-1 through 3112-13) establishes development standards for minimizing wildfire danger in state responsibility designated areas.</p> <p>The project would comply with Section 3112-1 through 3112-13 of the County's Firesafe Ordinance. The site's interior access road to the facility can conform to the County's Firesafe regulations as long as the widest paved area opposite the building is designed as a "slip-T" emergency vehicle turnaround.</p> <p>The property is also located within the Whitethorn Fire Protection District, an agency that did not provide comments on the project.</p>
<p>Community Infrastructure and Services Element, Chapter 5</p> <p>Implementation Action Plan</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.</p>	<p>The project site is located within the Whitethorn Fire Protection District. The agency did not provide comments on the project.</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-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements. (AQ-G4)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	<p>If grading is required for any of the projects described in this document, the applicant will be required to obtain a permit from the Building Inspection Division and the North Coast Air Quality Management District (NCAQMD) as a condition of project approval. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards. This requirement is included in as a condition of project approval.</p>

**ATTACHMENT 3**

**Original Staff Report for CUP-17-029**



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

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

Hearing Date: September 21, 2017

To: Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Southern Humboldt Seed Collective, LLC Conditional Use Permit**  
Application Number 11486  
Case Numbers CUP17-029  
Assessor's Parcel Number (APNs) 215-241-063  
325 Shelter Cover Road, Whitethorn Area

**Table of Contents**

**Page**

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5

**Maps**

Zoning Map	6
Aerial Map	7
Topo Map	8
Project Plans	9

**Attachments**

Attachment 1: Recommended Conditions of Approval	11
Attachment 2: Staff Analysis of the Evidence Supporting the Required Findings	16
Attachment 3: Applicant's Evidence in Support of the Required Findings	24
Attachment 4: Operations Plan	26
Attachment 5: Referral Agency Comments and Recommendations	52

Please contact Michelle Nielsen, Senior Planner, at 707-268-3708 or by email at [mnielsen@co.humboldt.ca.us](mailto:mnielsen@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.



## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
September 21, 2017	Conditional Use Permit	Michelle Nielsen

**Project Description** Southern Humboldt Seed Collective, LLC, seeks approval of a Conditional Use Permit in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for a retail nursery that will produce cannabis seeds and clones. Operations occur within a 3,300-square-foot portion of an existing building. A 912-square-foot portion of the existing facility will be used for parent stock and clone propagation. Operations will include raising clones taken from cuttings from the mother room and moving plants to the clone rooms for propagation in preparation for sale. Seed production will take place in the breeding room. Plants will be taken to maturity to achieve seed production. Once the seeds are mature, they will be extracted from the seeded plant material, graded, and packaged in the clean room for sale. The property is served by existing on-site water system. Wastewater treatment is provided by an existing on-site wastewater disposal system.

**Project Location:** The project is located in Humboldt County (County), in the Whitethorn area, on the North Side of Shelter Cover Road, approximately 0.33 mile west from the intersection of Briceland Thorne Road and Shelter Cove Road, on the property known as 325 Shelter Cover Road, Whitethorn. The Mattole River is located approximately 710 feet southeast of the project site.

**Present Plan Land Use Designations:** Industrial General (IG), Framework (FRWK), Density: NA, Slope Stability: Low Instability (1), Moderate Instability (2)

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

**Application Number:** 11486    **Case Numbers:** CUP-17-029

**Assessor Parcel Numbers:** 215-241-063

**Applicant**

Southern Humboldt Seed Collective, LLC  
Attn.: Levidikaus Holway  
PO Box 62  
Bridgeville, CA 95526

**Owner**

Robert McKee  
PO Box 400  
Whitethorn, CA 95589

**Agents**

N/A

**Environmental Review:**

The project is exempt from environmental review pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Major Issues:** None

**SOUTHERN HUMBOLDT SEED COLLECTIVE, LLC**

Case Numbers CUP17-029

Assessor's Parcel Numbers 212-241-063

**Recommended Zoning Administrator 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 the project exempt from environmental review pursuant to Sections 15301 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 adopt the Resolution approving the Southern Humboldt Seed Collective, LLC project subject to the recommended conditions.*

**Executive Summary:** The Southern Humboldt Seed Collective, LLC (Applicant) is seeking a Conditional Use Permit (CUP) in compliance with the CMMLUO for a new indoor retail nursery that will produce cannabis seeds and clones. The project site is comprised of one parcel consisting of APN 215-241-063 (5.25 acres). The parcel is owned by Robert McKee (Owner) and consists of an existing building of approximately 12,000 square feet. The new nursery operation will occur within a 3,300-square-foot portion of the existing building. Operations include raising clones taken from cuttings from the mother room and moving plants to the clone rooms for propagation in preparation for sale. Cultivation of parent stock and clone propagation will occur in a 912-square-foot room within the facility. Plants will be taken to maturity to achieve seed production. Once the seeds are mature, they will be extracted from the seeded plant material, graded, and packaged in the clean room for sale. The objective of the project is to maintain a series of genetics in a vegetative state for the purpose of cloning those genetics and to provide clones to authorized patients and collectives/companies/dispensaries.

The portion of the property proposed for medical cannabis activity is zoned MH. The CMMLUO identified industrially zoned properties as sites where intensive cannabis-related activities could be subject to the issuance of a CUP. The CMMLUO also identified industrially zoned properties as sites where the production of commercial cannabis nursery products for retail shall be permitted, subject to a CUP and the conditions and limitations in Section 314-55.4.8.7 of the CMMLUO.

The operation will consist of a total of five rooms. Two rooms in the facility will be used as the mother and father rooms and the three other rooms will be used for breeding. These three rooms will store fresh cuttings under 18 hours of fluorescent light, or used for the purpose of breeding, in which the cycle would be 18 hours for the vegetative state and flipped to 12 hours when ready to be triggered into flower. Clone rooms will be lined with four-tiered rolling racks; each rack will have a 60 watt-fluorescent lightbulb to ensure adequate lighting for each tier (refer to Operations Manual for more information). The operation includes ancillary rooms for sorting and packaging, cutting and preparation, and storage. The facility will include a breakroom, a bathroom, and a room with a sink and eye wash station for employees.

The facility will operate year-round. The applicant has stated that operations will occur during normal business hours. The nursery operations will not require more than five employees in total.



**Water**

The property is served by existing on-site water system. Water is provided via a permitted diversion (#15316) through an agreement with Whitethorn Construction, who holds an appropriative right that serves multiple parcels. The Applicant estimates the operation will use up to 27,000 gallons of water per year.

**Wastewater**

Wastewater treatment is provided by an existing on-site wastewater disposal system. The Department of Environmental Health (Department) recommended approval of the project but did not provide comments directly related to the existing system.

**Electrical Service**

The facility uses an existing electrical service from Pacific Gas & Electric (PG&E). The Applicant has enrolled in PG&E's Solar Choice Plan.

**Access/Parking**

Access to the facility is provided by a private roadway that connects to Shelter Cove Road, which is a County roadway that is adequate for serving the site. The private driveway is in good condition and provides paved access to other facilities on the property.

The facility has existing on-site parking for up to 10 vehicles. The facility also includes American Disabilities Act (ADA)-compliant parking and access.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements.

Environmental review for this project was conducted and based on the results of that analysis; staff believe the existing cultivation and processing aspects of the project can be considered "Existing Facilities, Class 1" as defined by Section 15301 of the CEQA Guidelines because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As the lead agency, the Department has determined that the permitting of the existing cultivation site and ancillary cannabis process activities is Categorically Exempt as defined by Class 15301, Existing Facilities, of the CEQA Guidelines.

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 CUP.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE Zoning Administrator  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 17-**

**Case Numbers CUP 17-029  
Assessor Parcel Number: 215-241-063**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Southern Humboldt Seed Collective, LLC (Levidikaus Holway) Conditional Use Permit request.**

**WHEREAS**, Southern Humboldt Seed Collective, LLC submitted an application and evidence in support of approving a Conditional Use Permit for a new retail medical cannabis nursery that will produce seeds and clones in 3,300 square feet of an existing facility; and

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

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

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Case Numbers CUP17-029); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on September 7, 2017.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Zoning Administrator that the following findings be and are hereby made:

1. The proposed project is exempt from environmental review; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Numbers CUP17-029 based on the submitted evidence; and
3. Conditional Use Permit is approved as recommended and conditioned in Attachment 1 for Case Numbers CUP17-029.

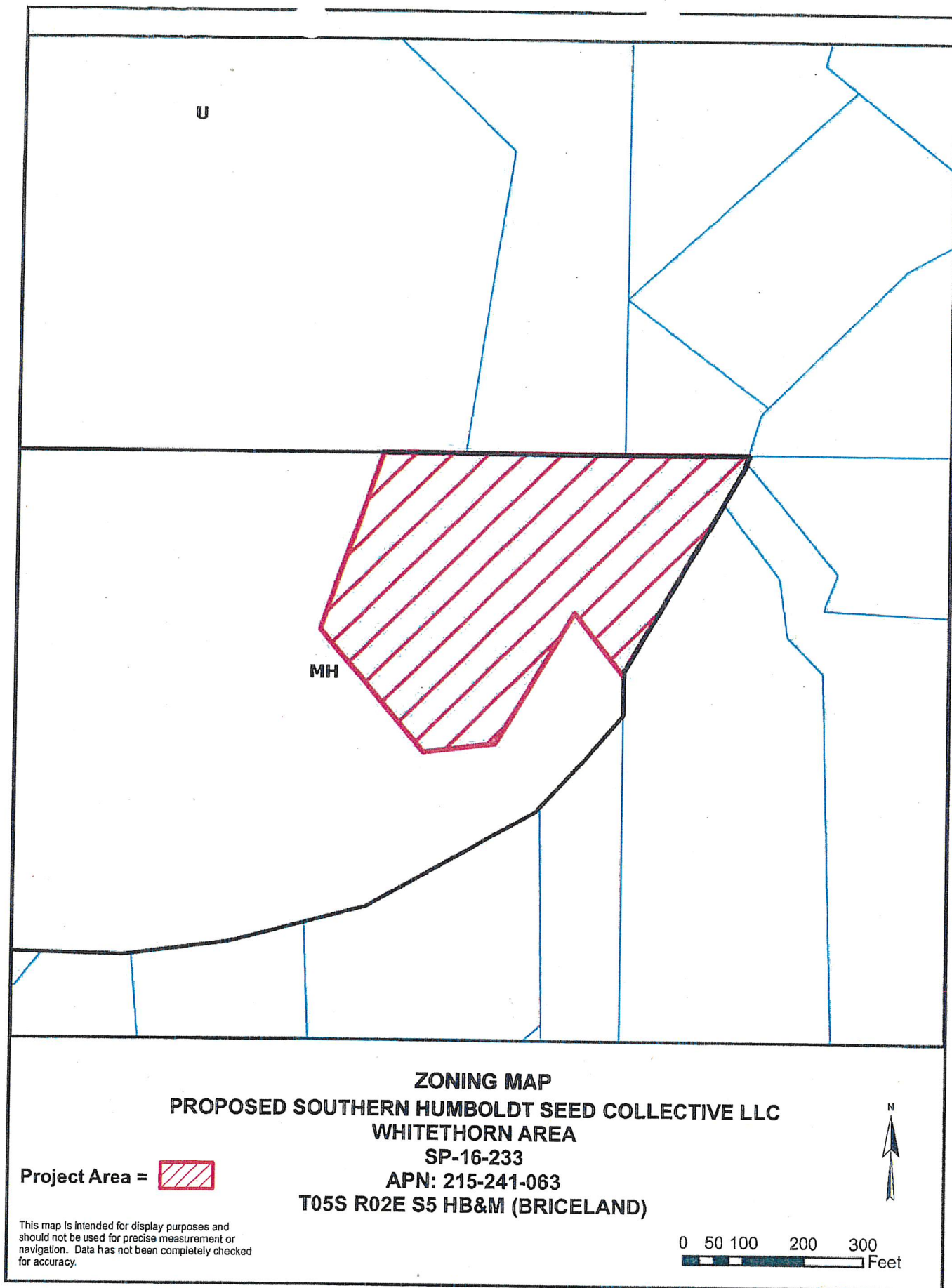
Adopted after review and consideration of all the evidence on September 21, 2017.

\_\_\_\_\_  
John Ford  
Zoning Administrator  
Planning and Building Department

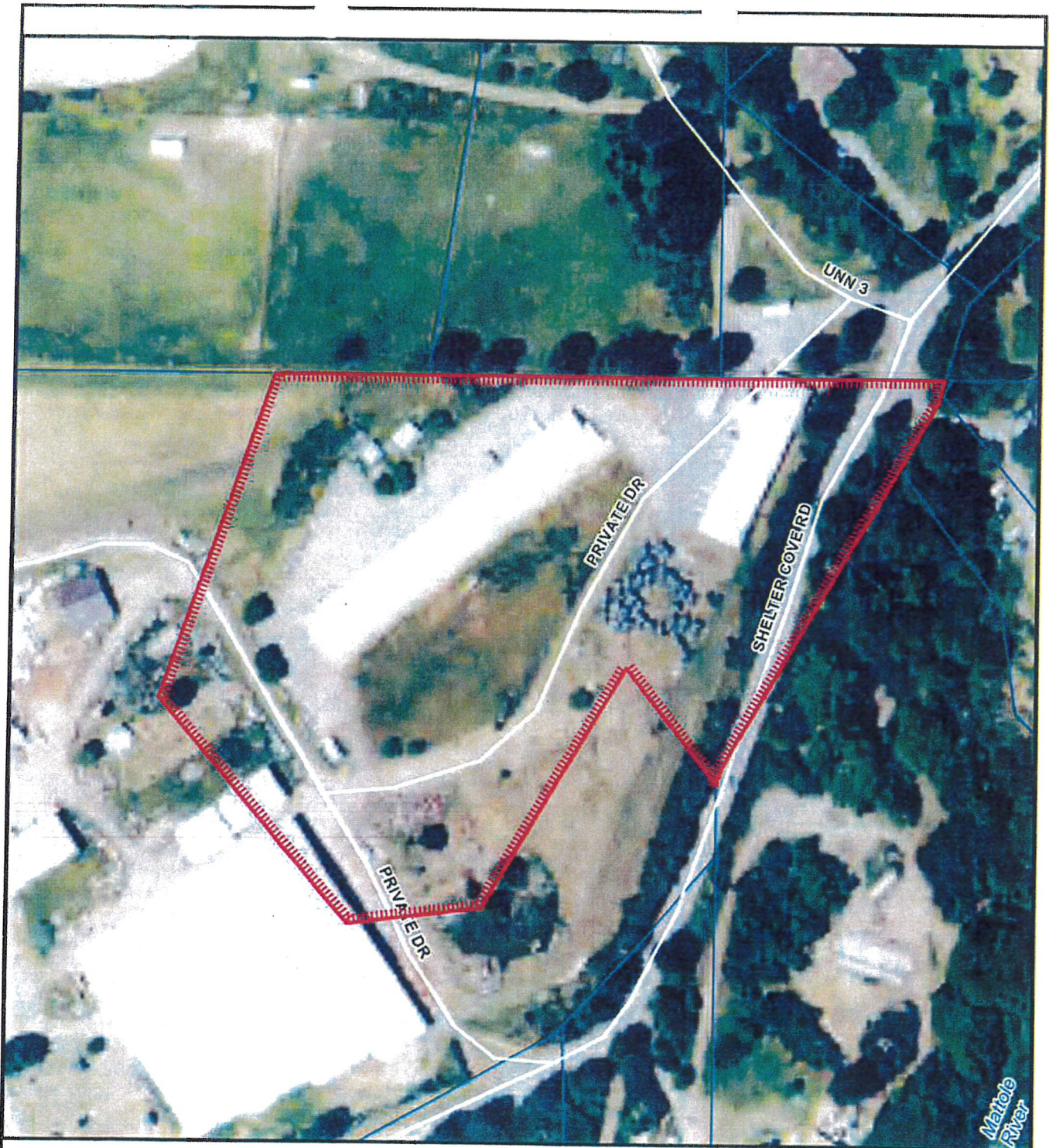
I, Ethan Amezcua, Clerk to the Zoning Administrator of the Planning and Building Department of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

\_\_\_\_\_  
Ethan Amezcua, Clerk









**AERIAL MAP**  
**PROPOSED SOUTHERN HUMBOLDT SEED COLLECTIVE LLC**  
**WHITETHORN AREA**  
**SP-16-233**  
**APN: 215-241-063**  
**T05S R02E S5 HB&M (BRICELAND)**

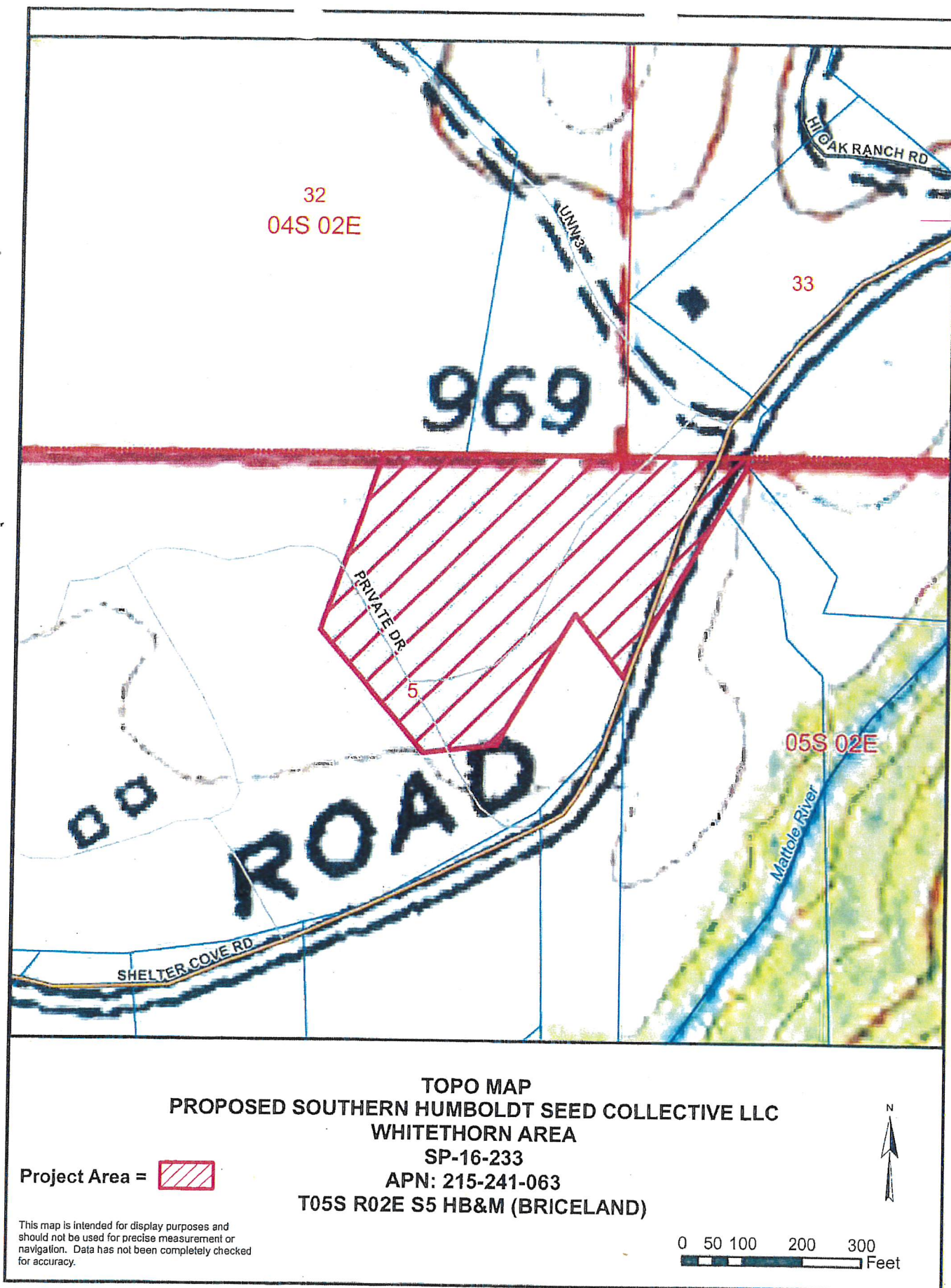
Project Area = 

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



0 50 100 200  
Feet





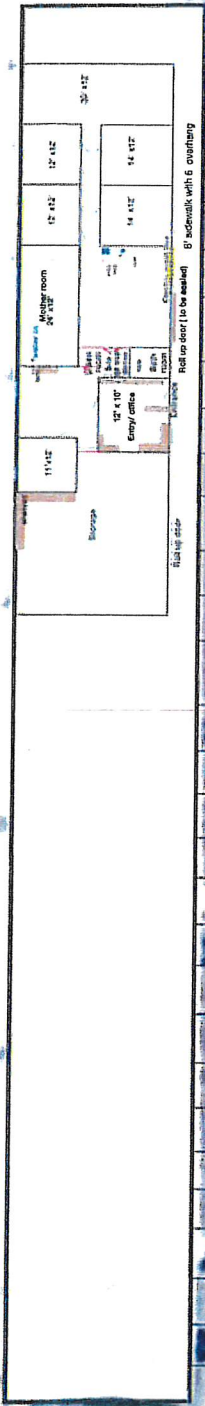


# Southern Humboldt Seed Collective, LLC

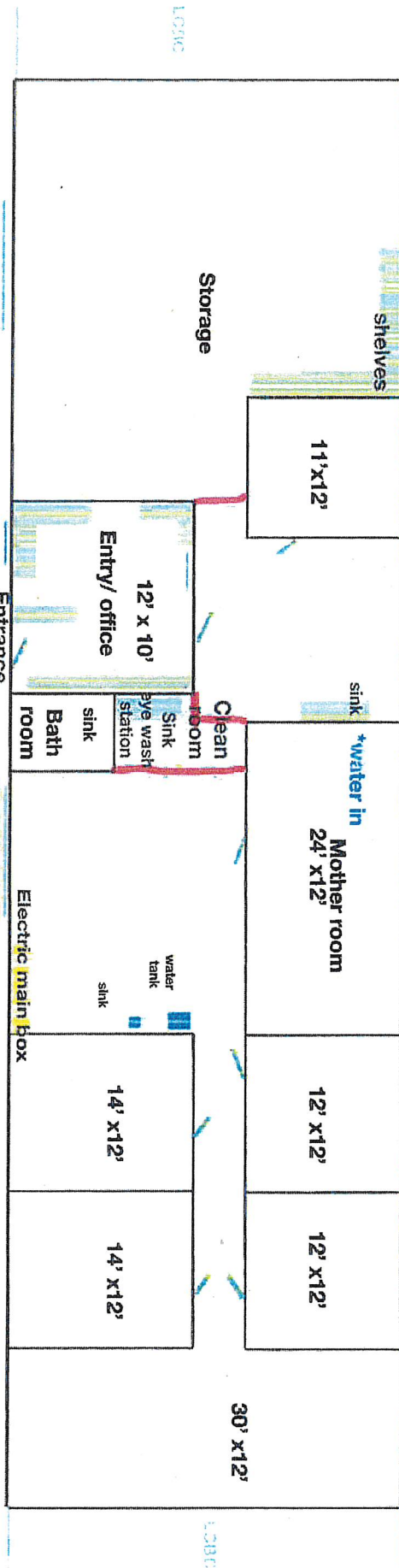
## Plot plan

APN: 215-241-063-000

325 Shelter Cove Rd. #5  
Whitethorn, CA 95589







Key

— proposed construction

— light blue Windows

— green doors

Total space is 1110' x 30'

Nursery space 5 rooms - 912 square feet

Roll up door

Entrance

Roll up door (to be sealed)

APN - 215-241-063-000 Bob McKee  
325 Shelter Cove Rd. #5  
Whitehorn, CA 95589  
707-986-7412

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

Approval of the CUP is conditioned on the following terms and requirements which must be satisfied before release of the building permit and initiation of operations.

#### Section 1: Development Restrictions

1. The applicant shall be responsible for obtaining all necessary County and state permits or licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
2. The applicant shall obtain all necessary building permits from the Building Inspection Division (BID) for all structural modifications related to the commercial cannabis activity. All building plans submitted for approval shall be consistent with those approved by the Planning Commission.
3. The approved building plans shall address odor management by incorporating a ventilation/air filtration system which limits potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer for review and approval by the Building Official.
4. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
5. Prior to the issuance of the Building Permit, the applicant shall obtain a Business License from the Humboldt County Tax Collector.
6. 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.
7. Prior to the issuance of building permits the applicant shall pay the \$125.00 Review for Conformance with Conditions deposit as required by the County's adopted schedule of fees and charges.
8. The applicant shall comply with all ADA requirements for parking, public entrances, seating, restroom facilities, and any other applicable facilities regulated under the ADA Standards for Accessible Design.
9. The applicant shall comply with fire safe access regulations in the design of their parking plan by ensuring that there is a turnaround area that meets or exceeds the minimum standards given by Humboldt County Code Section 3112-7.
10. Applicant is to maintain enrollment in PG&E's Solar Choice Plan (Account #8409390641) or other qualified carbon off-set program for any portion of power not from renewable sources for the life of the project. Evidence of enrollment and energy use shall be maintained for inspection by County.



## **Section 2: On-Going Requirements/Development Restrictions That 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 Cultivation, 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. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
4. 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.
5. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board, Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
6. Confinement of the area of cannabis nursery to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
7. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. 2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
8. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
9. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
10. Pay all applicable application and annual inspection fees.
11. Water is to be sourced locally (onsite) and trucked water shall not be allowed, except for emergencies. For purposes of this provision, "emergency" is defined as: "a sudden, unexpected occurrence demanding immediate action." Permittee shall maintain a record of date(s), nature of the emergency, and the amount of trucked water delivered to demonstrate compliance with this standard.
12. Storage of Fuel. Fuel shall be stored handled in compliance with applicable state and local laws and regulations, and in such a way that no spillage occurs.

13. Material safety data sheets or safety data sheets for all chemicals and hazardous materials shall be easily accessible on site, and posted placards placed so that they are clearly visible to emergency responders.
14. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
15. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
16. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.

Performance Standards for Cultivation and Processing Operations

17. Pursuant to the MMRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
18. Cannabis facilities shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
19. All persons hiring employees to engage in commercial cannabis nursery activities shall comply with the following Employee Safety Practices:
  - a. Nursery operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - i. Emergency action response planning as necessary;
    - ii. Employee accident reporting and investigation policies;
    - iii. Fire prevention;
    - iv. Hazard communication policies, including maintenance of material safety data sheets;
    - v. Materials handling policies;
    - vi. Job hazard analyses; and
    - vii. Personal protective equipment policies, including respiratory protection.
  - b. Nursery operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - i. Operation manager contacts;
    - ii. Emergency responder contacts; and
    - iii. Poison control contacts.
  - c. At all times, employees shall have access to safe drinking water, toilets, and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water sources must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. On-site housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.



20. Permit Duration. Any Commercial Cannabis Nursery CUP issued pursuant to this section 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, lessees, and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees, lessees, or site do not comply with the conditions of approval, the inspector shall serve the CUP 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 Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

21. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #20 above is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
22. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt 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 Marijuana 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 Marijuana 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 CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
- a. Identifying information for the new Owner(s) and management as required in an initial permit application;

- b. A written acknowledgment by the new Owner in accordance as required for the initial permit application;
- c. The specific date on which the transfer is to occur;
- d. Acknowledgement of full responsibility for complying with the existing permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

24 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.

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

Informational Notes:

1. Pursuant to section 314-55.4.11(a) of the CMMLUO, 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. 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.
3. One (1) nameplate non-illuminated and not exceeding twenty (20) square feet in sign area may be permitted without modification of this permit. The sign shall conform to Section 314-87.2 of the Humboldt County Code and will maintain adequate sight visibility from points of ingress/egress.
4. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.



## 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, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specify the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or be 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 CEQA Guidelines state 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 prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

**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.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the FRWK.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §2725 (FRWK)	<p>IG: In urban areas, convenient access to transportation systems and full range of urban services are required.</p> <p>Primary and compatible uses: Manufacturing; processing wood, iron, and concrete products; energy related facilities.</p> <p>Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans</p>	<p>The project would use 3,300 square feet of an existing building on land designated as "IG" for an indoor nursery for the commercial production of cannabis seeds and clones for retail sale.</p> <p>The project will occupy approximately 3,300 square feet of an existing building on a 5.25-acre parcel with an IG land use designation. Therefore, the majority of the property will still be available for industrial uses.</p> <p>The CMMLUO also provides for commercial cannabis nurseries for retail sale within the Heavy Industrial (MH) zone (see zoning compliance analysis below).</p> <p>Staff believes that based on the above, the proposed use is consistent with the IG land use designation.</p>
Cultural Resources §3500 (FRWK)	Protect cultural resources, including historic, archaeological, and scenic resources.	<p>Records from the Northwest Information Center of the California Historical Resources Information System identified no cultural resources within the project site. The project site is located approximately 400 feet to 710 feet from the Mattole River. The site is considered to have a moderate potential for unrecorded Native American resources. The Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria was contacted, who indicated that while there is a large archaeological site recorded within the vicinity of the project site. The project would not result in a direct impact to the specified archeological resource given that the project would not involve ground disturbance and no further investigation is required.</p> <p>The Intertribal Sinkyone Wilderness Council was also contacted. However, the Council has not provided a response to date.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Housing §2400 (FRWK)	Encourage innovative designs that facilitate optimum use of sites.	The project does not involve residential development.
Geologic Hazards §3210 (FRWK)	Goals: To reduce public exposure to natural and manmade hazards. To ensure the continuity of vital services and functions. To educate the community. Policy: Regulate land use to ensure that development in potentially hazardous areas will not preclude preserving and promoting public safety. Standards: Require geologic reports according to the Geologic Hazards Land Use Matrix as denoted in the Framework Plan.	<p>No grading is required for the proposed project. The existing building is located on a flat, open terrace surrounded by forested hills. The building is located in an area of low slope instability.</p> <p>The project site is not within the Alquist Priolo Fault Zone. The site is located approximately 5.0 miles east of the Alquist Priolo Fault Zone. Other faults in the area include the Whale Gulch Harbor Fault, located approximately 2.3 mile west of the project site.</p> <p>The site is not located in an area subject to liquefaction.</p> <p>The structure occurs on slopes of less than 15 percent.</p> <p>Elevation of the site is approximately 960 feet to 1,000 feet.</p> <p>Based on the characteristics of the area of development and project as proposed, staff believes the project will not expose people or property to significant geologic hazards.</p>
Hazards §3200 (FRWK)  Flood §3220 (FRWK)  Fire Hazards §3230 (FRWK)	New development shall minimize risk to life and property in areas of high flood and fire hazards.	<p>The project site is located approximately 450 feet northwest of the FEMA Flood Zone "A" associated with the Mattole River.</p> <p>The project site is not within a mapped dam or levee inundation area and, at ± 5 miles distance from the coast, is outside the areas subject to tsunami run-up.</p> <p>The subject property is located within an area that is within a High Fire Rating hazard area and within a Moderate Fire Severity zone.</p> <p>The parcel is located within the State Fire Responsibility Area for fire protection (Calfire). The Humboldt County Fire Safe Ordinance (Section 3111-1 et seq.) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>The existing building has the characteristics of a commercial or industrial use. The proposed nursery will employ up to five year-round employees that would drive to the facility. One or two delivery vehicles would access the site each week.</p> <p>The County's Fire Safe Regulations (Section 3112-1 through 3112-13) establishes development standards for minimizing wildfire danger in state responsibility designated areas.</p> <p>The project would comply with Section 3112-1 through 3112 -13 of the County's Firesafe Ordinance. The site's interior access road to the facility can conform to the County's Firesafe regulations as long as the widest paved area opposite the building is designed as a "slip-T" emergency vehicle turnaround.</p> <p>The property is also located within the Whitethorn Fire Protection District, an agency that did not provide comments on the project.</p>
Sewage Disposal § 4530, 4531.5, 4531.6, 3361.2 (FRWK)	<p>Goal: To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety. Policy: Septic systems shall not be permitted where the slope exceeds 30 percent or within 50 feet from an unstable land form. Policy: Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt County Department of Public Health and the North Coast Regional Water Quality Control Board. Policy: Regulate development that would pollute watershed areas.</p>	<p>The site is flat, less than 15 percent slope. An existing sewage disposal system serves the existing building located on the parcel.</p>
Biological Resources § 3400 (FRWK)	<p>Goal: To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife</p>	<p>The site is located approximately 700 feet north of the Mattole River.</p> <p>The site is not located within a designated Streamside Management Area.</p>



Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
	habitats. Policies: Maintain values of significantly important habitat areas by assuring compatible adjacent land uses, where feasible.	The project is located on a site that is already developed. No grading or ground disturbance is required. Therefore, no Biological Study or Natural Resource Assessment is required.
Noise §3240 (FRWK)	Conform with noise standards.	According to the applicant's plan of operation power for operations will be provided by PG&E and solar; generators will not be used. Therefore, the project will conform with the County's noise standards.
§4220, 4237.7 (FRWK): Access	Goal: To develop, operate, and maintain a well-coordinated, balanced, circulation system that is safe, efficient and provides good access to all cities, communities, neighborhoods, recreational facilities and adjoining areas. Policy: New Development shall only be approved which will not significantly create or aggravate safety, capacity or parking problems on County roads.	<p>The parcel is accessed by Shelter Cover Road, a paved public County maintained road and considered a major collector, approximately 260 feet east of the project area. Direct access to the site is provided by a privately maintained road that intersects with Shelter Cover Road. This road is partially paved and provides paved access to a parking area associated with the existing building. There are approximately 10 parking spaces dedicated to the portion of the building that the Applicant will use. The plot plan depicts two ADA-dedicated parking spaces.</p> <p>The Department of Public Works (DPW) provided no comments or conditions regarding the County access road. The DPW determined that the County roadway serving the property is adequate and that the driveway that connects to the County road meets County standards and no improvements to the encroachment is necessary.</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.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
314-3.3	<p>MH: The Heavy Industrial or MH Zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas.</p> <p>The MH Type refers to industrial plants engaged in manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of materials and products, wrecking and salvage yards, petroleum refining, animal and fish product processing, electrical generation and distribution, and pulp mills, but excludes activities included within the Hazardous Industrial Use Type.</p>	<p>The site plan and attached zoning map shows the existing building and proposed cannabis nursery operation are located on a parcel zoned MH. Section 314-55.4.8.7 of the CMMLUO enumerates MH as a zoning district where commercial cannabis nursery products for retail sale may be permitted with a CUP.</p>
Min. Lot Size	One (1) acre	Approximately 5.25 acres.
Min. Lot Width	None Specified	Lot is 260 feet wide at its minimum.
Max. Lot Depth	None Specified	Lot is 540 feet deep on average.
Max. Ground Coverage	None Specified	28 percent.
Setbacks	<p>Front Setbacks: 50 Feet Rear Setbacks: 50 Feet Side: Ten percent (10%) of average lot width but not less than twenty-five feet (25').</p> <p>Firesafe setbacks of 30 feet from all property lines apply.</p>	<p>The new commercial cannabis nursery will be located in an existing building on the property that is set back by at least 30 feet from the property line.</p>



<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence That Supports the Zoning Finding</b>
Max. Building Height	Seventy-five feet (75').	The existing building is one story and less than 75 feet in height.
<b>314-55.4 Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)</b>		
§314-55.4.7 Nurseries	Nurseries producing commercial cannabis nursery products for retail sale or wholesale shall be permitted in zoning districts C-2, C-3, MB, ML, U, and MH, subject to a CUP.	The entire parcel is zoned as MH.  The applicant is seeking a CUP.
§314-55.4.8.3 Approvals for Indoor Cultivation	Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation shall be provided by on-grid power with 100 percent renewable source, on-site zero net energy renewable source, or with purchase of carbon offsets of any portion of power not from renewable sources.	The Applicant has enrolled in the PG&E's Solar Choice Plan, cultivation associated with nursery activities rely entirely on artificial light and is subject to the provisions for indoor cultivation.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person <sup>1</sup> .	According to records maintained by the Department, the applicant holds no other cannabis activity permits, and is entitled to four.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application, and shows all the required information was received.
§314-55.4.11 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.17 Sunset Date	No application for any Use Permit pursuant to the CMMLUO shall be processed for issuance or approval that is received after December 31, 2016.	The applicant submitted the CUP applications on November 17, 2016.

<sup>1</sup> "For purposes of this limitation, any natural person who owns or controls any interest, directly or indirectly, in a firm, partnership, joint venture, association, cooperative, collective, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, shall be collectively considered a single person with those entities."

**4. Public Health, Safety, and Welfare.** The following table identifies the evidence that supports the finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to public health, safety, and welfare, and will not be materially injurious to properties or improvements in the vicinity.	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 ordinances; and the proposed project is not expected to cause significant environmental damage.

**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
17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel was not included in the 2014 Housing Inventory due to the fact that it is zoned MH. The project does not include housing.

**6. Environmental Impact:** Consistent with CEQA, the project was evaluated for any potential adverse effects on the environment. Based on a site inspection, information in the application, a review of relevant references in the Department, and comments from affected agencies, staff has determined that there is no evidence before the Department that the project could have any adverse effect, either individually or cumulatively, on the environment.

The project involves the use of an existing building. Permitting of a nursery operation within an existing building is exempt from environmental review per Section 15301 (Existing Facilities) of the CEQA Guidelines, the categorical exemption for permitting of existing facilities.



### ATTACHMENT 3

#### Applicant's Evidence In Support of the Required Findings

Attachment 3 includes a listing of all written evidence that 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 0.25 mile (1,320 feet) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
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. (On File)
6. Description of water source, storage, irrigation plan, and projected water usage. (On file)
7. 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 and Wildlife. (Not applicable)
8. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
9. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not applicable)

10. Consent for onsite inspection of the parcel by County officials at a prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
11. 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. (Not applicable but power source is on file)
12. 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 Tribal Historic Preservation Office 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. (On-file)



## **ATTACHMENT 4**

### **Operations Plan**



# Southern Humboldt Seed Collective

Seed Department

Practices and Procedures

May 2016



## **Member Verification**

**Every member, when acquiring seeds, must have a valid current CA medical recommendation, valid CA ID, and have a fully completed member application on file.**



## Verification Process



### Online

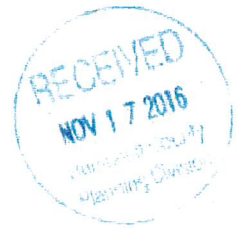
#### New Members-

1. On our website is the 123 uploader app through WIX.com. New members must download our membership application, completely fill it out and return it with a copy of their medical recommendation and CA ID. This can be done through the 123 uploader or submitted as an attached file via e-mail.
2. After e-mail notification is received information must be processed and verified within 1 business day or 24 hours.
3. Verification of medical recommendation is done either online or by contacting patients' physician.



## Returning Members

1. A returning patient will still have their completed member application and supporting documentation on file for 1 year after expiration date.
2. Patient file is reviewed. If member is expired, a current copy of their medical recommendation is required.
3. ID must also still be current. If ID is expired, then a current copy of CA ID is required.
4. Updated medical recommendation is then verified online or through patients' physician.



## In Person Verification

### Deliveries

1. At times of delivering seeds to a new member, a membership application is completed on site. A photograph is taken of their valid CA medical recommendation and CA ID.
2. Verify patient immediately, either online or call to patients' physician.
3. If patient is a returning member, verify patient is valid before delivery. If patient is expired, at time of meeting, take a picture of valid CA recommendation and verify on site, either online or via phone call to patients' physician.

### At vendor shows

1. At all events/vendor shows, a printer, scanner, or phone is brought to either photocopy or photograph all new member/returning members current CA medical recommendations and CA ID's.
2. At time of dispensing, a membership application is completed on site and CA ID and medical recommendation are photocopied or photographed.

3. All paperwork and new patients are verified within 1 week of event, either online or via phone call to patients' physician.

### **Mailed Documentation**

1. If member application is mailed, applications and supporting documentation are sent to our P.O. Box.
2. First check to ensure paperwork is completed entirely. Check to ensure all supporting documents are included.
3. Within 24 hours of receiving documents and member application, verify medical patient via online or phone call to patients' physician.



## **Protection of Private Information**

### **Online**

All emails with medical documentation and 123 uploader files are deleted on the 1<sup>st</sup> of every month.

Files are printed immediately when received, verified, put into patient file folder and stored in locked file cabinet.

### **In Person**

Photo files are printed within 2 days and combined with completed member application in patient folder and stored in locked file cabinet.

### **Shows**

All files are transported from show in a key lock box.

After verification every members documentation is put into patient folder and locked in file cabinet.

## Storage of Private Information

1. Each member is assigned a personal file folder and individual S.H.S.C. patient number.
2. Each file folder contains each patients' completed membership application, valid CA medical recommendation and CA ID.
3. Each patient file folder is labeled with patients' last name, S.H.S.C. patient ID number and date of medical recommendation expiration.
4. Current patient files are to be organized in such a manner
  - a. 12 folders for each of the 12 months.
  - b. Patients' files are sorted by expiration date within each month.
  - c. This is to ensure we have our current members sorted with soonest expirations first.
5. Expired Members
  - a. 12 folders for each of the 12 months.
  - b. Within each month of the 12 expired folders, patient files are to be sorted by date of expiration. Earliest expiring first.
6. Patients files are to be kept stored for 1 year after the date of expiration.

## Databasing

All patient files are to be kept in locked file cabinet.

In order to have easier access to confirm current members, etc., a database was created in a password protected Excel file.

In this excel file is our list of current and expired members and staff.

The only information included in this database is patients' S.H.S.C. id. number, name, date of medical recommendation expiration, phone number and e-mail address.

After a patients' file has been expired for more than 1 year, all names are removed from excel database file and file cabinet. Each patients' file folder is shredded and properly disposed of. **No files should remain of a patients' information for more than 1 year after date of medical recommendation expiration.**



## Product Processing

(after plant is dried)

### After seeded plant material is done drying

1. As dried seeded plant material is pulled off the lines, product is to be bucked down (flowers cut off of branches) into individual totes, discarding any materials that show any signs of molds or fungus. Any discarded materials are to be placed in separate container, sealed moved to storage room and await relocation to be disposed of.  
(a burn pile)
2. Each bag is to be labeled with genetics used in breeding in the manner of (male x female) with date of pollination and date of bagging.
3. These bags are then stored in totes in a cool dry place to await further processing.
4. Within one month of drying, all plant material must be deseeded, in a clean room (room 30x12 on plot plan) with

processor wearing non-latex surgical gloves and wearing a thin white respirator mask.

- a. Over a disinfected tray or tote all seeded material is processed. Grabbing approximately 3 grams at a time, product should be gently rubbed back and forth between fingers and hands to allow seeds to fall onto tray or into tote.
  1. In tote, continue to process until a thin layer covers the bottom and then use blow dryer on low heat to blow remaining flowers remnants off of seeds.
  2. On seed tray, move seeds to one side of tray and discard excess flower material into fresh turkey bag.
- b. Approximately every 10 minutes seeds need to be removed from tray (whichever method works for the individual, using disinfected card such as a business card) and placed into a ziploc bag.
- c. This bag is to be labeled regarding the strain being processed, with the date and time and person processing.

5. This process is continued until all seeds are separated from plant material.
6. On disinfected surface seeds are to then be sorted visually with headlamp for additional lighting. Seeds are to be inspected for maturity, color, and cracks. **All seeds that do not pass visual inspection are to be discarded into separate bag and placed in storage with room to await disposal.**
7. "The Squeeze Test"  
  
After seeds have been visually sorted, each seed is now finger squeezed while wearing non-latex gloves to ensure strength and to verify seed is not cracked in case it slipped by the visual inspection. **All seeds that do not pass the squeeze test are to be discarded as in step 6.**
8. The seeds that pass the squeeze test are then stored in a storage container to await further processing.
9. On clean surface seeds are poured out for a number count.  
  
Seeds are sorted into numbers of 13 and again visually inspected.
10. Each collection of 13 seeds are then scooped or individually picked up, and placed into their plastic vial.



11. Close Vial Lid.
12. After 50 or 100 vials are filled at a time, move forward to packaging.
  - a. Each 3.5 inch mylar bag ziploc is opened.
  - b. Strain specific picture/information card is placed into each bag.
  - c. Vial of seeds is then placed in bag to be displayed in front of informational card.
  - d. Close each bag.
  - e. After completed, each bag is then sealed with an industrial sealer to prevent any tampering and contaminants.
13. Enter numbers of packages into inventory database.

After packages are sealed, they are immediately ready for distribution.

All packages are then stored in totes in a cool dry location.

## **Quality Control**

All packages are to be labeled with date of breeding, date of sorting and date of packaging.

No product to remain for distribution after 5 years after drying

Every 6 months, a minimum of 20 seeds per strain offered to members, are to be started to test for germination rate, structure and health.

These records of every 6 month tests are to be kept in the back of Business binder.

To Be Documented

1. Germination rate
2. Vigorous growth on a scale of 1-10
3. Any unique features that may be significant to quality of seed



**Southern Humboldt**

**Seed Collective**

**Clone Department**

**November 2016**

### Mission of clone department-

- To maintain a series of genetics in a vegetative state for the purposes of cloning and breeding those genetics
- To provide clones to authorized patients and collectives/companies/dispensaries for the purpose of resale/wholesale

## Genetic Housing and preservation

- All plants are to be kept under 18 hours of light
- Lights used for all mothers and fathers will be 1000 watt HPS
- All plants are to be treated with omri certified/organic pesticides every week, or as deemed necessary
- Plants are to be pruned as needed, approximately every 2 weeks
- Plants are to be fed with only omri certified or all organic nutrients as needed
- Plants are to be housed in pots no bigger than 15 gallons for mothers and 10 gallons for fathers
- 2 rooms are to be deemed mother and father rooms
- Other 3 rooms are to be used to house fresh cuttings under 18 hours of fluorescent light, or used for the purpose of breeding



in which the cycle would be 18 hours for vegetative state and flipped to 12 hours of light when ready to be triggered into flower.

- Clone rooms are to be lined with 4 tiered rolling racks, each rack will have a 60 watt fluorescent to ensure adequate lighting for each tier

### Cloning Process

- All employees when working with/touching plants are to be wearing latex gloves.

- Sterile scissors/razor blades/scalpals (preference of worker) are to be used to take a small cut (small branch with at least 2 nodes) from the mother plant.

This can be done by either removing an entire branch and taking multiple cuts from that branch, or can be done by removing one clone at a time from the plant itself.

- After clone is cut, the fresh cut bottom is then dipped into a rooting gel to stimulate root growth

- New cutting is then placed into a cube of oasis growing medium until roots can develop. (Approx. 2-3 weeks)

- This process is to be repeated until a full tray of 50 is removed from a single plant.

- This tray is then relocated to clone room where it will adopt the water/treatment cycle already active to that room.

- Clone room is under 24 hours of light to assist and ensure root growth

- Water is to be immediately poured over the oasis medium, until adequately soaked

## Safety Procedures

-Before working, any employees will be trained in the following areas

- tools and equipment
- proper handling and storage of all nutrients and chemicals
- proper handling of any and all scissors, blades, scalpels
- Emergency Power Shutoff
- Eyewash station/Hand washing facilities
- locations of all contact information, emergency numbers  
and on call electrician
- Advised of all locations of posted signs regarding different

Safety procedures

## All current Staff

- Advised as to all emergency contact numbers and on call

Electrician



-weekly inspections are to be done on all electrical cords

Outlets, and breaker boxes, lights and ballasts

-Breaker box located to the right of nutrient and treatment shelving/storage

-Each room has individual shut off switches from the main breaker box

-When foliar sprays are applied, person to be wearing latex gloves, safety goggles and respirator.

-When using scissors/blades, person to

-always cut in direction away from body

-if dropped, let tool hit the floor and then pick, do not try to catch it

-stay focused

## Sanitation Practices

- Hand washing after using restroom
- Breakdown Room
  - Between public access and grow space is our breakdown room
  - Any person to enter grow area must pass through the breakdown room.
  - Here, any person, must wash hands, administer a self spray down of enzymes, put on clean suit, and shoe booties before entering the dark side.
  - Rainmaker foliar sprayer to be kept within breakdown with Incredible Dr. Zymes room for spray treatments of clothing before entering the plant rooms.

## Nutrients and Pesticides

- Stored in a shelving unit with an optional lock that can  
Remain unlocked during business hours to be locked  
Every night

## Treatments

- Rainmaker foliar sprayers, individually labeled to be used  
with each foliar treatment. Not to be mix matched
- Azomaxx, Green Cleaner, Amazing Dr. Zymes

## Nutrients

- Age Old Grow and Bloom
- Mushroom Compost
- Down to Earth Bone Meal



-Hybrix Molasses

## Water Usage

-If all 5 rooms are full, our maximum water usage for plants would be no more than 150 gallons every 2 days

-2 50 gallon reservoirs are filled and treated with PH

Down and water conditioner until pH meters read

between 6 and 8.

## 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		Recommendation	Location
Building Inspection Division	✓	Approval (No conditions)	On file with Planning
Land Use Division	✓	Approval (No conditions)	
Division Environmental Health	✓	Approval (comments)	
Department of Fish & Wildlife		No comments	On file with County
County District Attorney		No response	
County Counsel	✓	Approval of CEQA Exemption	On file with Planning
County Agriculture Commissioner		No response	
NWIC	✓	Further study	On file with Planning
Intertribal Sinkyone Wilderness Council		No response	
Bear River Band Rohnerville Rancheria	✓	Approval (No Conditions)	On file with Planning
RWQCB		No response	
Water Resources Control Board-Div. of Water Rights		No response	
California Division of Water Resources		No response	
Southern Humboldt Joint Unified School District		No response	
Whitethorn Fire Protection District		No response	
PG&E	✓	Approval	On file with Planning