



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 5, 2019

To: Humboldt County Planning Commission

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

Subject: **Michael Brosgart and Arielle Brosgart, Special Permits**
Application Numbers: 13319, 13328, 13339 & 13346
Case Numbers SP16-868, SP16-870, SP16-871 & SP16-872
Assessor's Parcel Number (APN) 516-111-064; Glendale Drive, Blue Lake area

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Please contact Caitlin Castellano, Planner, at 707-268-3731 or by email at ccastellano1@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
September 5, 2019	Special Permits	Caitlin Castellano

Project Description: The project on parcel 516-111-064 is for a multi-use commercial cannabis facility comprising four (4) separate applications/Case Numbers: 13319/SP16-868 (Volatile Manufacturing), 13328/SP16-870 (Non-Volatile Manufacturing, 13339/SP16-871 (Distribution) and 13346/SP16-872 (Processing). The proposed building area is approximately 37,858 square feet (SF) in three (3) new buildings, of which one will be two-story, on a 72,230 SF (1.75 acre) parcel. Water and sewer to be provided by the Glendale-Fieldbrook Community Service District. Estimated annual water usage is 371,520 gallons (30,960 gallons per month and 1,032 gallons per day). 23 employees are expected for operations 7 am to 7 pm, Monday - Saturday. Deliveries will only be made 8 am to 6 pm, Monday - Friday. All employees and delivery drivers will use Exit 4 for Glendale Drive off State Route 299. Power is provided by PG&E and installation of solar on all available rooftops is proposed. Two loading spaces and 38 parking spaces are proposed, of which three (3) parking spaces will be ADA-complaint. A stormwater retention area is proposed, and remaining areas will be landscaped.

Application 13319 is a Special Permit (SP16-16-868) for a volatile manufacturing facility utilizing a butane closed-loop extraction process. The proposed volatile manufacturing facility will contain pre-fab manufacturing pods surrounded by re-enforced concrete walls to be explosion-proof. The total premise area is 5,398 SF of which 930 SF is utilized for the (3) extraction pods, 1,170 SF is used for storage (chemical, supply, inventory), a weigh station, quarantine and a 140 SF office. Remaining square footage is an open area with emergency eye wash stations, intake area, check-in window, clearance around each pod and loading dock. Three (3) employees are associated with this operation.

Application 13328 is a Special Permit (SP16-870) for a non-volatile manufacturing facility utilizing ethanol and carbon dioxide (CO2) extraction processes. The proposed non-volatile manufacturing facility will include a commercial grade kitchen. Products produced from the manufacturing processes include edible, topical, concentrate, and drink products for medical and adult use cannabis uses. The total premise area is 8,975 SF which includes an extraction room, commercial kitchen, individual secured storage room for Shared Use Licensees, inventory storage, supply storage, disposal room, quarantine, secured storage and a 140 SF office. Remaining square footage is an open area with emergency eye-wash station, in-take, weighing station, hand washing sink, water fountains and check-in window. Six (6) employees are associated with this operation.

Application 13339 is a Special Permit (SP16-871) for a proposed distribution facility. The total premise area is 3,160 SF which includes inventory storage, supply storage, disposal room, quarantine, secured storage and a 140 SF office. Remaining square footage is an open area with in-take, weighing station, hand washing sink, water fountains and check-in window. Four (4) employees are associated with this operation.

Application 13346 is a Special Permit (SP16-872) for a proposed medical and adult use cannabis processing facility which will dry, cure, buck, grade, trim, and package cannabis from licensed off-site cultivators. The total premise area is 20,325 SF which includes a drying room, curing rooms, bucking and grading rooms, trimming and pre-roll rooms, packaging rooms, storage rooms (inventory supply, disposal, quarantine, secured) and a 140 SF office. Remaining square footage is an open area with in-take, weighing station, emergency eyewash station and water fountains. Ten (10) employees are associated for this operation.

Project Location: The project site is located in the Glendale area, on the north side of Glendale Drive, approximately 0.2 miles east of Exit 4 for State Route 299 onramp/offramp at the property known as 1695

Glendale Drive.

Present Plan Land Use Designations: Commercial Services (CS); Slope Stability: Relatively stable (0).

Present Zoning: Unclassified (U).

Application Number: 13319, 13328, 13339 & 13346; **Case Numbers:** SP16-868, SP16-870, SP16-871 & SP16-872

Assessor Parcel Numbers: 516-111-064

Applicants

Michael Brosgart & Arielle Brosgart
1815 Seventh Street
Oakland, CA 94705

Owner

Michael Brosgart & Arielle Brosgart
1815 Seventh Street
Oakland, CA 94705

Agent

Brittney Crosby
1270 Myrtle Ave. #3
Eureka, CA 95501

Environmental Review: A Mitigated Negative Declaration has been prepared.

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

Major Issues: None

BROSGART SPECIAL PERMITS

Case Numbers SP16-868, SP16-870, SP16-871 & SP16-872
Assessor's Parcel Number 516-111-064

Recommended Commission Action

1. Describe the application at a Public Hearing;
2. Request staff to present the project;
2. Open the public hearing and receive public testimony; and
3. Close the public hearing and take the following action:

Find that the Commission has considered the Mitigated Negative Declaration (MND), make all the required findings for approval of the Special Permits based on evidence in the staff report and adopt the Resolutions approving the proposed Michael Brosgart and Arielle Brosgart Glendale Cannabis Facility Special Permits subject to the recommended conditions.

Executive Summary: Michael Brosgart and Ariella Brosgart seek four (4) Special Permits to allow a multi-use cannabis facility consisting of volatile extraction manufacturing, non-volatile extraction manufacturing, distribution and processing in accordance with Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The project site is approximately 1.77 acres and is entirely paved. The proposed project includes the construction of approximately 28,000 square foot (sf) footprint of new buildings, 22,000 sf of driveway and parking areas, and 26,000 sf of new landscaping, which comprises nearly 100 percent of the project site. Approximately 60% of the existing pavement will be removed.

The subject site was formerly part of a timber processing facility (McNamara and Peepe Lumber Mill) at which logs were stored. The McNamara and Peepe Lumber Mill (Former Mill Site) was issued a Remedial Action Certification by the California Department of Toxic Substances Control (DTSC) in 1998 and evidence of wood preservative chemicals or other hazardous materials was not found to exist at the subject site based on a Phase 2 Environmental Site Assessment investigation prepared October 9, 2003 (Attachment 5). The Cortese List, U.S. Environmental Protection Agency (EPA) EnviroMapper, DTSC EnviroStor mapper and State Water Resource Control Board Geotracker did not show the subject site as containing hazardous materials or being involved in any cleanup or monitoring program when each website was accessed on December 6, 2018 during preparation of the Initial Study MND. However, the Planning Department was notified in May 2019 via comment letters received from Humboldt Baykeeper and the Thomas Law Group (TLG) on behalf of the Humboldt Bay Municipal Water District indicating the Former Lumber Mill Site contained hazardous substances. TLG provided a copy of DTSC's Decertification letter, dated December 28, 2018 as well as a 2017 Groundwater Monitoring Report prepared for DTSC for 1619 and 1678 Glendale Drive (Attachment 7). The Decertification letter stated a Remedial Action Plan Amendment will be prepared due to the subsequent soil and groundwater investigations showing PCP- and TCP-impacted soil beneath the cap (at 1619 Glendale Drive) had mobilized from soil to groundwater as a result of a rise of groundwater elevation. The new information was forwarded to the applicant/property owner who was not aware that the site was included in DTSC's Decertification letter as they did not receive notification and the subject property's title report did not show a recorded Deed Restriction/Land Use Covenant required for parcels included in the Former Mill Site. As a result, the applicant contacted DTSC who then issued a letter dated June 27, 2019 stating the property is not impacted by PCP-contaminated soil or groundwater (Attachment 5). Furthermore, results from a depth to groundwater assessment dated August 2, 2019 indicated one of three borings encountered groundwater which was located in the back of the lot (northern parcel line) at a depth of 7.86 feet below the asphalt concrete. The two (2) other borings (eastern parcel line and southern parcel line/frontage) did not encounter groundwater (Attachment 5). As a result, the project is not expected to disturb groundwater during installation of water and sewer lines as previously proposed and analyzed in the draft Initial Study MND. The applicant's contractor, Pacific Builders, confirmed the sewer and water connections will be designed to keep ground disturbance to a depth of four feet at the back of the lot,

falling to eight feet towards the front. Other land uses in the area include a retail grocery store, timber processing, potting soil manufacture, and residences. Several other multi-function cannabis facilities are in the application process in the immediate vicinity of the proposed project. The parcel is accessed by Highway 299 and 0.2 mile of Glendale Drive. The site is served by PGE for electricity and within the Glendale-Fieldbrook Community Service District for water and sewer connections.

Volatile Manufacturing Facility (Application No. 13319/Case No. SP16-868)

The proposed volatile manufacturing facility would utilize a butane closed-loop extraction process within pre-fab manufacturing pods/booths surrounded by re-enforced concrete walls to be explosion-proof. The total premise area is 5,398 SF of which 930 SF is utilized for the (3) extraction pods/booths, 1,170 SF is used for storage (chemical, supply, inventory), a weigh station, quarantine and a 140 SF office. Remaining square footage is an open area with emergency eye wash stations, intake area, check-in window, clearance around each pod and loading dock. Three (3) employees are associated with this operation.

Fresh and dried materials would be securely transferred from the distribution center to the volatile manufacturing facility where the materials are then identified as 'in-process materials' for inventory as well as the Track and Trace program. The process for transferring the materials to the volatile manufacturing facility would include inspection of the materials by authorized personnel in the distribution center's secure in-take room. Inspections include but are not limited to: visual inspection, physical inspection, cross reference of materials with electronic shipping manifest, and acceptance or rejection of materials. If accepted samples are taken and released for transfer, then 'in-process' materials would be securely transferred from the distribution center to the volatile manufacturing facility. 'In-process' materials would then be checked into volatile manufacturing facility and properly stored (if not immediately processed). 'In-process' material extractions would be conducted in a closed-loop system that is commercially manufactured and bears a permanently affixed and visible serial number. The extraction process will occur in three (3) specialized extraction pods/booths. Upon completion of volatile extractions, the 'in-process' material would be either transferred or stored. If further manufacturing is needed, then the materials would be transferred to the non-volatile manufacturing facility. If no further processing is required, then materials would be transferred to Processing Center for packaging, labeling, and preparation for transfer to distribution center.

Non-Volatile Extraction Manufacturing Facility (Application No. 13328/Case No. SP16-870)

The proposed non-volatile manufacturing facility would utilize ethanol and carbon dioxide (CO2) extraction processes. The proposed non-volatile manufacturing facility will include a commercial grade kitchen. Products produced from the manufacturing processes include edible, topical, concentrate, and drink products for medical and adult use cannabis uses. The total premise area is 8,975 SF which includes an extraction room, commercial kitchen, individual secured storage room for Shared Use Licensees, inventory storage, supply storage, disposal room, quarantine, secured storage and a 140 SF office. Remaining square footage is an open area with emergency eye-wash station, in-take, weighing station, hand washing sink, water fountains and check-in window. Six (6) employees are associated with this operation. Fresh and dried materials would be securely transferred from the distribution center to the non-volatile extraction manufacturing facility where the materials would be identified as 'in-process materials' for inventory as well as the Track and Trace Program. The process for transferring the materials to the non-volatile extraction manufacturing facility would include inspection of the materials by authorized personnel in the distribution center's secure in-take room. Inspections include but are not limited to: visual inspection, physical inspection, cross reference of materials with electronic shipping manifest, and acceptance or rejection of materials. If accepted samples are taken and released for transfer, then 'in-process' materials would then be securely transferred from the distribution center to the non-volatile extraction manufacturing facility. 'In-process' materials would then be checked into non-volatile extractions and properly stored (if not immediately processed). In-process material extractions would be conducted using either mechanical or solvent-less extractions or chemical extractions with ethanol and CO2. Upon completion of non-volatile extractions, the 'in-process' material would be either transferred,

further processed, or stored. Materials would be transferred to the processing facility for packaging, labeling, and preparation for transfer to distribution center.

Distribution Center (Application No. 13339/Case No. SP16-871)

The proposed Distribution Center's total premise area is 3,160 SF which includes inventory storage, supply storage, disposal room, quarantine, secured storage and a 140 SF office. Remaining square footage is an open area with in-take, weighing station, hand washing sink, water fountains and check-in window. Four (4) employees are associated with this operation. The distribution center would have designated and secured areas for the in-take of fresh and dried materials, as well as storage for fresh and dried materials and finished products. The distribution center is in the same building as the non-volatile manufacturing facility. Activities in the distribution center would involve receiving cannabis products through the in-take area. The in-take process would involve cross reference to shipping manifest, inspection, sample for testing, and tagging by authorized personnel. Tagging would be completed in compliance with the State Track and Trace Program and monitored through real time radio-frequency identification (RFID) monitoring technology. Tagged fresh and raw materials would then be moved into storage until released for distribution to a licensed processing/manufacturing facility to be converted into a finished product. Finished products would be stored appropriately until released for shipping to a dispensary. The Glendale Cannabis Facility will adhere to all Local and State Laws and Regulations of the Track and Trace Program in place for each project component, from cultivation to sale.

Processing Facility (Application No. 13346/Case No. SP16-872)

The proposed processing facility will dry, cure, buck, grade, trim, and package medical and adult-use cannabis from licensed off-site cultivators. The total premise area is 20,325 SF which includes a drying room, curing rooms, bucking and grading rooms, trimming and pre-roll rooms, packaging rooms, storage rooms (inventory supply, disposal, quarantine, secured) and a 140 SF office. Remaining square footage is an open area with in-take, weighing station, emergency eyewash station and water fountains. Ten (10) employees are associated for this operation. The processing facility will receive materials from the distribution center for drying, curing, bucking, grading, trimming, and packaging/labeling, or from the volatile and non-volatile manufacturing facilities for packaging/labeling, and then transferred back to the distribution center as finished product.

Water Use, Storage and Sewer

Water for the project will be provided by Fieldbrook-Glendale Community Services District (FGCSD) via a 6-inch water main. The projected water use is based on a) personnel usage for restrooms, hand washing sinks, and water fountains, and b) sanitary stations for cleaning equipment, utensils, and storage/transfer containers for all four proposed project operations. Estimated water usage is 1,032 gallons daily, 30,960 gallons monthly and 371,520 gallons annually. Average annual water usage per household is 107,000 gallons and the proposed project's estimated water use is comparable to 3.4 households. The estimated water usage chart for all four proposed cannabis activities and landscaping grounds irrigation is included in Attachment 4.

Sewer for the project will be provided by FGCSD through a 4-inch sewer connection. Water collected from floor drains in volatile and non-volatile extraction cleaning areas will be drained into a shared 300-gallon holding tank and tested before discharge to the sewer or transported by and to a licensed waste disposal company. All other waste water from toilets, handwashing sinks, and water fountains will discharge to the sewer.

Employees, Hours of Operations and Estimated Daily Vehicle Trips (DVT)

At peak operation, the estimated maximum number of staff on-site would be 23 employees who must be at least 21 years of age. Table 1 below summarizes the square footage of each function and staffing for each of the proposed uses and estimated daily vehicle trips (DVT) including personnel and deliveries. Hours of operation are Monday through Saturday, 7:00 am to 7:00 pm and all deliveries will be limited

Monday through Friday, 8:00 am to 6:00 pm. Estimated DVT is 58.

The project site is approximately 0.2 miles (1056 feet) from the onramp/offramp (Exit 4) to State Route 299 off Glendale Drive and is conditioned to only use Exit 4 for access to and from the project site. Glendale Drive was identified as a significant roadway in the 2008 Humboldt County Regional Transportation Plan (amended in 2013) prepared for the Humboldt County Association of Governments (HCAOG). Additionally, Glendale Drive was identified as a Major Rural Collector per Humboldt County's General Plan Revised Draft EIR (page 3.5-4), which can accommodate 300 to 2600 average daily trips (ADT) per the Federal Highway Administration, or 750 vehicle per hour per Cal Trans 2016 Traffic Volumes on the California State Highway System report. Per the 2016 Cal Trans report, peak hourly volume on State Route 299 at Glendale Drive was 400 indicating that Glendale Drive is not close to its operational capacity of 750 vehicles per hour even if every vehicle on State Route 299 took exit 4 to Glendale Drive.

The current Level of Service ((LOS) or volume to capacity ratio) for Glendale Drive is "A" per the Public Works Department, Land Use Division. Average delay for LOS "A" is 0-10 seconds and LOS "C" is 15-25 seconds. Additionally, during the 2017 General Plan Update, Glendale Drive was not identified as going below LOS "C" which the County strives to maintain. Therefore, the increased traffic as a result of the proposed project is consistent with the General Plan goals and policies in the Circulation Element, the EIR traffic analysis prepared for the General Plan and the roadway is adequate for the intended use.

Table 1. Summary of Staffing for Proposed Uses

Proposed Use	sf	Employees	Estimated DVT
Volatile Manufacturing Facility	5,398	3	7
Non-volatile Extraction Manufacturing Facility	8,975	6	15
Distribution Center	3,160	4	13
Processing Facility	20,325	10	23
Total	37,858	23	58

Access/Parking

The project site is accessed directly from Glendale Drive via an existing driveway on the adjacent parcel to the west (APN 516-111-066). In accordance with the Department of Public Works' standards, the project applicant would be required to construct two 24-foot wide commercial driveways that meet County Urban Driveway No. 1 standards based on having two (2) two-way traffic ingress/egress driveways. However, the applicant revised the proposal to have one (1) two-way traffic driveway and one (1) one-way traffic driveway which is acceptable when appropriately signed and striped. The project is conditioned on securing an encroachment permit from the Department of Public Works. Plans shall be submitted to the Department and approved before construction commences. The plans shall address: 1) stormwater discharged from parking lot; 2) construction of a curb, gutter, and sidewalk (along Glendale Drive for approximately 207 feet), 3) the commercial driveways and appropriate signage, and 4) gates or fencing that will be installed. In accordance with Off-Street Parking regulations (HCC §314-109.1) the project requires two loading spaces, 29 parking spaces and two ADA-compliant spaces. The project proposes two loading spaces and 38 parking spaces total of which three (3) are ADA-compliant accessible spaces. The applicant anticipates utilizing sprinter vans and box trucks for deliveries and does not anticipate the use of large semitrucks. All delivery vehicles accessing the site will use Exit 4 State Highway 299 ramp toward Glendale Drive and the project is conditioned to not use State Highway 299 Exit 5 ramp near the City of Blue Lake.

Stormwater Management

Approximately 33 percent of the project site would be landscaped with designated composting areas, trees, grass, and storm water capture basins. The roofing of the proposed buildings would include gutters and channels designed to disperse rain run-off into the proposed stormwater capture basins and landscaped areas to slow down and naturally filter the runoff water. As the site is currently fully paved

with no stormwater filtration, the project will improve the existing stormwater management of the site.

Watershed and Habitat Protection

There are no naturally-occurring aquatic resources, streamside management areas (SMAs), or sensitive habitat areas on or adjacent to the project site. Hall Creek is approximately 700 feet south of the project site with light industrial and vacant lands between the project site and the SMA for the creek. The property is in the Mill Creek-Mad River Hydrologic Unit (HUC-12) and the Mad River Planning Watershed. The perimeter of the project site would be fully fenced to protect any wildlife from entering the project site. Although the site is currently fully paved, construction will require ground disturbance for approximately 60% of the site. Up to 3 feet for foundations, between 4-5 feet for storm drain features, such as detention basins, 6-8 feet for sewer and water connections and 4 feet for PG&E trenches. A Phase II Environmental Site Assessment investigation was prepared by Winzler and Kelly, Consulting Engineers in 2003 due to potential contamination issues associated with the large historic lumber processing operations. The investigation concluded that no hazardous materials were detected on the subject site nor was there evidence that suggested hazardous materials were used on the subject site. The site was previously used to store clean lumber. As a result, ground disturbance associated with construction activities will not affect the nearby watershed and biological habitat because there is no soil contamination.

Hazardous Materials and Waste

The proposed project includes volatile and non-volatile extraction operations. Butane will be used for volatile extraction and food grade ethanol and carbon dioxide (CO₂) will be used for non-volatile extraction. All chemical extractions using butane, ethanol or CO₂ solvents would be conducted in a closed loop extraction system that was commercially manufactured for that purpose. Attachment 5 includes machinery specifications. Each commercial cannabis facility will have dedicated hazardous materials storage rooms and safe handling procedures. The project is conditioned on obtaining written verification of compliance with the County's Hazardous Materials Program administered by Division of Environmental Health (DEH) and designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency (CUPA). CUPA is charged with compliance inspections for facilities that handle, generate or treat hazardous materials and requires Hazardous Materials Release Response Plans, and Inventory (known as Business Plans), California Accidental Release Program (CalARP) and Hazardous Water Generation and Onsite Treatment, as applicable.

Solid waste will be stored in secure containers and picked up on a weekly basis. Cannabis green waste created by the processing and manufacturing facilities will be composted onsite in the disposal rooms and stored in the quarantine areas. The cannabis waste compost must be deemed "unusable and unrecognizable" by means of disguise through blending with soil or solid waste, and it must be weighed and labeled with bill of landing (receipt), and quarantined and on camera for 72 hours after which it will be picked up by a licensed waste hauler and taken to a licensed waste disposal facility.

Odors

Ventilation and control equipment would be installed to control dust, odor and vapors that would prevent or reduce cross contact or contamination of cannabis produces, cannabis product packaging materials, and cannabis product contact surfaces. Additionally, rubbish disposal would be conveyed, stored, and/or disposed of to minimize the development of odor, deflect attraction of pests, and protect against cross contamination of any cannabis products. The project is conditioned on building plans containing a ventilation/air filtration system to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer (California Licensed HVAC Installer) for review and approval by the Building Official.

Electrical Service

Electricity on the property is supplied by Pacific Gas and Electric (PGE). The project applicant proposes to install solar panels on available roof top space for each proposed building. The exact square footage

is currently unknown but will be determined when final building plans have been developed. If the renewable energy from the solar panels does not provide enough energy to cover the entirety of the proposed project's energy usage, the project applicant will set up an account with a carbon offset company (like TerraPass) and purchase the remaining amount needed which is incorporated into the Conditions of Approval.

Security Measures

The site perimeter will be fully fenced with three (3) gates. A Main Gate serves as the general entrance and exit and will be open during regular business hours. All personnel and visitors are required to register prior to access to the separate commercial cannabis facilities. A second gate is accessible only to authorized personnel, transporters and contractors which leads to a one-way driveway that ends at a third exit-only gate. Authorized personnel will gain entry and exit to the facilities via scanning an identification badge with RFID chip. The project has an extensive security plan including unauthorized access prevention measures, theft and diversion measures and video surveillance measures

Consistency with General Plan and Proposed Zoning Update

The site is designated Commercial Services (CS) within the Fieldbrook-Glendale Community Planning Area (CPA) and is currently zoned Unclassified in which the four (4) proposed commercial activities are allowed pursuant to CMMLUO. The CS designation is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs and requires a full range of urban services such as good access, public sewer and water, electricity, fire protection and waste disposal. The proposed cannabis activities are consistent with this land use designation. Additionally, as part of the General Plan implementation the site is proposed to be re-zoned to Community Commercial (C-2). The CMMLUO allows the proposed uses in both the Unclassified (U) and Community Commercial (C-2) zoning districts. Thus these uses are allowed subject to approval of a Special Permit.

Comments from Reviewing Agencies

The North West Information Center responded on March 16, 2018, stating that search of records revealed no previous cultural investigations have been conducted at the project site. On February 6, 2019 the Tribal Historic Preservation Officer (THPO) of Blue Lake Rancheria and the THPO of the Wiyot Tribe responded, recommending no further cultural resources investigations due to the extensive ground disturbance from prior industrial development; however, they did request inadvertent discovery protocol be incorporated into the CEQA document. The Bear River Band of the Rohnerville Rancheria did not respond. In addition to the standard referral process, the application was referred to eight (8) tribes under AB52 for a 30-day consultation request. One reply was received but no requests for formal AB52 consultation was received. The project is conditioned on inadvertent discovery protocol.

The Department of Public Works requested the applicant to submit new construction plans that show how the property development will meet County storm water, grading, encroachment, and urban driveway standards. Given that the project is currently seeking land use entitlements prior to developing full construction drawings, these requirements are included in the Conditions of Approval.

The Division of Environmental Health stated on-site re-use and discharge or wastewater may require authorization from the North Coast Regional Water Quality Control Board and shall obtain necessary approvals for the water re-use system or obtain approval from the community services district. However, this request was based on indoor cultivation and wholesale nursery operations that have been removed from the proposed project.

The Blue Lake Union School District requested that the applicant show that the facility is not within 600 feet of a school bus stop as the school bus collects students on Glendale Drive and it has been determined that school bus stops are more than 600 feet from the facility at approximately 643 feet and 665 feet (See Surrounding Residences and Nearby Bus Stops Site Plan in Maps section and Attachment 6 for School Bus

Stop locations). The Northern Humboldt Union High School District submitted a letter stating that the proposed project is not within 600 feet of a school or bus stop, however, the school district still objects to allowing federally illegal activities to operate and recommended denial of the permit. Additionally, the Department was informed of a school bus stop (van pick-up) on Glenwood Lane behind the project site for children attending Green Point School in Redwood Valley approximately 35 miles northeast of Blue Lake. As a result, the applicant cancelled two (2) cultivation applications: Apps13312/CUP16-096 (Indoor) and Apps13360/CUP (wholesale nursery) because those cultivation facilities could not meet the required 600-foot setback per CMMLUO Section 55.4.11 (d).

The California Department of Fish and Wildlife (CDFW) submitted a letter recommending approval of the permit without mitigation.

Comments were received from the Building Inspection Division to show that the project would no longer include a commercial dispensary. That change has been made to the project description.

The Humboldt County Sheriff provided comments indicating the applicants have no criminal record.

The Fieldbrook Glendale Community Services District (FGCSD) did not provide referral comments but GHD Inc. responded to a request by the applicant for a "Will Serve" letter. A memorandum dated April 4, 2019 indicated the FGCSD has the capacity to serve the facility with water and sewer services.

The Humboldt Bay Municipal Water District (District) did not provide referral comments but did submit written correspondence as a result of the 30-day CEQA IS/MND comment period notice. The District is opposed to manufacturing activities utilizing hydrocarbon-based solvents (hexane and propane) due to the site's proximity to their water intake infrastructure on the Mad River. Hall Creek is approximately 700 feet south of the project site with light industrial and vacant lands between the project site and the SMA for the creek and State Route 299 is between Hall Creek and the Mad River. The project proposes to install an on-site water treatment facility designed to remove hydrocarbons and solids prior to re-use for landscaping irrigation or transfer to the sewer system. The project is conditioned to obtain approval from the Regional Water Quality Control Board or store the wastewater in a holding tank to be taken off-site to a licensed disposal facility if approval is not obtained. The proposed project will store hazardous materials in secondary containment facilities and will utilize a commercially manufactured closed-loop hydrocarbon (butane) extraction system for the volatile extraction process and the solvent used to extract does not come into contact with the outside atmosphere and is reused in the "closed loop" system. The project is also conditioned to obtain initial and annual written verification from the Division of Environmental Health (DEH) for compliance with the Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Additionally, the project is designed to direct runoff into a stormwater capture basin mitigating potential stormwater runoff to the surrounding properties. Based on the above, Planning staff believes that the project has no potential to negatively impact the Mad River and by extension the Humboldt Bay Municipal Water District's water intake.

Humboldt Bay Municipal Water District (HBMWD) submitted two CEQA comment letters. The first on May 3, 2019 which provided numerous comments about hydro-carbon based solvents and protection of the nearby Mad River which provides domestic drinking water to many residents. The following responses address each comment individually:

Comment 1: Opposition to industrial development with processes containing hydrocarbon-based solvents which may have the ability to adversely affect domestic drinking supply and requests project denial or require extended CEQA process.

Response to Comment 1: Section 5.9 Hazards and Hazardous Materials analysis and facts support the conclusion there are no significant impacts on the environment. The project will follow all state and local

hazardous materials requirements and will receive hydrocarbon-based solvents only from licensed vendors at dedicated loading docks with spill containment kits. The domestic drinking water supply referenced by HBMWD is the Mad River, which is located over 1,300 feet from the project site and on the other side of an intrastate highway. The nearest tributary to the Mad River is Hall Creek, approximately 700 feet from the site. Following all protocols and the plan of operations will ensure that any accidental spills will be contained on the property and cleaned in accordance with state and local regulations to ensure no release of hydrocarbons off the property.

Comment 2: IS/MND does not address possible environmental impact to the public drinking water system if a hazardous material (hydrocarbon based solvent activities) release were to occur on the parcel.

Response to Comment 2: The site is flat and will utilize a closed-loop extraction system inside pre-manufactured booths when utilizing the hydro-carbon based solvent, butane. Use of Hexane has been removed from the proposed project by the applicant. The extraction booths are designed to be explosion proof and the building surrounding the extraction booths will be made of reinforced concrete. All hazardous materials will be used, stored and transported in accordance with applicable laws and regulations per Analysis b) and a) on pages 41 -43. All floor drains will drain into dedicated holding tanks which will be tested before release into either the public sewer or transported to licensed disposal facilities. As discussed in the response to comment number 1, the site is over 1,300 feet from the source of the public drinking water supply, and 700 feet from the nearest tributary to the river that supplies the public drinking water.

Comment 3: No consideration of environmental impacts resulting from transporting hazardous materials to the site and hazardous waste from the site.

Response to Comment 3: Analysis a) on page 41 and 42 of the ISMND adequately address this comment.

Comment 4: Does not address possible surface water impacts from surface water drainage off the parcel in close proximity to drinking water source.

Response to comment 4: The site and buildings are designed to minimize any water runoff which will limit potential contaminants from reaching Hall Creek approximately 700 feet south of the project site. Light industrial and vacant lands area also located between the project site and the SMA for the creek. The project will connect to a public sewer and will send spent sanitation/janitorial water to a holding tank for testing prior to discharge to the sewer or will be taken off-site by a licensed transporter to a licensed disposal facility. The site is currently paved, and as part of the proposed project will be redeveloped with significant landscaping that will reduce the amount of hard surfaces on the property from the existing environmental baseline. Analysis and facts in pages 45-48 of the ISMND for Section 5.10 Hydrology and Water Quality support the conclusion that there are no significant impacts.

Comment 5: The project does not qualify for an MND based on the stated issues, and an EIR should be prepared.

Response to Comment 5: The standard for the requirement for preparation of an Environmental Impact Report is whether there is a fair argument, based on substantial evidence in the record, that a significant impact to the environment may occur. Per Section 15064(f)(5) of the CEQA Guidelines, "Argument, speculation, unsubstantiated opinion or narrative, ... shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion support by facts."

As discussed in the response to comments 1 through 4, the evidence and facts on the record support a finding that hazardous materials will be contained on the property and properly stored, transported and

used in accordance with all state and local regulations, and that measures are in place to ensure that accidental spills are fully contained. HBMWD has provided no factual evidence or expert opinion supported by facts to support a fair argument that a significant impact may occur.

The lead agency received further comments on the Initial Study from the Thomas Law Group representing the Humboldt Bay Municipal Water District (HBMWD) on May 29, 2019, 26 days after the end of the public comment period. The County has chosen to include these comments even though they were submitted well after the stated comment period.

Comment 1: HBMWD states that the project improperly relies on an MND where substantial evidence supports a fair argument that the project may have a significant impact on the environment. HBMWD states that there is a reasonable probability that contaminated soil and groundwater will be disturbed during project construction. HBMWD states that the MND improperly relies on the 2003 Phase II that was conducted for the site and that the remediation of the contaminated area near the former green chain has failed. HBMWD states that the Department of Toxic Substances Control (DTSC) has decertified the 1998 Remedial Action Certification because soil and groundwater investigations have revealed that soil and groundwater contamination at the site is no longer under control. HBMWD also states that volatile extraction using hydrocarbon based solvents would create a significant hazard to the public and environment, particularly because a spill of hydrocarbon solvents could occur.

Response to Comment 1: A letter prepared by the California Department of Toxic Substances Control (DTSC) dated June 27, 2019 acknowledged the concerns that have been raised that construction and operation of the proposed project could result in contaminated soil and groundwater flowing into Hall Creek to the Mad River but concluded that the property is not impacted by PCP-contaminated soil or groundwater. Furthermore, results from a depth to groundwater assessment dated August 2, 2019 indicated one of three borings encountered groundwater which was located in the back of the lot (northern parcel line) at a depth of 7.86 feet below the asphalt concrete. The two (2) other borings (eastern parcel line and southern parcel line/frontage) did not encounter groundwater (Attachment 5). The applicant's contractor, Pacific Builders, confirmed the sewer and water connections will be designed to keep ground disturbance to a depth of four feet at the back of the lot, falling to eight feet towards the front. The evidence on file indicates that the site itself is not impacted by contaminated soil or groundwater and the project will not disturb any groundwater during construction and operation.

The storage and use of hydrocarbon solvents would be done in compliance with all hazardous materials requirements of the County Environmental Health Department. As stated in the draft MND, chemicals will be received at loading docks that are equipped with spill containment kits. Hazardous materials will be stored inside buildings with secondary containment, and will be utilized in a closed loop system that will prevent release. These measures will ensure that in the event of an unforeseen accident or spill, the materials will not be transported off the site.

Comment 2: HBMWD states that the County failed to comply with CEQA's notice requirements because they did not receive the notice until April 15, 2019, 11 days into the comment period. HBMWD also states that they were not notified of the project despite a written request to the County on May 21, 2018 for notice of a development projects within the Mad River Watershed proposed under Industrial/Commercial zoning.

Response to Comment 2: A Notice of Intent to adopt the Mitigated Negative Declaration was mailed to HBMWD on April 5th, 2019, the day after the clearinghouse received the project. The County has no control over when HBMWD receives or chooses to open their mail. By providing the notice by first class mail the County has met the noticing requirements of CEQA. Additionally, HBMWD provided written comments on May 3rd, 2019. Further, the County has accepted a second comment letter submitted from HBMWD which was received 54 days after notice was mailed to them, well over the 30 days required by

CEQA Guidelines Section 15073. Both of these comment letters have been included in the analysis of this project and will be presented to the public and the decision-makers as part of the record.

Further, in response to HBMWD's request of May 21, 2018 for notice of projects on Industrial/Commercial zoned sites, the County provided notice of this project to HBMWD on August 21, 2018 and received no response. HBMWD's assertion that the County failed to honor that request for notice is therefore false.

Public Comments

There is a significant amount of public opposition to this project. The County analysis of a discretionary project in cases of public opposition is whether the applicant has complied with the ordinance requirements, is consistent with policy objectives and has mitigated the concerns expressed by the public to the extent they are relevant.

The County received written correspondence (Attachment 7) with concerns and opposition related to odor, nighttime lighting, water use, potential water contamination, property devaluation, crime, pedestrian safety, traffic, hazardous substance contamination from the former lumber mill site and improper CEQA noticing. Some commenters requested the Department not bring any conditional or special use permit applications forward until the Fieldbrook-Glendale Community Plans and zoning update was completed. Under the Permit Streamlining Act, an application must be processed unless there is a declared emergency which necessitates that applications not be processed. There is no declared emergency and applications which are consistent with the General Plan and Zoning are entitled to have a fair hearing.

Humboldt Baykeeper submitted a comment on the draft Initial Study and Mitigated Declaration on May 13, 2019. Concerns and comments are addressed below:

Comment 1: A Phase II site assessment should be prepared for the site to address contamination from the former lumber mill operations, and that the Mitigated Negative Declaration therefore fails to disclose and analyze impacts.

Response to Comment 1: A Phase II Site Assessment was prepared and included in the MND. The Phase 2 was prepared in 2003 by SHN Consulting Engineers found no contamination on the site.

Comment 2: Humboldt Baykeeper also raises concerns about contaminated groundwater that could move off-site as a result of the project.

Response to Comment 2: The Department of Toxic Substances Control has written a letter stating that there does not appear to be contaminated soil or groundwater on the site. Additionally, the project is designed to avoid groundwater during construction.

Comment 3: Humboldt Baykeeper states that the project fails to comply with the Commercial Cannabis Land Use Ordinance because Phase II was not required.

Response to Comment 3: This project is being reviewed under the Commercial Medical Marijuana Land Use Ordinance which does not specifically require a Phase I or Phase II Site Assessment. Nonetheless, a Phase II assessment has been completed for the site.

Comment 4: Humboldt Baykeeper claims that pentachlorophenol was likely used on the site.

Response to Comment 4: The Phase II prepared for the site indicates that pentachlorophenol was not used on this property. Further, the Department of Toxic Substances Control has stated that they do not believe the site is contaminated.

Comment 5: Remediation of the adjacent contaminated site has been rescinded by DTSC, and therefore further studies must be done to ensure contaminated soil and groundwater is not disturbed on the site.

Response to Comment 5: DTSC has stated that there does not appear likely to be contaminated soil or groundwater on the site associated with the adjacent contaminated site. Additionally, the applicant has prepared groundwater study that shows that the site can be developed without disturbing groundwater.

Comment 6: Cadmium detections in the soil.

Response to comment 6: The Phase II Site Assessment states that samples from boring holes on this property (Boring holes B10 and B11) had cadmium below laboratory detection limits.

Comment 7: Absence of site on State and Federal lists does not mean the site is not a hazardous site.

Response to comment 7: The Phase II Site Assessment, as well as the June 27, 2019 letter from the Department of Toxic Substances Control makes it clear that the site is likely not impacted from contaminated soil or groundwater.

Comment 8: An EIR is required due to the likelihood of hazardous materials being released from construction.

Response to comment 8: As discussed above and elsewhere in this report, Planning staff believes that the evidence on record demonstrates that the site does not contain contaminated soil or groundwater that could be disturbed by construction. Therefore, an EIR is not required.

In addition to comments from Humboldt Baykeeper, the County received comments from multiple property owners raising similar issues. Each of the issues raised by these property owners are addressed as follows:

Odor: The proposed project incorporates HVAC odor mitigation in all buildings including the enclosed composting area and is conditioned to work with the Building Official should odor complaints be received at any time.

Lighting: No cultivation activities are proposed. Nonetheless, the project is conditioned to follow Dark Sky Standards and outdoor lighting is conditioned to comply with HCC §314-109.1.2.7 so that direct rays are confined to the property. Additionally, the project is conditioned to ensure the proposed buildings are not made of reflective materials that would introduce a new source of glare. These conditions of approval will limit light spillover and intensity.

Water: The applicant obtained a Will-Serve Letter from the Fieldbrook-Glendale Community Services District for water and sewer services and proposes an onsite water treatment facility to reuse spent water for landscaping irrigation which is expected to reduce estimated total annual water usage.

Property devaluation: Concerns of property devaluation is a socioeconomic impact and is not evaluated for compliance with local regulations or CEQA. However, construction of a new sustainable state-of-the-art cannabis facility on an unused industrial site is considered redevelopment and may contribute to the revitalization of the area by improving a disturbed and vacant site, creating new local jobs and increase local tax revenue.

Crime: The proposed project has an extensive security plan to deter potential crime with unauthorized access prevention measures, theft and diversion measures and video surveillance measures. The project

is conditioned to post onsite and provide the nearby community with the name and contact information for an on-site representative to whom one can provide notice if there are problems associated with the facility and will every good faith effort to try and solve problems. Should problems arise that cannot be adequately resolved, the disgruntled party can submit a petition to initiate a permit revocation process.

Pedestrian safety: The project proposes a new sidewalk running the full length of the parcel's frontage at 3 feet from the Glendale Drive, where none currently exist which will increase pedestrian safety.

Traffic: The site is approximately 0.2 miles (1056 feet) from the onramp/offramp to Highway 299 off Glendale Drive. Glendale Drive is a Major Rural Collector per Humboldt County's general Plan Revised Draft EIR (page 3.5-4), which can accommodate 300 to 2600 average daily trips (ADT) per the Federal Highway Administration. The current Level of Service ((LOS) or volume to capacity ratio) is "A" per the Public Works, Department of Land Use. Additionally, during the 2017 General Plan Update, Glendale Drive was not identified as having the ability to go below LOS "C" which the County strives to maintain. Therefore, the increased traffic as a result of the proposed project is consistent with the General Plan goals and policies in the Circulation Element and the roadway is adequate for the intended use.

Hazardous substance contamination: As previously discussed, the subject site is a portion of the former McNamara and Peepe Lumber Mill site which is listed in DTSC's Envirostor database as an active cleanup site. However, a letter prepared by the California Department of Toxic Substances Control (DTSC) dated June 27, 2019 acknowledged the concerns that have been raised that construction and operation of the proposed project could result in contaminated soil and groundwater flowing into Hall Creek to the Mad River but concluded that the property is not impacted by PCP-contaminated soil or groundwater. Furthermore, it has been determined that the development of the project will occur without encountering groundwater during construction activities.

CEQA Noticing Requirements: The Initial Study and Mitigated Negative Declaration was submitted to the State Clearinghouse for a 30-day (April 4, 2019 – May 3, 2019) review period and a letter was received from the State Clearinghouse Director dated May 6, 2019 acknowledging compliance with State Clearinghouse review requirements pursuant to CEQA. Additionally, a notice was mailed on April 5, 2019 to parcels within 300-feet of the subject site and affected agencies. Additionally, comments on the IS/MND were accepted after the required 30-day review period.

CEQA

An Initial Study and Mitigated Negative Declaration was prepared for this project and circulated on April 4, 2019 (SCH# 2019049021). This document addressed all of the issue areas identified in Appendix G of the State CEQA Guidelines, and discussed in detail Aesthetic/Visual Resources, Air Quality, Archaeological/Historical Resources, Biological Resources, Drainage/Absorption, Economic/Jobs, Forest Land, Geologic/Seismic, Noise, Population and Housing, Public Services/Facilities, Septic Systems, Sewer Capacity, Soil Erosion, Solid Waste, Toxic/Hazardous Materials, Traffic Circulation, Water Quality, Wetland and Riparian Resources, Growth Inducement, Land Use, and Cumulative Effects. In all analyzed issue areas less than significant impacts were identified. Mitigation Measures were incorporated to address tribal, cultural and paleontological resources, and construction related noise.

As a result of the circulation of the IS/MND the County received comments from the Native American Heritage Commission, Humboldt Bay Municipal Water District, the California Department of Food and Agriculture, Humboldt Baykeeper and from members of the public. These comments have been addressed in the staff report executive summary as discussed above.

Subsequent to the circulation of the draft IS/MND, the applicant chose to remove the commercial indoor cultivation and wholesale nursery from the project. As a result of this modification, the commercial processing facility was amended from approximately 9,000 square feet to approximately

20,000 square feet as well as slightly larger manufacturing facilities. The overall size of the project is not changing as a result, and this revision to the project does not alter any of the findings within the draft IS/MND. Additionally, comments received from the Native American Heritage Commission (NAHC) and California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division requested updates to the IS/MND. Specifically, NAHC commented on a discrepancy in the findings of significance in the Tribal Cultural Resources (TCR) and requested mitigation for TRC's be distinct from archaeological resources. As a result, the discrepancy was corrected, and additional language was added to the Mitigation Measure to address NAHC's comments. Additionally, CDFA requested to be included in the IS/MND list of "Other Public Agencies Whose Approval is Required" along with other licensing agencies not previously listed and correct the discrepancy in the TCRs section. The requested revisions to the IS/MND are included in the draft ISMND attached to this staff report. Pursuant to 15073.5 of the CEQA Guidelines, these revisions to the project are not substantial and recirculation of the IS/MND is not required.

Staff Recommendation: The project analysis has found that the project is consistent with the Humboldt County General Plan Open Space Plan, Open Space Action Program, the Zoning ordinance, including the CMMLUO and while there is public opposition to the project, all areas that have been identified as issues have been addressed by the project design or conditions of approval. Based on these factors it is recommended that the Planning Commission approve the four (4) Special Permits subject to the recommended conditions of approval.

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

The Commission could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts that cannot be mitigated.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-
Case Number: SP16-868 (Application No. 13319)
Assessor's Parcel Number: 516-111-064**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Michael Brosgart Special Permit request.

WHEREAS, Michael Brosgart submitted an application and evidence in support of approving a Special Permit for a new 5,398 square foot volatile commercial cannabis manufacturing 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 subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, The County Planning Division, the lead agency, prepared a Mitigated Negative Declaration (MND) for the Glendale Cannabis Facility Special Permits as required by Section 15074(b) of the State CEQA Guidelines, which finds that the MND reflects the County's independent judgment and analysis and there is no substantial evidence that the proposed project will have a significant effect on the environment; and

WHEREAS, Attachment 5 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Case Number SP16-868); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on September 5, 2019.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that:

1. The Planning Commission has considered the Initial Study and Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission adopts the Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3; and
3. The Planning Commission makes all the findings in Attachment 4 of the Planning Commission staff report for approval of Case Number SP16-868 based on the submitted substantial evidence; and
4. The Special Permit is approved as recommended and conditioned in Attachment 1 for Case Number SP16-868.

Adopted after review and consideration of all the evidence on September 5, 2019.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-
Case Number: SP16-870 (Application No. 13328)
Assessor's Parcel Number: 516-111-064**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Michael Brosgart Special Permit request.

WHEREAS, Michael Brosgart submitted an application and evidence in support of approving a Special Permit for a new 8,975 square foot non-volatile commercial cannabis manufacturing 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 subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, The County Planning Division, the lead agency, prepared a Mitigated Negative Declaration (MND) for the Glendale Cannabis Facility Special Permits as required by Section 15074(b) of the State CEQA Guidelines, and finds there is no substantial evidence that the proposed project will have a significant effect on the environment; and

WHEREAS, Attachment 5 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Case Number SP16-870); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on September 5, 2019.

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

1. The Planning Commission considered the Initial Study and Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission adopts the Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3; and
3. The Planning Commission makes all the findings for approval specified in Attachment 4 of the Planning Commission staff report for Case Number SP16-870 based on the submitted substantial evidence; and
4. The Special Permit (Case Number SP16-870) is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on September 5, 2019.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-
Case Number: SP16-871 (Application No. 13339)
Assessor's Parcel Number: 516-111-064**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Arielle Brosgart Special Permit request.

WHEREAS, Arielle Brosgart submitted an application and evidence in support of approving a Special Permit for a new 3,160 square foot commercial cannabis distribution 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 subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, The County Planning Division, the lead agency, prepared a Mitigated Negative Declaration (MND) for the Glendale Cannabis Facility Conditional Use Permits and Special Permits as required by Section 15074(b) of the State CEQA Guidelines, and finds there is no substantial evidence that the proposed project will have a significant effect on the environment; and

WHEREAS, Attachment 5 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Case Number SP16-871); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on September 5, 2019.

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

1. The Planning Commission has considered the Initial Study and Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission adopts the Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3; and
3. The Planning Commission makes all the findings for approval specified in Attachment 4 of the Planning Commission staff report for Case Number SP16-871 based on the submitted evidence included as Attachment 5; and
4. The Special Permit (SP16-871) is approved as recommended and conditioned in Attachment 1..

Adopted after review and consideration of all the evidence on September 5, 2019.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-
Case Number: SP16-872 (Application No. 13346)
Assessor's Parcel Number: 516-111-064**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Arielle Brosgart Special Permit request.

WHEREAS, Arielle Brosgart submitted an application and evidence in support of approving a Special Permit for a new 20,325 two-story commercial cannabis processing 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 subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, The County Planning Division, the lead agency, prepared a Mitigated Negative Declaration (MND) for the Glendale Cannabis Facility Special Permits as required by Section 15074(b) of the State CEQA Guidelines, and finds there is no substantial evidence that the proposed project will have a significant effect on the environment; and

WHEREAS, Attachment 5 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit (Case Number SP16-872); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on September 5, 2019.

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

1. The Planning Commission has considered the Initial Study and Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission adopts the Mitigated Negative Declaration in Attachment 2 and the Mitigation Monitoring and Reporting Program in Attachment 3; and
3. The Planning Commission makes all the findings for approval specified in Attachment 4 of the Planning Commission staff report for Case Number SP16-868 based on the submitted substantial evidence included as Attachment 5; and
4. The Special Permit (Case Number SP16-868) is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on September 5, 2019.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John Ford, Director
Planning and Building Department



**AERIAL MAP
PROPOSED GLENDALE CANNABIS FACILITY (BROSGART)
GLENDALE AREA**

**CUP16-1096, SP16-868, SP16-870, SP16-871, SP16-872, CUP16-1127
APN: 516-111-064**

Project Area =

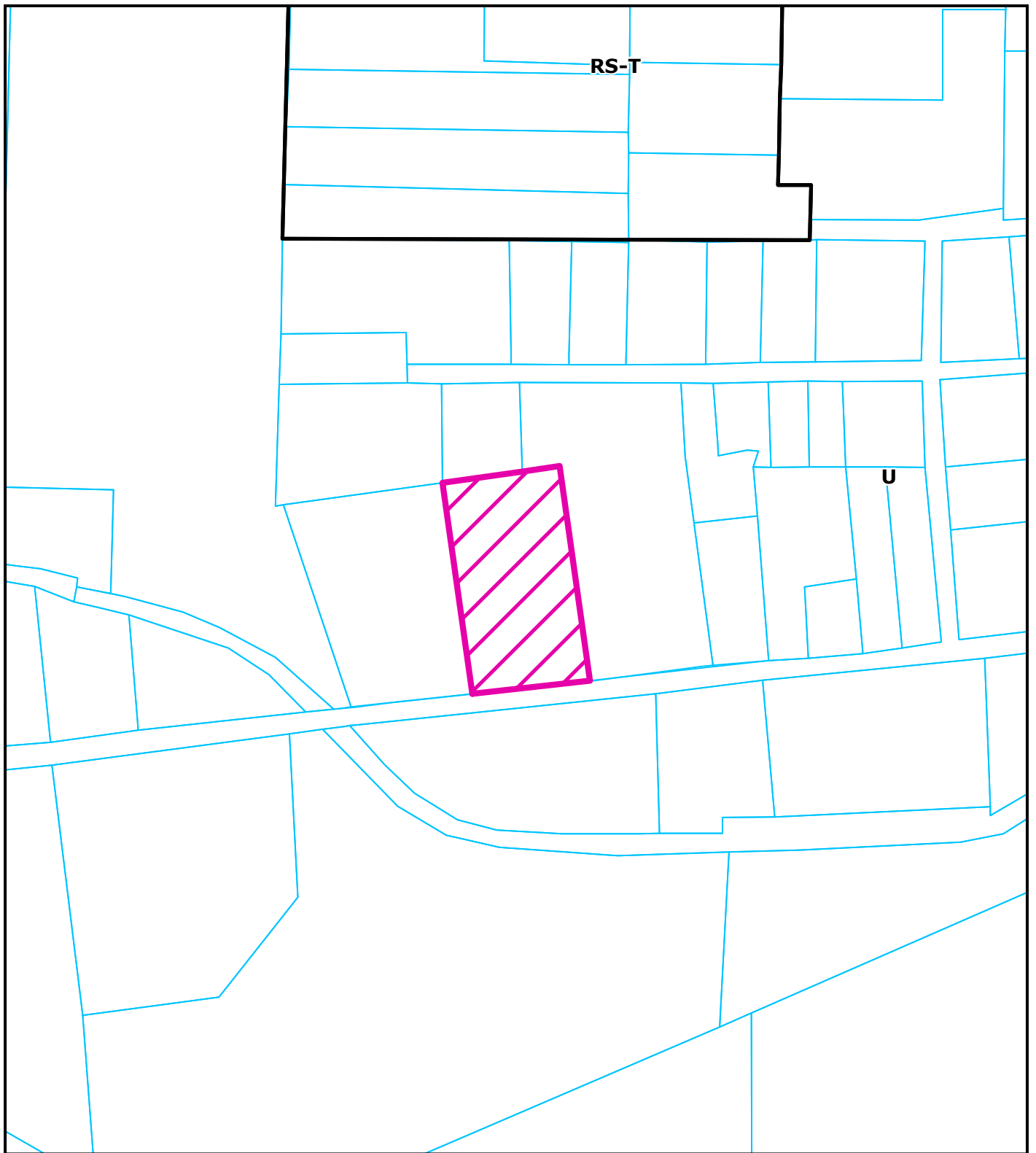


T06N R01E S13 HB&M (ARCATA NORTH)



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.

0 215 430
Feet



**ZONING MAP
PROPOSED GLENDALE CANNABIS FACILITY (BROSGART)
GLENDALE AREA**

CUP16-1096, SP16-868, SP16-870, SP16-871, SP16-872, CUP16-1127

APN: 516-111-064

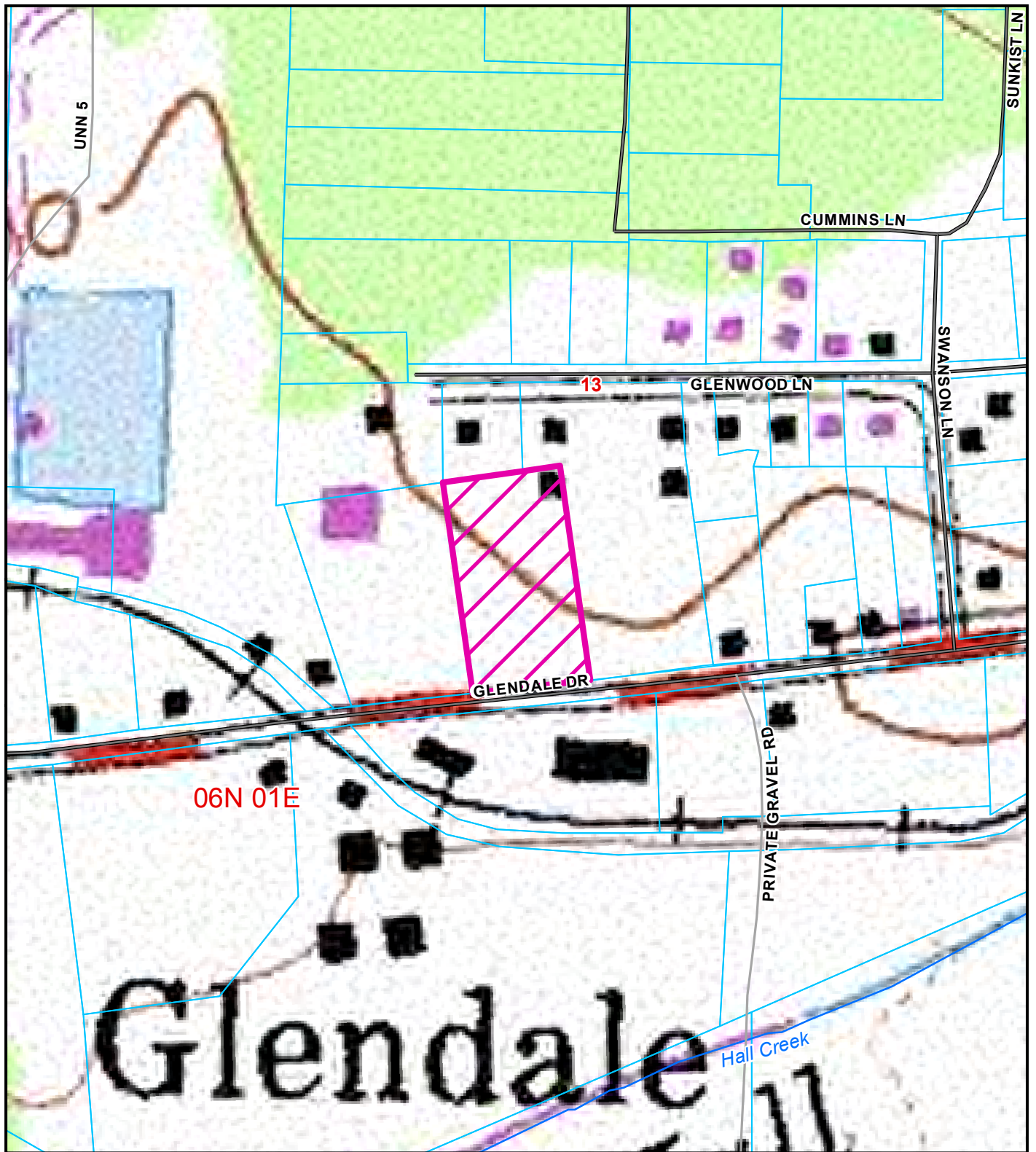
T06N R01E S13 HB&M (ARCATA NORTH)

Project Area = 



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

0 310 620
Feet



**TOPO MAP
PROPOSED GLENDALE CANNABIS FACILITY (BROSGART)
GLENDALE AREA**

CUP16-1096, SP16-868, SP16-870, SP16-871, SP16-872, CUP16-1127

APN: 516-111-064

T06N R01E S13 HB&M (ARCATA NORTH)

Project Area =



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

0 310 620 Feet



APN 516-111-006
ELSON

APN 516-111-007
HUSON

APPROX. LOCATION
(E) RESIDENCE

SEE NOTE ON 62 SURVEYS 94-95
REGARDING GARAGE ENCROACHMENT

APPROX. LOCATION
(E) RESIDENCE

APN 516-111-017
BRUNDIN

APN 516-111-086

APN 516-151-003
SCHULTZ-FINCH

GLENDAL DRIVE

September 5, 2019

UTILITIES

WATER & SEWER	FIELDBROOK-GLENDALE C.S.D.
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T CALIFORNIA
TELEVISION	SUDDENLINK COMMUNICATIONS

LEGEND

SYMBOL	INDICATES
(E)	EXISTING
TYP.	TYPICAL
S.F.	SQUARE FEET
100	CONTOUR AT 1 FOOT INTERVALS
— — — — —	PROPOSED FENCE

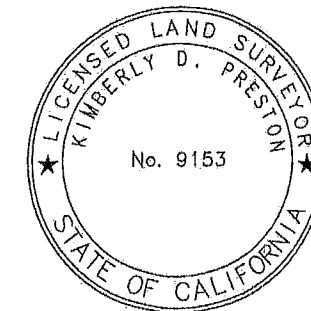
NOTES

- THE PARCEL IS LOCATED IN THE FIELDBROOK AREA OF HUMBOLDT COUNTY, APPROXIMATELY 1.5 MILES NORTH WEST OF BLUE LAKE. ACCESS TO THE SITE IS VIA GLENDALE DRIVE OFF STATE HIGHWAY 299.
- THIS PLOT PLAN, FOR APN 516-111-064, HAS BEEN PREPARED IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO) NO. 2559 FOR PERMIT APPLICATION NUMBERS 13312, 13319, 13328, 13339, 13346 AND 13360, FOR MICHAEL BROSGART.
- THE SITE HAS BEEN ENROLLED AND/OR CERTIFIED FOR AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD'S ORDER NO. R1-2015-0023, IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO) NO. 2559 FOR THE PERMIT APPLICATION NUMBERS REFERENCED IN NOTE 2, ABOVE.
- PROPERTY, ROUGHLY 1.77 ACRES IN SIZE, HAS A GENERAL PLAN DESIGNATION OF DISPERSED HOUSING, GRAZING, COMMERCIAL (NHGP), AND IS CURRENTLY ZONED UNCLASSIFIED (U).
- THIS PLAT IS BASED ON RECORD INFORMATION AS SHOWN ON THAT RECORD OF SURVEY PREPARED BY POINTS WEST SURVEYING COMPANY, RECORDED NOVEMBER 4, 2015 IN BOOK 72 OF SURVEYS, PAGE 7, HUMBOLDT COUNTY RECORDS, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES ARE PER RECORD DATA ONLY, AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING THE APPROVAL OF THE PROJECT.
- THE PROPERTY IS ENTIRELY PAVED. NO STRUCTURES EXIST AT THE SUBJECT PROPERTY.
- THE SITE'S PROPOSED STRUCTURAL IMPROVEMENTS ARE IDENTIFIED HEREON AS: BUILDING 'A' (TOTALS 9,710 S.F.) INCLUDING COMMERCIAL CANNABIS INDOOR GROW, NURSERY AND PROCESSING; BUILDING 'B' (TOTALS 3,120 S.F.) INCLUDING VOLATILE EXTRACTION; BUILDING 'C' (TOTALS 12,132 S.F.) INCLUDING DISTRIBUTION, NURSERY, PROCESSING, AND MANUFACTURING (NON-VOLATILE).
- THE SITES EXISTING AND PROPOSED IMPROVEMENTS (COMMERCIAL AGRICULTURAL, MANUFACTURING, DISTRIBUTION AND NURSERY) OPERATIONS/ACTIVITIES, SETBACKS AND EASEMENTS/ENCUMBRANCES AFFECTING THE PROPERTY ARE AS SHOWN OR DENOTED HEREON.
- THE PROPERTY IS FLAT, WITH CONTOURS SHOWN HEREON AT ONE-FOOT INTERVALS BASED ON THAT THE LOT LINE ADJUSTMENT PLAT PREPARED BY POINTS WEST SURVEYING COMPANY DATED JANUARY 2015 (ASSUMED ELEVATIONS).
- THE PROJECT IS NOT LOCATED IN ANY HAZARDOUS AREAS, INCLUDING: THE 100 YEAR FLOOD ZONE, ALQUIST-PRIOLO FAULT ZONE; THE SITES RELATIVE SLOPE STABILITY IS RATED 0 (RELATIVELY STABLE) PER THE GENERAL PLAN GEOLOGIC MAPS.
- THE PROJECT IS NOT KNOWN TO BE LOCATED IN ANY SENSITIVE HABITAT AREAS, INCLUDING: THE COASTAL ZONE, ANY STREAM SIDE MANAGEMENT AREAS.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA WHERE CULTURAL RESOURCES ARE KNOWN TO EXIST; HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED, MITIGATION MEASURES MAY BE REQUIRED UNDER FEDERAL AND STATE LAW.
- NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES ARE LOCATED WITHIN SIX HUNDRED FEET (600') OF CULTIVATION SITE.
- NO GRADING (IE, MORE THAN 50 CUBIC YARDS) IS PROPOSED AS PART OF THIS PROJECT.
- PUBLIC WATER AND SEWER SERVICES ARE PROVIDED BY FIELDBROOK GLENDALE COMMUNITY SERVICES DISTRICT (FGCD). NATURAL GAS & ELECTRIC SERVICES ARE PROVIDED BY PG&E. TELEPHONE AND CALBE ARE PROVIDED BY AT&T AND SUDDENLINK.
- THIS PROJECT IS IN THE STATE RESPONSIBILITY AREA (SRA), AND CURRENT SRA FIRE SAFE STANDARDS FOR ROADWAYS, DRIVEWAYS, TURNOUTS, TURNAROUNDS, ETC. SHALL BE ADHERED TO.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

EASEMENTS / ENCUMBRANCES

(PER PRELIMINARY REPORT BY FIDELITY NATIONAL TITLE COMPANY DATED 1/20/2017)

- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS GLENDALE DRIVE.
- MATTERS CONTAINED IN THAT NOTICE OF LOT LINE ADJUSTMENT RECORDED 1/4/2017 AS INSTRUMENT NO. 2017-000172, HUMBOLDT COUNTY RECORDS.



K. Preston 6-27-18
KIMBERLY D. PRESTON
P.L.S. 9153
DATE

OWNER / APPLICANT
MICHAEL BROSGART
1815 SEVENTH STREET
BERKELEY, CA 94705

APN 516-111-064

REVISED: 5/27/18
3/2/18
12/11/17

AMBERG & PRESTON
434 7th Street
Eureka, California
95501
Telephone
(707) 443-8851
Fax: 443-0422
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY:	K.D.P.	DATE:	08/03/17
DRAWN BY:	C.W.B.	DATE:	08/03/17
CHECKED BY:	KIMBERLY D. PRESTON	DATE:	08/04/17

PLOT PLAN

for
BROSGART

In the unincorporated area of Humboldt County
Section 13, T.8N., R.1E., N.B.M.

SCALE
AS SHOWN
JOB NO.
17-1966
SHEET
1 OF
1

RECEIVED

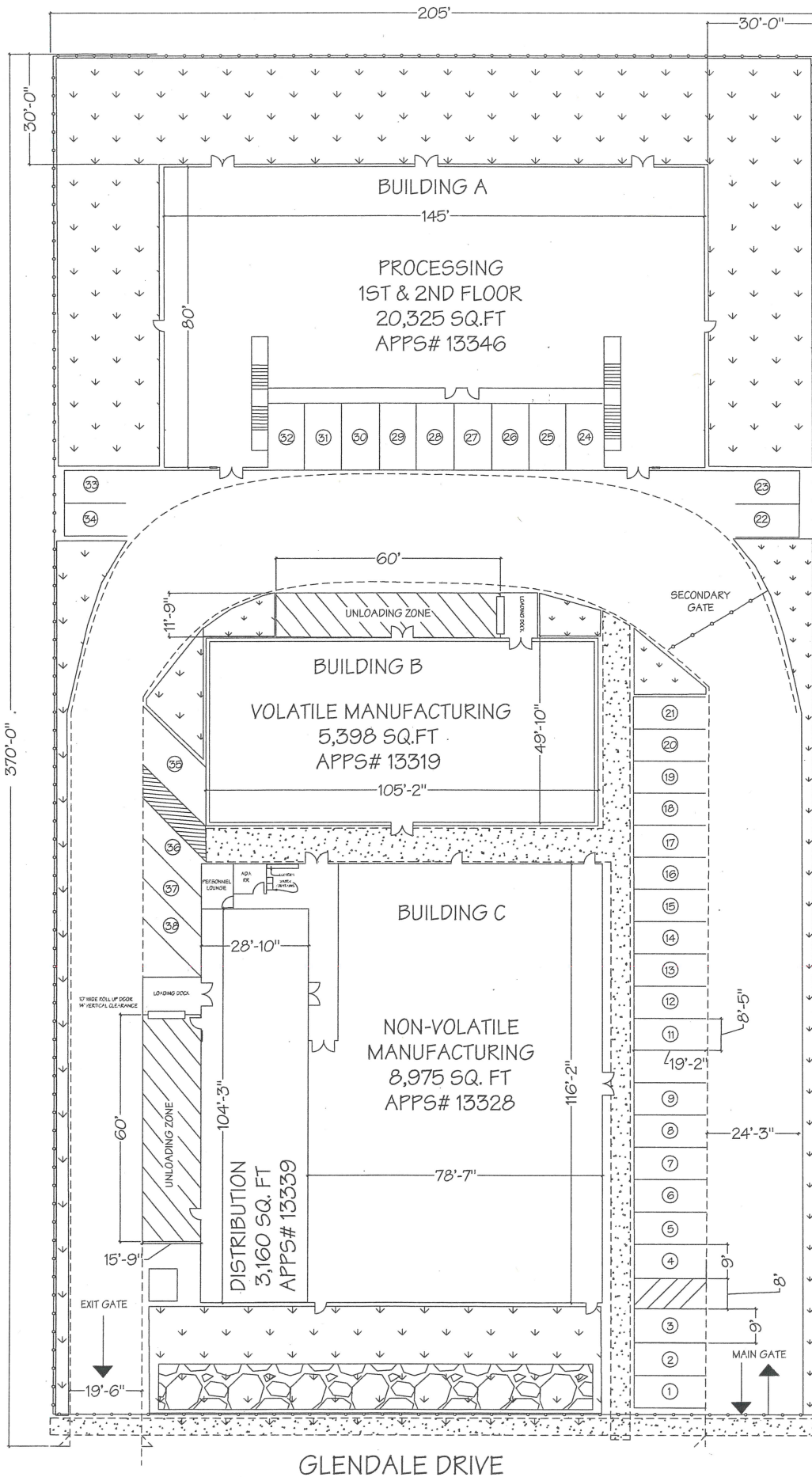
JUL - 6 2018

Humboldt County
Planning Division

0 10' 20' 40'

SCALE: 1" = 20' If printed on 24" x 36"

SP16-868, SP16-870, SP16-871 & SP16-872 Brosgart 13312, 13328, 13339 & 13346



GLENDAL CANNABIS FACILITY

APN: 516-111-064-000

ZONING : U

SITE AREA : 75,850 SF

BUILDING AREA : 30,158 SF

GROUND COVERAGE : 39.76%

FRONT SETBACK : 20'

SIDE SETBACK : 5'

REAR SETBACK : 10'

30' BUILDING SETBACK FROM
PROPERTY LINE

2,500 AMPS, 480V

3 PHASE PG&E TRANSFORMER

4" SEWER CONNECTION

2" WATER METER

PARKING:

(WHICHEVER IS GREATER BETWEEN
PARKING SPACE PER SQ. FT OR
PARKING PER EMPLOYEE)

MANUFACTURING & PROCESSING

34,698 SQ.FT

1/1500 SQ FT 23.13

1/EMP (19) 19

(23.13)

DISTRIBUTION FACILITY

3,160 SQ.FT

1/1500 SQ.FT 2.11

1/EMP (4) 4

(4.00)

OFFICE SPACE

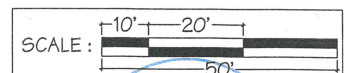
560 SQ.FT

1/300 SQ. FT (1.87)

EMP INCLUDED ABOVE

TOTAL REQUIRED PARKING = 29.00

TOTAL PARKING PROVIDED = 38.00



RECEIVED
MAY 28 2019

Humboldt County
Cannabis Svcs.

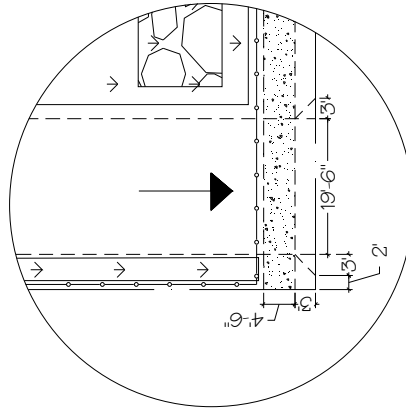
Page 29

Revised

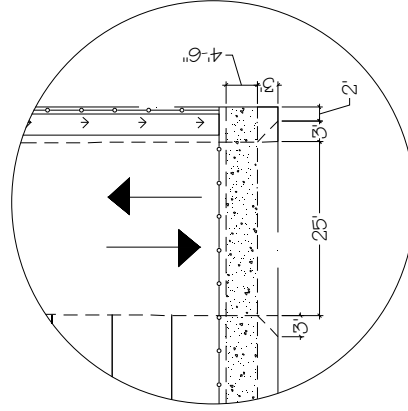
APN: 516-111-064-000
1691 GLENDALE DRIVE

SITE PLAN DETAIL OF DRIVEWAYS AND SIDEWALKS

SIDE WALK IS 3' FROM STREET ON PARCEL, SIDE
WALK IS 4'-6" WIDE AND WILL RUN THE FULL
LENGTH OF PARCEL FRONTAGE



DETAIL A
DRIVEWAY A
EXIT ONLY
19'-6" WIDE
ONE WAY TRAFFIC
GATED

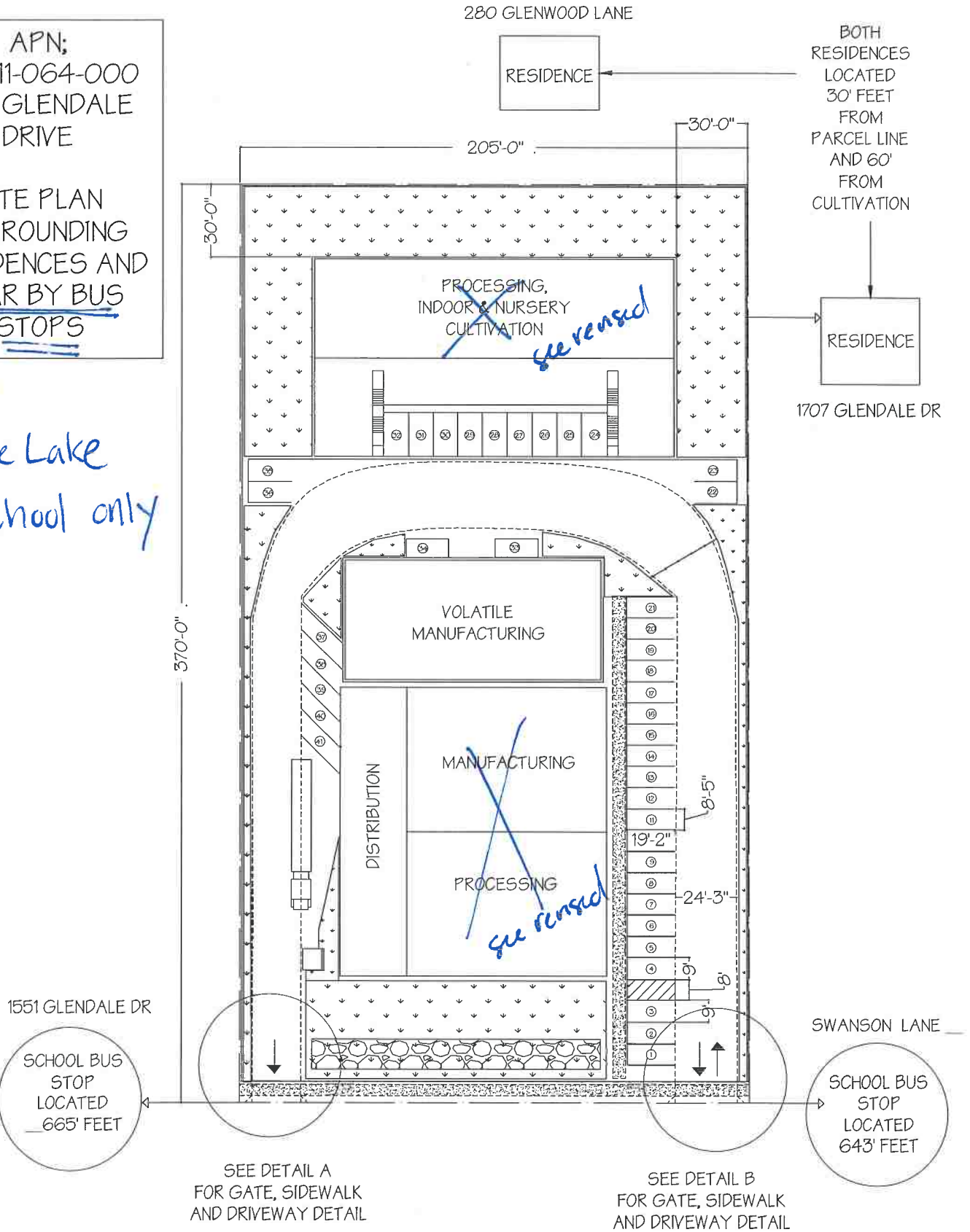


DETAIL B
DRIVEWAY B
ENTRY & EXIT
25' WIDE
TWO WAY TRAFFIC
GATED

APN;
516-111-064-000
1691 GLENDALE
DRIVE

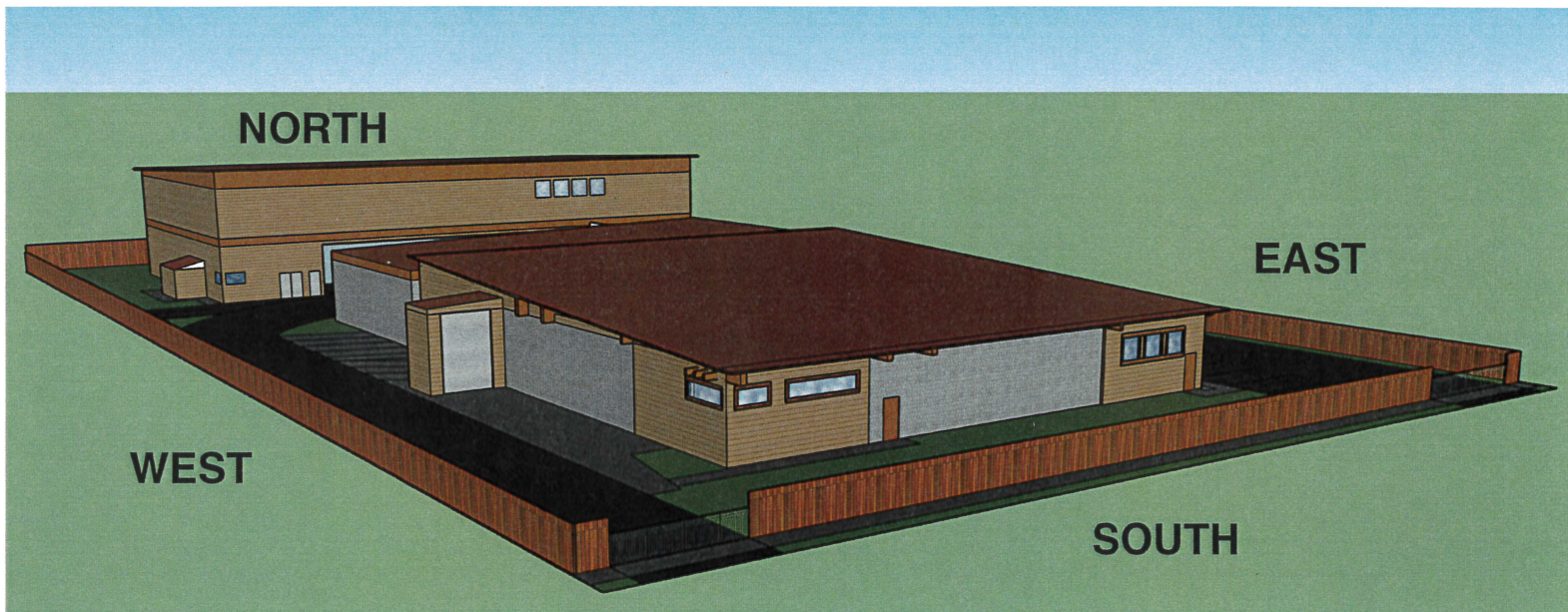
SITE PLAN
SURROUNDING
RESIDENCES AND
NEAR BY BUS
STOPS

For Blue Lake
Union School only



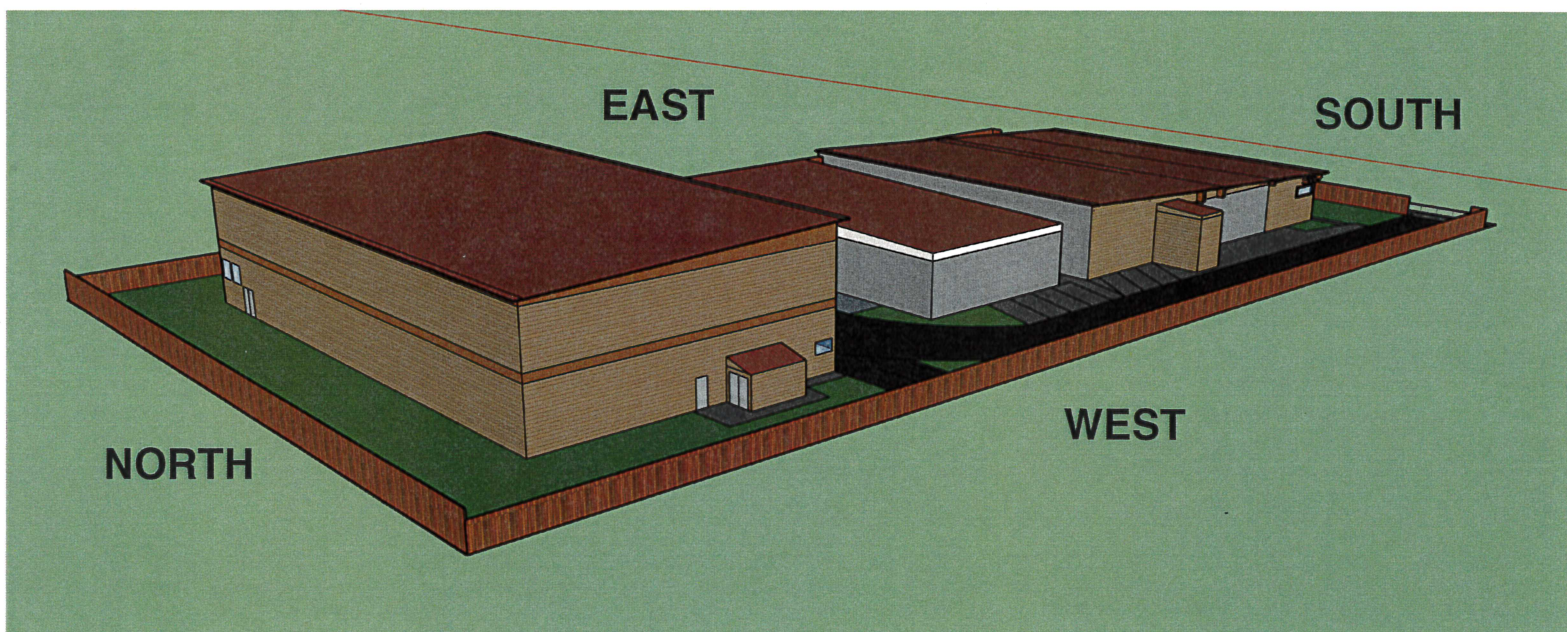


GLENDALE CANNABIS FACILITY VIEW OF SOUTH WEST CORNER



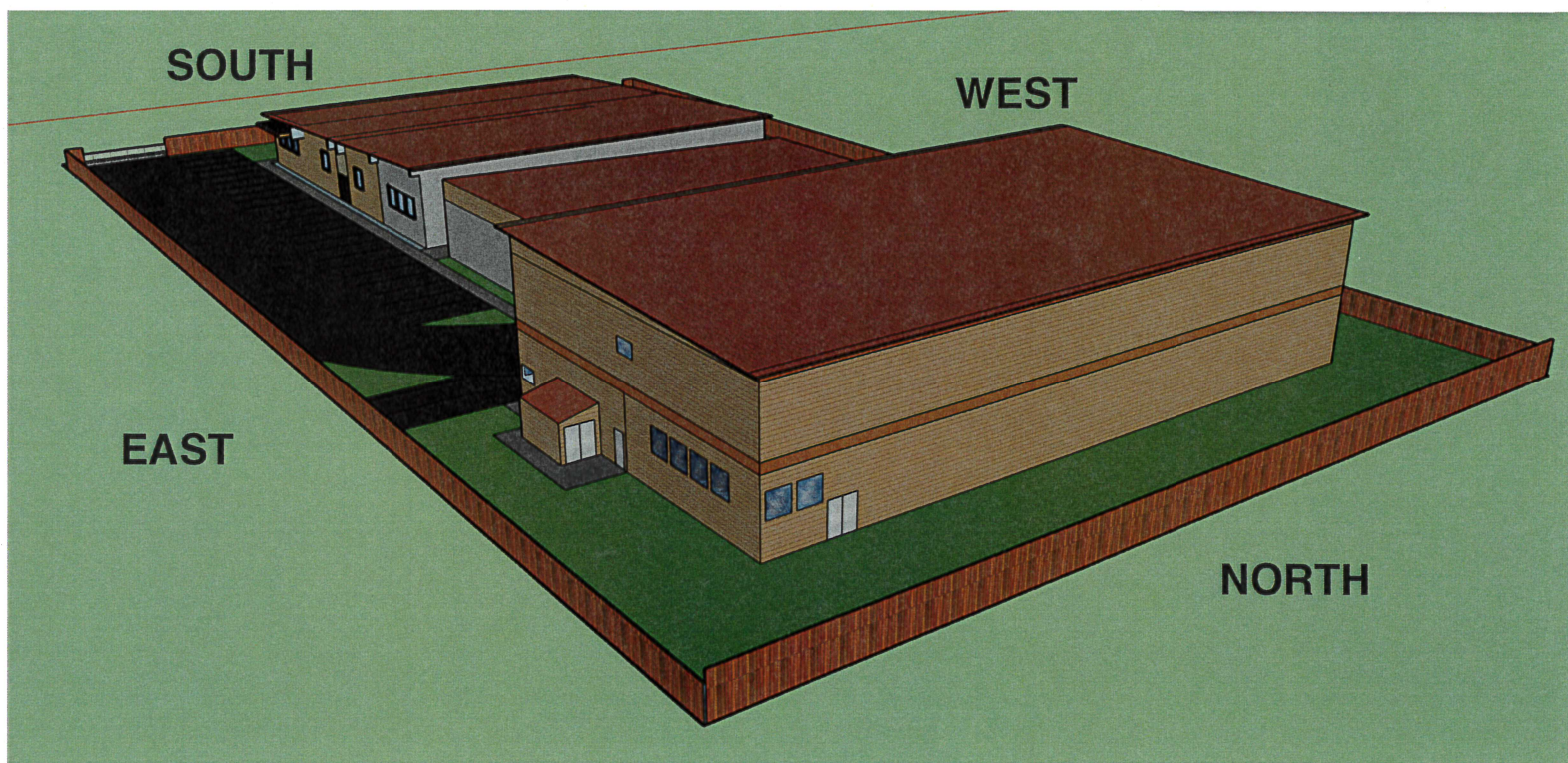


GLENDALE CANNABIS FACILITY VIEW OF NORTH WEST CORNER



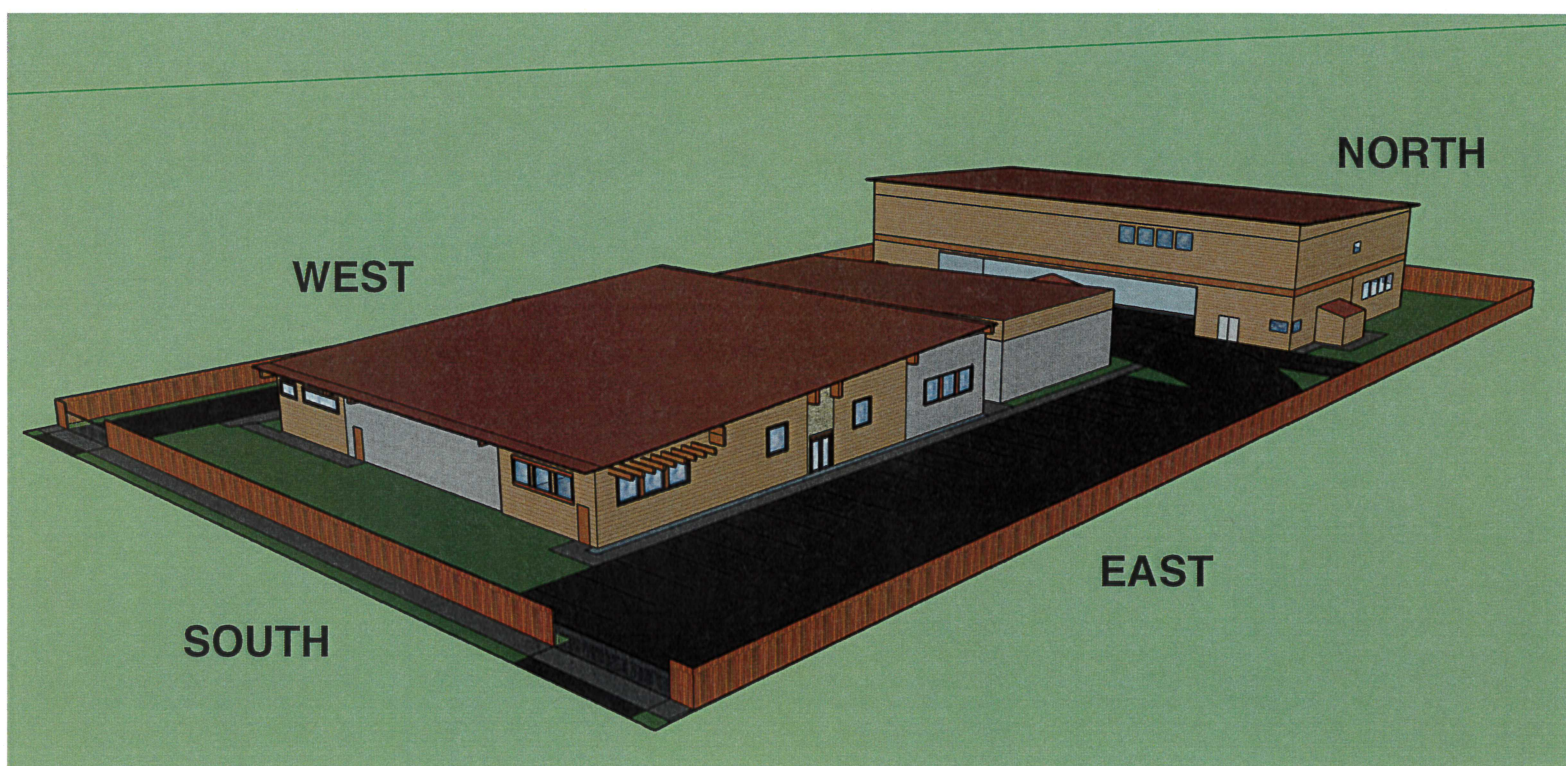


GLENDALE CANNABIS FACILITY VIEW OF NORTH EAST CORNER





GLENDALE CANNABIS FACILITY VIEW OF SOUTH EAST CORNER



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE SPECIAL PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED.

1. The applicant shall implement all mitigation measures as incorporated (refer to Mitigation Monitoring and Reporting Program included as Attachment 3).
2. The applicant is responsible for obtaining necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
3. The applicant shall obtain all necessary building permits and grading permits from the Building Inspection Division (BID) for all structures, grading and equipment related to the volatile manufacturing facility, non-volatile manufacturing facility, distribution center and processing facility. The applicant/owner shall submit plans by a California-licensed engineer for the building permit and grading permit. All building and grading plans submitted for approval shall be consistent with the project description and plans approved by the Planning Commission. A letter or similar communication from the Building Division verifying that all structures, grading and equipment related to the cannabis activities are permitted will satisfy this condition.
4. The approved building plans shall address odor management by incorporating the ventilation/air filtration system to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity. The system shall be designed, signed, and stamped by a mechanical engineer for review and approval by the Building Official.
5. The grading plan shall be designed to ensure disturbance does not exceed four feet at the rear of the parcel.
6. The applicant shall secure an encroachment permit from the Department of Public Works. Plans shall be submitted to the Department and approved before construction commences. The plans shall address how storm water is discharged from the parking lot, construction of a curb, gutter, and sidewalk, the commercial driveways, and any gates or fencing that will be installed. A letter or similar communication from the Department of Public Works Land Use Division verifying that the improvements have been completed will satisfy this condition.
7. The applicant shall demonstrate the driveway and emergency vehicle turn around conform with Humboldt County's Fire Safe Regulations (HCC §3112-12) and any requirements of the Blue Lake Fire Protection District. A letter from a qualified engineer shall satisfy this requirement.
8. A portion of the subject parcel is identified as being in an area subject to liquefaction on the County WebGIS application. A soils report shall be conducted by a registered professional to identify the extent of the potentially unstable soils and recommend engineering solutions for project construction.
9. The applicant shall submit a landscaping plan meeting the requirements of HCC§314-109.1.5.2 for the review and approval of the Planning Director, and that the plan shall be implemented prior to issuance of occupancy. Plant materials used for landscaping shall be regionally appropriate native species and shall not be pyrophytic. The landscaping plan shall include a maintenance plan that specifies the person or agency responsible for maintenance and shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced in-kind with similar plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition and repaired and replaced when necessary.

10. The applicant shall submit a fencing plan for the review and approval of the Planning Director that demonstrates the fencing will screen the facility from adjacent residential properties.
11. The applicant shall submit a Signage Plan for the review and approval by the Planning Director that will be compatible and not distract from surrounding uses in the area.
12. The applicant shall submit a lighting plan for review and approval of the Planning Director prior to issuance of building permit. The lighting plan shall demonstrate the proposed facilities will not deliver or have the potential to deliver light pollution, during hours of sunset to sunrise, which may affect adjoining residential properties, or fish and wildlife directly or from a distance; and, outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. Additionally, the lighting plan shall comply with design standards outlined in the Humboldt County Code §314-109.1.2.7 and the exterior of the proposed buildings shall not be made of reflective materials that would introduce a new source of glare and limit light spillover and intensity.
13. Prior to occupancy permit, the applicant shall install a metering device on all discrete points of water withdrawal for each facility, e.g. personnel use, sanitation/janitorial use and landscaping. The applicant shall maintain the metering device (s) in a serviceable and working condition.
14. The applicant shall secure a building permit prior to installing signage for the proposed project. The signage plan shall be subject to the review and approval of the Planning Director. Signage shall be compatible and not distract from the surrounding uses in the area.
15. Prior to occupancy permit, the applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any cannabis activity commences and ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
16. The project shall post onsite, provide the Planning Director or his/her designee, the Sheriff, and all neighboring property owners within three-hundred (300) feet of the establishment with the name, telephone number of an on-site representative of the project to whom one can provide notice if there are operating problems associated with the facility. The project shall make every good faith effort to encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code.
17. Prior to initiating commercial cannabis activities the applicant shall obtain a Business License from the Humboldt County Tax Collector.
18. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC

will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

19. 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.
20. **Prior to hearing**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,404.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DF&W) fee plus a \$50 document handling fee for filing a Notice of Determination (NOD). This fee is effective through December 31, 2019, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DF&W by phone at (916) 651-0603 or through the DF&W website at www.dfg.ca.gov for a determination stating the project will have no effect on fish and wildlife. If DF&W concurs, a form will be provided exempting the project from the \$2,354.75 fee payment requirement. In this instance, only a copy of the DF&W form and the \$50.00 handling fee is required.
21. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit for each project activity (currently four (4)) as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

Operation Restrictions:

1. The hours of operation for the Glendale Cannabis Facility shall be Monday through Saturday, 7:00 AM to 7:00 PM, and closed Sunday and all federally recognized holidays. Deliveries shall be limited to Monday through Friday, 8:00 am to 6:00 pm.
2. Personnel and deliveries to and from the site shall only access the site from Exit 4 for Glendale Drive from State Route Highway 299 and not Exit 5 for City of Blue Lake/Glendale Drive.
3. The project will provide adequate security on the premises, including lighting, alarms and law enforcement notification, to insure the safety of persons and to protect the premises from theft.
4. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
5. All electricity utilized by the Commercial Cannabis activity shall conform to one or more of the following standards:
 - Grid power supplied from 100% renewable source
 - On-site renewable energy system with twenty percent net non-renewable energy use
 - Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.
6. The project shall not hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

7. The project shall permit the Planning Director or his/her designee to have access to the entities' books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination in order to determine compliance with the conditions of the Conditional Use Permit. Books, records, accounts, and any and all relevant data will be produced no later than twenty-four (24) hours after the request from the Planning Director or his/her designee.
8. There is to be no loitering on or about the premises at any time. Further, the Sheriff shall provide to the Planning Director and/or his/her designee a list of any complaints and law enforcement related problems associated with the project, upon request.
9. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all of the requirements as set forth by other regulatory agencies.
10. The project shall participate in inspections to verify that all cannabis products are being manufactured and distributed in compliance with all state and local regulations. Inspections are intended to ensure that grower-members are legal and compliant in the products they store, and that storage is done in a safe and sustainable manner, away from public view, and inaccessible to minors.
11. The cannabis project shall be inspected by the Humboldt County Sheriff or his/her designee and either members of the Code Compliance Division of Planning and Building or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission, to determine if the cooperative or delivery service is in compliance with its Conditional Use Permit and Operations Manual. After payment of the inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the cannabis project, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.
12. Non-compliance by the cannabis project in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" per the CCLUO section 314-55.4.5.7 for review by the Planning Commission shall be deemed grounds for a revocation of the conditional use permit and/ or subject the holder of the conditional use permit to the penalties outlined in this Code, above. A deposit shall be collected for the County's time spent performing the inspection (based on the fees in effect at the time the request is submitted).

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

1. The project shall be developed, operated and maintained in accordance with the project description, Operation Plans, Security Plans, approved project site plan, and floor plans. Access to the rooms where commercial cannabis is present shall be restricted so that no one under the age of 21 is allowed entry. Changes to the project except for Minor Deviations to the Plot Plan as provided in Section 312- 11.1, shall require Modification of this permit.
2. All commercial cannabis activities shall be in conformance with all laws and regulations set forth in the CMMLUO and MCRSA, as applicable to the permit type.
3. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
4. Odors shall be contained on the property on which the Cannabis activity is located and shall not result in a discernable odor at the property lines adjoining the existing residential uses for the life of the

project. To implement this requirement air filtration and ventilation equipment is to be maintained in good working condition and monitored on an on-going basis to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity. Should the Department receive complaints regarding odor, the Department will work with the applicant/operator to resolve and return the project to compliance in a timely manner. Resolution may entail additional maintenance and/or replacement of the air filtration system. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.

5. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
6. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
7. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
8. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
9. Pay all applicable application, review for conformance with conditions and annual inspection fees.
10. The noise produced by a generator used on an emergency-only basis for cannabis drying, curing, and processing shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest Marbled Murrelet or Spotted Owl habitat, whichever is closer.
11. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
12. The applicant shall not use any erosion control measures that contain synthetic (e.g. plastic or nylon) monofilament netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.
13. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
14. All refuse shall be contained in wildlife proof containers, at all times, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
19. The Glendale Cannabis Facility operations shall use the following best management practices to ensure the safety of employees and the Cannabis product:
 - A. Ensure that the space in which any Cannabis product is to be processed and packaged is a fully enclosed room and clearly designated on the approved floor plan.
 - B. Ensure that all applicable sanitary rules are followed.

- C. Ensure that the standard operating procedure includes, but need not be limited to, step-by-step instructions on how to safely and appropriately:
 - a. Conduct all necessary safety checks prior to commencing handling;
 - b. Prepare Cannabis products for distribution;
 - c. Clean all equipment, counters and surfaces thoroughly; and
 - d. Dispose of any waste produced during the processing and distribution of Cannabis in accordance with all applicable local, state and federal laws, rules and regulations.
 - D. Establish written and documentable quality control procedures designed to maximize safety for employees and minimize potential product contamination.
 - E. Establish written emergency procedures to be followed by employees in case of a fire, chemical spill or other emergency.
 - F. Have a comprehensive training manual that provides step-by-step instructions for processing and distribution of cannabis products on its Licensed Premises. The training manual shall include, but need not be limited to, the following topics:
 - a. All standard operating procedures used at that Licensed Premises;
 - b. The quality control procedures;
 - c. The emergency procedures for the Licensed Premises;
 - d. The appropriate use of any necessary safety or sanitary equipment;
 - e. The hazards presented by all chemicals and solvents used within the Licensed Premises as described in the material safety data sheet for each chemical and solvent;
 - f. Clear instructions on the safe use of all equipment involved in each process and in accordance with manufacturer's instructions, where applicable; and
 - g. Any additional periodic cleaning required to comply with all applicable sanitary rules.
 - G. Provide adequate training to every employee prior to that individual undertaking any step in processing or distribution of a Cannabis product.
 - a. Adequate training shall include, but need not be limited to, providing a copy of the training manual for that Licensed Premises and live, in-person instruction detailing at least all of the topics required to be included in the training manual.
 - b. The individual training each employee shall sign and date a document attesting that all required aspects of training were conducted and that he or she is confident that the trainee can safely handle and distribute a Cannabis product.
 - c. The employee that received the training shall sign and date a document attesting that he or she can safely implement all standard operating procedures, quality control procedures, and emergency procedures, operate all equipment, use all safety, sanitary and other equipment and understands all hazards presented by the chemicals and solvents to be used within the Licensed Premises and any additional period cleaning required to maintain compliance with all applicable sanitary rules.
 - H. Maintain clear and comprehensive records of the name and signature of every individual who engaged in any step related to the processing and distribution of any Cannabis product and the step that individual performed.
20. Term of Commercial Cannabis Activity Special Permit. Any Commercial Cannabis Permit issued pursuant to the CMMLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Special Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

21. Permit Renewals to comply with Updated Laws and Regulations. Permit renewal per Ongoing Condition of Approval #2 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.
23. 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; and
 - 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.
32. Modifications to the Facility. Prior to making any modifications to a permitted facility, the permittee shall submit to the Planning Director a request for determination of County approvals, together with the appropriate fee. The request shall contain a description sufficiently detailed to allow the Planning Director to determine what permits and other approvals, are needed, and whether a modified Permit is required.
33. Pay all applicable application and annual inspection fees.

Informational Notes:

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.

ATTACHMENT 2
Initial Study Mitigated Negative Declaration
Separate Attachment (CD)

ATTACHMENT 3

HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT MITIGATION MONITORING REPORT

For the Michael Brosgart & Arielle Special Permits

Assessor Parcel Number: 516-111-064; Application Numbers: 13319, 13328, 13339 & 13346;

Case Numbers: SP16-868, SP16-870, SP16-871, and SP16-872

CUL-1 Inadvertent Discoveries of Cultural and Paleontological Resources, and Human Remains

If cultural or Tribal Cultural resources, such as lithic materials or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, as well as the appropriate Tribal Historic Preservation Officer(s), has evaluated the materials and offered recommendation for further action, and in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials which could be encountered include: obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic materials which could be encountered include: ceramics/pottery, glass, metals, can and bottle dumps, cut bone, barbed wire fences, building pads, structures, trails/roads, etc.

In the event that paleontological resources are discovered, work shall be stopped within 20 meters of the discovery and a qualified paleontologist shall be notified. The paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in State CEQA Guidelines Section 15064.5. If fossilized materials are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agency to determine procedures that would be followed before construction is allowed to resume at the location of the find.

If human remains are discovered during project construction, work would stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	

During construction activities.	Continuous		HCP&BD**		
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HCP&BD = Humboldt County Planning and Building Department

NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 5 P.M. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationary and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	
During construction activities.	Ongoing		HCP&BD			

HCP&BD = Humboldt County Planning and Building Department

ATTACHMENT 4
Required Findings For Approval

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 (Legal Lot Requirement) and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit:

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

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

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Commercial Services (CS): This designation provides for heavy commercial and light industrial uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available.</p> <p>Allowed uses include: automotive sales and repair, heavy commercial office & professional, retail sales and retail services, warehousing, storage & distribution, research/light industrial, timber production, and other similar compatible uses.</p> <p>No density range is specified.</p>	<p>The property has hosted industrial uses since the 1940s. The project site was previously incorporated into a larger site that was used for timber processing. The mill changed owners several times and is no longer in operation. The proposed uses to operative a multi-use cannabis facility consisting of volatile manufacturing, non-volatile manufacturing, processing and distribution activities is consistent with the primary and compatible uses allowed within the CS land use designation area such as heavy commercial, office & professional, warehouse, storage & distribution.</p> <p>In addition, manufacturing, processing and distribution are permissible uses with a conditional use permit and/or special permit in the U zoning district (where developed as industrial use) pursuant to Humboldt County Code (HCC) Sections 314-55.4.8.3, 55.4.8.4, 55.4.8.5, 55.4.8.6 and 55.4.8.7.</p>
<p>Floor Area Ratio (FAR)</p>	<p>The maximum FAR is 3</p>	<p>½ (0.49)</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Community Infrastructure and Services Chapter 5	Capacity of and sizing of road and drainage facilities in coordination with water and wastewater service providers shall be evaluated to determine adequacy for proposed land uses and discretionary development. (IS-P7)	Access to the project is directly off Glendale Drive approximately 0.2 mile from the onramp/offramp to Highway 299 (Exit 4). Analysis provided in the MND and Circulation Chapter 7 section below indicate that the road is adequate for the intended use. The project site is located within the service area of the Glendale-Fieldbrook Community Service District. GHD Inc. responded to a request by the applicant for a "Will Serve" letter. A memorandum dated April 4, 2019 indicated the FGCS D has the capacity to serve the facility with water and sewer services and requested completion of an industrial waste discharge survey when ready to apply for the water service. No onsite sewage disposal will occur and waste water from sanitation and janitorial uses will be stored in a holding tanks and tested for hydrocarbons. Should there be unacceptable levels of pollutants, the waste water will be hauled by and to a licensed disposal company. If the waste water is acceptable, it will be discharged into the sewer. No water is directly utilized in the manufacturing and processing activities, except for sanitation and janitorial uses.

<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making</p>	<p>The property is accessed from Glendale Drive, which is characterized as a Major Rural Collector and the parcel is approximately 0.2 mile from the onramp/offramp (Exit 4) to Highway 299. The Humboldt County Travel Demand Forecasting Model Development Report specifies Major Collectors as generally having a capacity of 750 vehicles per lane per hour and 300 to 2600 Average Daily Trips (ADT) per the Federal Highway Association. The Community Infrastructure and Services Technical Report prepared for the County Community Services Development Department by Winzler and Kelley in July 2008, listed Glendale Drive as being in Fair Condition. According to California Department of Transportation (Cal Trans) traffic census data for 2016, the average annual daily traffic on Highway 299 at the intersection with Glendale Drive was 3,900 vehicles, with a peak hourly traffic of 400 vehicles. State Route 299 can accommodate 4,000 to 18,500 ADT. The peak traffic volume was the same on both sides of Glendale Drive, indicating that it is not a major destination for traffic using Highway 299. Vehicle trips generated during operation of the project would include daily round trips for each of the 23 staff, plus round trips by vendors, distributors, and processing deliveries. The operations plan has estimated that, on average, approximately 58 vehicle trips will occur per day. While the 46 trips per day will occur regularly, half during the morning peak and half during the afternoon peak transportation periods, the remainder of the trips will be distributed throughout the facilities operating hours. The 23 trips that occur during the peak hour would constitute approximately 6% of the capacity of Glendale Drive. Given that Highway 299, which runs adjacent to and separate from Glendale Drive, only carries 400 vehicles during the peak hour which indicates Glendale Drive is not close to its operational capacity of 750 vehicles per hour even if every vehicle on State Route 299 took exit 4 to Glendale Drive.</p> <p>Also, Glendale drive has a current level of service (LOS) "A" per the Public Works and the roadway was not identified in the General Plan Update to fall below a LOS "C" due to cumulative growth during the General Plan Update 20-year planning period.</p>
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Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>The project was referred to Public Works, which requested that the applicant obtain an encroachment permit for the construction of a curb and gutter and two commercial driveways that meet the County Urban Driveway Standard. Additionally, site visibility must be maintained at the commercial driveway approaches in conformance with County Code. These improvements are included in the Conditions of Approval and the applicant would obtain an encroachment permit as required for any work in the County right-of-way before making the improvements.</p>
<p>Housing Chapter 8</p>	<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> <p>The property is not included in the housing element of the residential land Inventory therefore the project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<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-12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The lower (southern) portion of the subject parcel is partially located on land that has been identified as having the potential to liquefy during earthquakes. The designation includes lands adjacent to the Mad River. Geologic instability is one of the identifiers for consideration on the Humboldt County Open Space Program. The project site is fully disturbed and has been in industrial use for decades. The planned use for the parcel is Commercial Services and it is zoned Unclassified, with the zoning intended to reflect the underlying plan use, currently proposed as C-2. Therefore, the project does not conflict with referenced sections of the General Plan, because the CS land uses and the U zoning are not included in the open space and conservation program.</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 project site has been used in the past as a lumber storage site and is completely paved. The MND analyzed potential biological impacts related to the proposed operations and found that the project will have a less than significant impact on biological resources. Public comments received indicated that a herd of Roosevelt Elk often pass by the project site and through the neighborhood and most likely follow Hall Creek originating in the forest lands to the north. The site currently has a perimeter fence and a more robust fence is proposed so there is no potential for the wildlife to become trapped in the site, and the site is not identified as being potential habitat for sensitive species. CDFW recommended approval of the project with no comments. Staff recommends, and the evidence supports, a finding of consistency with the General Plan Biological Resources Section.</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>The NWIC stated that a search of records revealed no previous cultural investigations have been conducted at the project site. The Tribal Historic Preservation Officer (THPO) of Blue Lake Rancheria and the THPO of the Wiyot Tribe responded, recommending no further cultural resources investigations due to the extensive ground disturbance from prior industrial development; however, they did request inadvertent discovery protocol. The Bear River Band of the Rohnerville Rancheria did not provide response. Inadvertent discovery protocol is included in the Conditions of Approval.</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>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>A scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape (such as an area with remarkable scenery or a resource that is indigenous to the area) for the benefit of the public. There are no designated scenic vistas in the area. According to the California Scenic Highway Mapping System, there are no designated state scenic highways in the project vicinity. SR 299 is listed as an "Eligible State Scenic Highway" but the project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance. When driving on State Route 299, it is hard to discern buildings near the project site due to vegetation adjacent to the highway creating a visual screen.</p> <p>The proposed project would include processing and manufacturing facilities, and a distribution center. There is the potential for light to escape from the proposed facilities, which could result in a source of light or glare and could be a potentially significant impact. Other outdoor lighting, if not properly directed, could also create a source of light and glare. Any new lighting associated with the development of the proposed project would be subject to Humboldt County standard practices regarding night lighting that would be made a condition of approval. The proposed project components would comply with design standards outlined in the Humboldt County Code. The exterior of the proposed buildings would not be made of reflective materials that would introduce a new source of glare, and existing County standards would limit light spillover and intensity. Therefore, impacts would be a less than significant impact, and no mitigation is necessary. Additionally, the project is conditioned to provide a lighting plan to demonstrate that the proposed facilities will not deliver or have the potential to deliver light pollution, during hours of sunset to sunrise, which may affect adjoining residential properties, or fish and wildlife directly or from a distance.</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-G9); and</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures; WR-P40 Commercial and Industrial Activities; WR-P41 Oil/Water Separation; WR-P45 Reduce Toxic Runoff</p>	<p>The project site is in the Hall Creek-Mad River watershed. The area is relatively flat and separated from these waters by Glendale Drive and Highway 299. The project is required to prepare a Storm Water Pollution Prevention Plan and obtain a Construction General Permit for storm water discharge. The Plan will identify the temporary measures required to protect the site from discharging pollutants during the construction period. Additionally, the applicant shall secure a grading permit prior to commencing ground disturbance, and the General Plan sedimentation and erosion control measures shall be incorporated into the grading plans. The project's Conditions of Approval include a requirement that the applicant secure a grading permit that incorporates the sedimentation and erosion controls specified in General Plan standard WR-S13 prior to initiating ground disturbance. Once constructed the project will reduce the area of impermeable surfaces on site and direct building runoff towards landscaped percolation areas, thereby reducing the impacts to water quality below existing conditions. Additionally, the project will be developed with secondary containment and holding tanks for all volatile materials, which will ensure that there is no toxic runoff from the site.</p>
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR G10)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.</p>	<p>The project site is located within the service area of the Glendale-Fieldbrook Community Service District (GFCSD) which provides sewer service. GHD Inc. responded to a request by the applicant for a "Will Serve" letter from GFCSD. A memorandum dated April 4, 2019 indicated the FGCSO has the capacity to serve the facility with water and sewer services and requested submittal of an application and industrial waste discharge survey when ready to request a new connection. No onsite sewage disposal will occur and waste water from sanitation and janitorial uses will be stored in a holding tanks and tested for hydrocarbons and pollutants. Should there be unacceptable levels of pollutants, the waste water will be hauled by and to a licensed disposal company. If the waste water is acceptable, it will be discharged into the sewer. No water is directly utilized in the manufacturing and processing activities, except for sanitation and janitorial uses.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Noise Chapter 13	<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>Standards: The Land Use/Noise Compatibility Standards (Table 13-C) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as “normally unacceptable” if mitigation measures can reduce indoor noise levels to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” value for the given Land Use Category.</p>	<p>Construction activities would result in a temporary increase in noise levels in the area. This noise increase would be short-term and would occur during daytime hours. Noise sensitive receptors near the project site include low density residences the nearest of which are 10 feet north of the property line and 30 feet east of the property line. Mitigation Measure NOI-1 is proposed to reduce potential impacts from construction noise to a level of less than significant. The proposed mitigation would limit construction hours to 8 am to 5 pm, Monday through Friday and 9 am to 5 pm on Saturdays, and would require standard maintenance of tools and equipment to reduce noise levels.</p> <p>Long-term operation of the project is not expected to generate significant noise levels that will exceed the Humboldt County General Plan Noise Element standards. Most of the proposed activities would take place inside buildings which would not increase exterior noise levels. Outdoor operations would be consistent with the sorts of activities that occur on the adjacent commercial and industrial uses to the south and west, such as deliveries, personal vehicle travel, and routine maintenance. Potential noise impacts from typical operational activities would be less than significant. Additionally, the HVAC units would be located in enclosed structures with proper ventilation and located as northwest as possible on the site to reduce the noise level for surrounding neighbors and wildlife. Therefore, nearby sensitive receptors would not experience significant noise from fans or ventilation systems.</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 & 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-P7. Structural Hazards.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone. According to Humboldt County Web GIS data, the project site has a Seismic Safety Classification of Relatively Stable and there are no historic landslides on the site, but the lower portion of the site is subject to liquefaction. A band of porous soils that run adjacent to the Mad River could become saturated by subsurface water during an earthquake and liquefy. As a result, the site engineering plans must reflect that the structures will be capable of withstanding ground liquefaction according to geotechnical surveys conducted. This element of the site plans will be reviewed as part of obtaining the Building Permit, and the requirement to conduct an engineering assessment of the soils and abide by any recommendations presented in that report is a condition of approval for the project.</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-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</p>	<p>Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel #06023C0694F, effective 6/21/2017. The project site is in an area mapped as not subject to flood hazards.</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 project site is in an area of low wildfire rating and moderate fire hazard severity. Fire jurisdiction is by the California Department of Forestry and Fire Protection and the Blue Lake Fire Protection District. The structures will need to meet State Fire Code for manufacturing facilities, and Humboldt County Fire Safe Regulations. Additionally, the site driveway and vehicle routing will have to meet Cal Fire access standards. These design standards will be considered when the Building Department is reviewing the site plans for the Building Permit. Conformance to these regulations is a condition of approval.</p>

<p>Safety Element Chapter 14</p> <p>Industrial Hazards</p>	<p>Goals and policies of this Chapter relate to Industrial Safety (S-G6) to minimize risk and exposure of the population to industrial hazards.</p> <p>Related policies: Hazardous Industrial Development (S-P32) shall include mitigation measures sufficient to offset risks to adjacent human populations and the environment and have a Hazardous Materials Handling and Emergency Response plan (S-S16), and eliminate the use of toxic materials, where feasible, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Hazardous Waste (S-P33)</p>	<p>The subject site was formerly part of a timber processing facility (McNamara and Peepe Lumber Mill) at which logs were stored. The McNamara and Peepe Lumber Mill (Former Mill Site) was issued a Remedial Action Certification by the California Department of Toxic Substances Control (DTSC) in 1998. A Phase 2 Environmental Site Assessment investigation prepared October 9, 2003 indicated there was no evidence of wood preservative chemicals or other hazardous materials on the subject site. The Cortese List, U.S. Environmental Protection Agency (EPA) EnviroMapper, DTSC EnviroStor mapper and State Water Resource Control Board Geotracker did not show the subject site as containing hazardous materials or being involved in any cleanup or monitoring program when each website was accessed on December 6, 2018 during preparation of the Initial Study MND. However, the Planning Department was notified in May 2019 via comment letters received from Humboldt Baykeeper and the Thomas Law Group (TLG) on behalf of the Humboldt Bay Municipal Water District indicating the Former Lumber Mill Site was in active cleanup status (as of 1/2/19). TLG provided a copy of DTSC's Decertification letter, dated December 28, 2018 as well as a 2017 Groundwater Monitoring Report prepared for DTSC for 1619 and 1678 Glendale Drive. The Decertification letter stated a Remedial Action Plan Amendment will be prepared due to the subsequent soil and groundwater investigations showing PCP- and TCP-impacted soil beneath the cap (at 1619 Glendale Drive) had mobilized from soil to groundwater as a result of a rise of groundwater elevation. The new information was forwarded to the applicant/property owner who was not aware that the site was included in DTSC's Decertification letter as they did not receive notification and the subject property's title report did not show a recorded Deed Restriction/Land Use Covenant required for parcels included in the Former Mill Site. As a result, the applicant contacted DTSC who then issued a letter dated June 27, 2019 stating the property is not impacted by PCP-contaminated soil or groundwater (Attachment 5). Furthermore, results from a depth to groundwater assessment dated August 2, 2019 indicated one of three borings encountered groundwater which was located in the back of the lot (northern parcel line) at a depth of 7.86 feet below the asphalt concrete. The two (2) other</p>
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Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>borings (eastern parcel line and southern parcel line/frontage) did not encounter groundwater. The applicant's contractor, Pacific Builders, confirmed the sewer and water connections will be designed to keep ground disturbance to four feet at the back of the lot, falling to eight feet towards the front. As a result, the project will not disturb groundwater during installation of water and sewer lines or during any other phase of construction.</p> <p>Butane will be used for volatile extraction and food grade ethanol and carbon dioxide (CO₂) will be used for non-volatile extraction. All chemical extractions using butane, ethanol or CO₂ solvents would be conducted in a closed loop extraction system that was commercially manufactured for that purpose. Close-loop systems allow reuse of the solvents and significantly reduces risk of explosion. Attachment 5 includes machinery specifications. Each commercial cannabis facility will have dedicated hazardous materials storage rooms and safe handling procedures. The project is conditioned on obtaining written verification of compliance with the County's Hazardous Materials Program administered by Division of Environmental Health (DEH) and designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency (CUPA). CUPA is charged with compliance inspections for facilities that handle, generate or treat hazardous materials and requires Hazardous Materials Release Response Plans, and Inventory (known as Business Plans), California Accidental Release Program (CalARP) and Hazardous Water Generation and Onsite Treatment, as applicable. As designed and conditioned, the project will adequately offset the risks to human populations and the environment from the use of butane and ethanol.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Air Quality Chapter 15	<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>	Applications for grading and or building permits will be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:

The following table identifies the evidence which supports a finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section and Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2 Legal Lot Requirement: development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel of land known as APN 516-111-064 is a separate legal parcel pursuant to the Notice of Lot Line Adjustment and Certificate of Subdivision Compliance 2017-000172 (LLA-15-001). There is no evidence indicating there have been any subsequent acts to merge or divide this parcel. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
<p>314-8.1 Unclassified Zone (U)</p> <p>The U zone is intended to apply to areas that have not been sufficiently studied to justify precise zoning classifications. Uses are expected to be consistent with the designation of the parcel in the General Plan.</p>	The proposed project is for Special Permits for commercial cannabis processing, distribution and manufacturing facilities using volatile (butane) and non-volatile (ethanol and CO2 extraction processes. The proposed use is a light industrial use that is specifically allowed with a Special Permit in this zoning district in the CMMLUO Sections 55.4.8.4 (Processing Facilities, 55.4.8.5 (Manufacturing) and 55.4.8.6 (Distribution). The project is consistent with this standard.

Development Standards	Unclassified Zone (U)	Evidence That Supports the Zoning Finding
Minimum Lot Size	6,000 square feet	The subject parcel is 1.77 acres in size, approximately 77,100 square feet
Maximum Ground Coverage	40%	The project proposes to construct 28,000 square feet of buildings, approximately 36% of the ground area.
Minimum Lot Width	50 feet	The lot is approximately 205 feet wide
Maximum Lot Depth	Three times the width	The lot is approximately 385 feet deep, less than three times the width (605').
Setbacks Front: 20 feet Rear: 10 feet Side: 5 feet		Front, being the south property line (Glendale Drive frontage): plot plan shows a 35± foot setback. Rear, being the northern property line. The plot plan shows a 30-foot setback. Side, being the eastern and western property lines: the plot plan shows a minimum 30-foot setback.
Max. Building Height	None specified	45 feet for the proposed 2-story building.
§314-61.1 Streamside Management Area (SMA)	Purpose: to provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas (OWA) to implement the County's Open Space Element of the General Plan.	The project parcel is outside of any streamside management areas..
Off-Street Parking §314-109.1 <u>Manufacturing.</u> The higher of 1 space per 1,500 sf of gross floor space or 1 space per employee at peak shift; minimum of 2 spaces. <u>Warehouse.</u> The higher of one (1) parking space for every four (4) employees or one (1) parking space for each 2,500 square feet of gross floor area. <u>Loading Spaces Required.</u> One loading space for each 20,000 sf of gross floor area or portion thereof.		Based on the off-street parking requirements specified in Section 314.109.1 of the Zoning Code, the project would require 29 off-street parking spaces. This total assumes 1 space per 1,500 square feet of manufacturing (volatile, non-volatile, distribution, and processing facilities) and 1 space per every 300 square feet for office. Office space that is appurtenant to each facility has been included in the total square footage of the facility. The project proposes 38 parking spaces of which (2) are ADA-assessible and provide two loading spaces due to proposed gross floor area of 37,858 square feet. The project as proposed is consistent with these requirements.

314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use Inland Land Use Regulation (CMMLUO)		
§314-55.4.8.4 Processing Facilities	Zoning districts in which a Processing Facility may be located include the U Zone (where developed as industrial use) subject to a Special Permit. Processing facilities shall meet the Processing Performance Standards and Employee Safety Practices enumerated in sections 55.4.11 (q) through (u).	In accordance with the referenced section, the site is in a U Zone and was previously developed as an industrial use as the site was formerly part of a timber processing facility and the applicant has applied for a SP for a 20,325 square foot processing facility within a new two-story building. All the applicable processing performance standards are included as Conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.8.5 Manufacturing and 55.4.8.6 Wholesale Distribution	Zoning districts in which Manufacturing and Distribution may be located include the U Zone (where developed as industrial use) subject to a Special Permit	In accordance with the referenced section, the site is in a U Zone and was previously developed as an industrial use as the site was formerly part of a timber processing facility and the applicant has applied for three (3) SPs for a Volatile Manufacturing Facility, Non-Volatile Manufacturing Facility and Distribution Facility.
§314-55.4.8.10 Permit Limit	No more than four commercial cannabis activity permits may be issued to a single person, as defined in the referenced section.	According to records maintained by the Department, Michael and Arielle Brosgart do not currently hold any cannabis activity permits and are each entitled to four. Approval of this permit will grant Michael Brosgart two (2) permits and Arielle Brosgart two (2) permits.
§314-55.4.10 Application Requirements	Identifies the Information Required for All Applications	Attachment 5 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.

<p>§314-55.4.11.c Performance Standards-Water</p>	<p>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.</p>	<p>Water and sewer are provided by the Glendale-Fieldbrook Community Services District and the project's site improvements will improve the quality of storm water runoff from the site over existing conditions.</p>
<p>§314-55.4.11.d Performance Standards- Setbacks</p>	<p>The area of cannabis cultivation and on-site processing shall be setback 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 (TCRs).</p>	<p>This section pertains to cannabis cultivation and onsite appurtenant processing only. As a result, this section does not apply to the proposed uses for manufacturing, processing and distribution. However, the applicant's site plan shows that the proposed buildings have a 30-foot property line setback. In examining the setbacks with Google Earth pro, it appears the nearest residence is approximately 50 feet east of the processing facility building and a garage approximately 40 feet north of the processing facility. Additionally, the site plan shows that facilities are located over 600 feet from the nearest Blue Lake Union school bus stops at 665 feet and 643 feet. It was determined a school van transports students to Green Point School in Redwood Valley from a residence on Glenwood Lane located directly behind the project site, which is less than 200-feet from the proposed two-storage processing building. Although the 600-foot setback is not a requirement due to no onsite cultivation and appurtenant processing, the proposed project will not have a significant impact on the nearby students due to proper odor controls and fence screening. No schools or places of religious worship are within a quarter mile of the facility. Referral comments from local tribes did not indicate the presence of any tribal resources in the immediate vicinity of the facility and the project is conditioned to adhere to Inadvertent Discovery Protocol during construction and ground disturbing activities.</p>

§314-55.4.11.o Performance Standards- Generator Noise	The noise produced by a generator used for cannabis cultivation shall not be audible by humans from neighboring residences. The combined decibel level for all noise sources, including generators, at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of Marbled Murrelet or Spotted Owl species, when generator use is to occur in the vicinity of potential habitat.	The proposed project does not propose generator use except for during power outages and is not in an area that is proximate to Northern Spotted Owl or Marbled Murrelet habitat. The project would receive electrical power from PGE or via the proposed solar system. Operational hours will be from 7 am to 7 pm Monday through Saturday and the project is conditioned to provide the Planning Director or his/her designee, the Sheriff and all neighboring property owners within three-hundred (300) feet of the establishment with the name, telephone number of an on-site representative of the project to whom one can provide notice if there are operating problems associated with the facility. The project shall make every good faith effort to encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code
§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 filed the application on December 30, 2016.

4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed project will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
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§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have responded that the project as conditioned will meet their requirements. The school districts recommend denial based on their general opposition of cannabis and the applications for indoor cultivation (Application No. 13312/Case No. CUP16-1096) and wholesale nursery (Application No. 13360/Case No. 1CUP16-1127) were withdrawn as they did not comply with the required 600-foot setback to school bus stops per CMMLUO Section 55.4.11 (d). The California Department of Toxic Substances Control indicated the site is not impacted by contaminated soil or groundwater and the project is conditioned to comply with the County's Hazardous Materials Program that requires Hazardous Materials Release Response Plans and Inventory (known as Business Plans), California Accidental Release Program (CalARP) and Hazardous Water Generation and Onsite Treatment, as applicable. As a result, the proposed project's construction and operational activities will not be detrimental to the public health, safety and welfare, and will not be injurious to properties or improvements in the vicinity. The project as proposed and conditioned is consistent with the General Plan, Open Space Plan, Open Space Action program and zoning ordinances; and the proposed project is not expected to cause significant environmental damage.
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5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Density	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves operation of a multi-use cannabis facility including volatile manufacturing, non-volatile manufacturing processing and distribution activities on lands designated Commercial Serves (CS) and zoned U Unclassified on a parcel previously developed for industrial use. The parcel was not inventoried as a source of potential residential houses. Therefore, the project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§15063 and 15070 of CEQA guidelines	Initial Study and Mitigated Negative Declaration (MND).	As lead agency, the Department prepared a Mitigated Negative Declaration (MND) for the proposed Glendale Cannabis Facility Conditional Use Permits and Special Permits. The MND evaluated the project for potential impacts on aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utilities/service systems, wildfire, and mandatory findings of significance. The Draft Initial Study MND is included as Attachment 2 and includes a detailed discussion of all of the relevant environmental issues required under CEQA. The Planning department received multiple comments on the draft Initial Study and Mitigated Negative Declaration and have addressed those comments in the executive summary to this staff report. Based on the information in the application and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have a potential adverse effect either individually or cumulatively on the resources described above.

ATTACHMENT 5
APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 5 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached with project maps – Three (3) Site Plans: 1. Prepared by Kimberly D. Preston dated 6-27-18; 2. Site Plan showing parking detail and landscaping; and, 3. Site Plan Surrounding Residences and Nearby Bus Stops for Blue Lake Union Elementary)
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. (Not Applicable – no cultivation proposed)
5. Description of water source, storage, irrigation plan, and projected water usage. Included in all Four(4) Operations Manuals and in Cumulative Water Use Chart with Expected Vehicle Trips per Day Chart. (Attached)
6. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Not Applicable – no cultivation proposed)
7. 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 – Site was previously developed for timber processing operation)

8. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
9. 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 solar is proposed to meet power needs)
10. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
11. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include, but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file and Included in the Conditions of Approval)
12. Grant Deed and preliminary title report. (On file)
13. Indemnification Agreement and Acknowledgement Form. (On file)
14. Parking Requirement Chart. (Attached)
15. Cumulative Water Use and Expected Daily Trips Chart. (Attached)
16. Glendale Volatile Manufacturing Operations Manual APN: 516-111-064, APPS: 13319, with Floor Plan, Extraction Booth Specifications and Equipment Specifications. (Attachment 5a)
17. Glendale Non-Volatile Extraction Manufacturing Operations Manual APN: 516-111-064, APPS: 13328, with Floor Plan, Extraction Fume Hood Specifications and Equipment Specifications. (Attachment 5b)
18. Glendale Distribution Operations Manual APN: 516-111-064, APPS: 13339. (Attachment 5c)
19. Glendale Processing Operations Manual APN: 516-111-064, APPS: 13346. (Attachment 5d)
20. "Will Serve" Request Memorandum dated April 4, 2019 prepared by GHD Inc. (Attached)
21. Report of Findings for Phase II Investigation by Winzler & Kelly Consulting Engineers dated October 9, 2003. (Attachment 5e)

22. California Department of Toxic Substances Control letter to applicant dated June 27, 2019.(Attached)
23. Groundwater measurements Report prepared by SHN dated August 2, 2019.

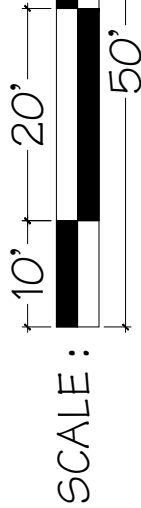
**PARKING REQUIREMENTS FOR
GLENDALE CANNABIS FACILITY
APN: 516-111-064**

APPS #	SQ.FT	USE	# EMP	# PARK REQ	PARKING REGS	CODE SECT.
13319	5,183 + 140 office*	Volatile Manu.	3	3	1/ 1,500 or 1/ emp.	109.1.3.4.2
13328	8,835 + 140 office*	Non Volatile Manu.	6	6	1/ 1,500 or 1/ emp.	109.1.3.4.2
13339	3,020 + 140 office*	Distribution	4	4	1/ 1,500 or 1/ emp.	109.1.3.4.2
13346	20,185 + 140 office*	Processing	10	14	1/ 1,500 or 1/ emp.	109.1.3.4.2
Office*	560		*	2	1/300 + 1/ emp.	109.1.3.3.5
*Office Employees are included in each Application Employee County						
Total			23	29		
Total Parking Provided = 38 spaces (including 3 ADA spaces) 2 Unloading Zones Provided						

GLENDALE CANNABIS FACILITY
ESTIMATED WATER USE & EXPECTED DAILY TRIPS

APPS#	# OF EMPLOYEES	PERSONNEL WATER USE	SANITATION / JANITORIAL WATER USE	ESTIMATED GPD	EXPECTED DAILY TRIPS (INCLUDING DELIVERIES)
APPS#13319 VOLATILE	3	2,160 GALLONS PER MONTH	1,000 GALLONS PER MONTHS	105	~ 7 TRIPS PER DAY
APPS#13328 NON-VOLATILE	6	4,320 GALLONS PER MONTH	2,000 GALLONS PER MONTHS	210	~ 15 TRIPS PER DAY
APPS#13339 DISTRIBUTION	4	2,880 GALLONS PER MONTH	1,000 GALLONS PER MONTHS	130	~ 13 TRIPS PER DAY
APPS#13346 PROCESSING	10	7,200 GALLONS PER MONTH	2,000 GALLONS PER MONTHS	307	~ 23 TRIPS PER DAY
GROUPS IRRIGATION			8,400 GALLONS PER MONTH	280	
		16,560 GPM	14,400 GPM	30,960 GPM	
	23			~1,032GPD	58 TRIPS PER DAY

BUILDING B VOLATILE MANUFACTURING LAYOUT APPS#: 13319



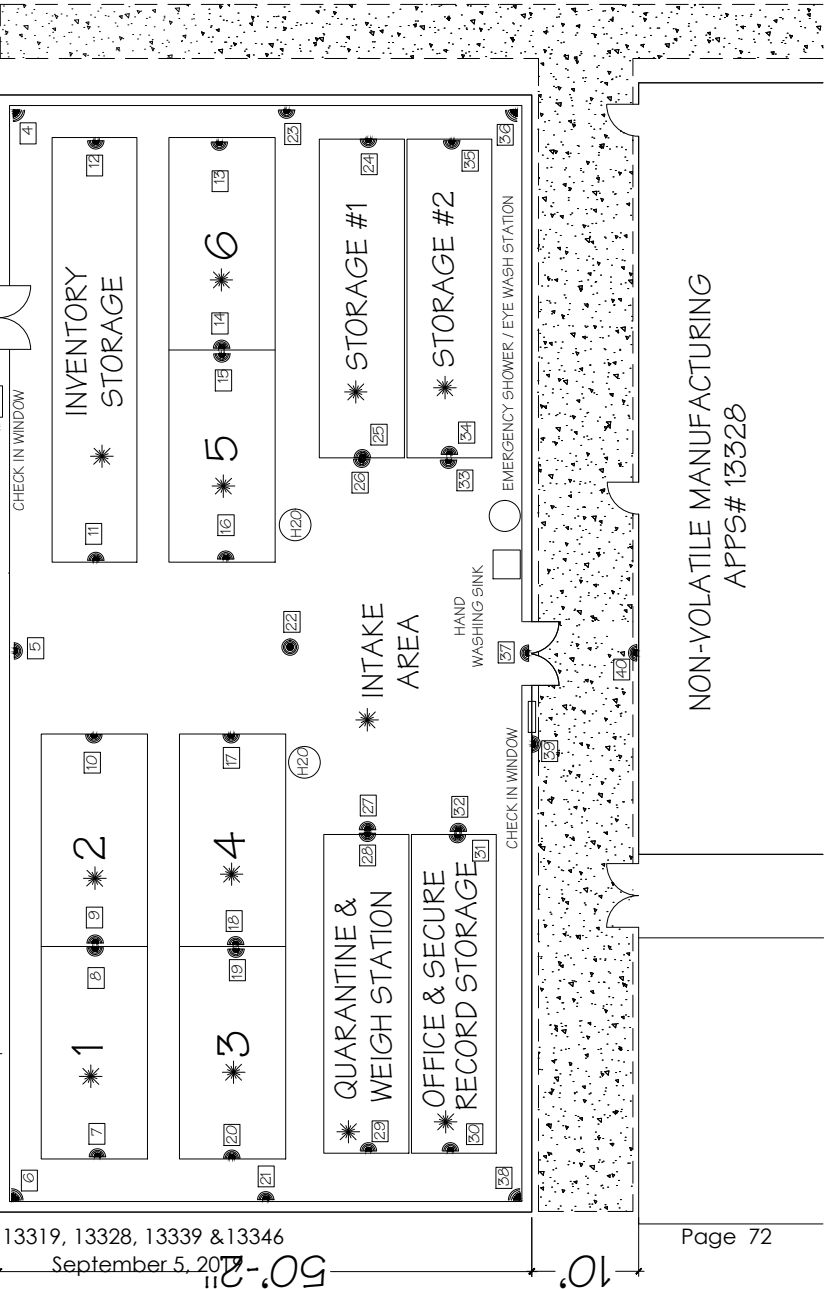
105'-2"

60'

10' WIDE ROLL UP DOOR
14' VERTICAL CLEARANCE

LOADING DOCK

UNLOADING ZONE



SECURITY

* LIMITED ACCESS AREA

SURVEILLANCE CAMERAS

- 1.) EXTERIOR CHECK IN WINDOW
- 2.) UNLOADING ZONE
- 3.) UNLOADING DOCK
- 4.) EXTRACTION FACILITY
- 5.) EXTRACTION FACILITY
- 6.) EXTRACTION FACILITY
- 7.) EXTRACTION BOOTH #1
- 8.) EXTRACTION BOOTH #1
- 9.) EXTRACTION BOOTH #2
- 10.) EXTRACTION BOOTH #2
- 11.) INVENTORY STORAGE
- 12.) INVENTORY STORAGE
- 13.) EXTRACTION BOOTH #6
- 14.) EXTRACTION BOOTH #6
- 15.) EXTRACTION BOOTH #5
- 16.) EXTRACTION BOOTH #5
- 17.) EXTRACTION BOOTH #4
- 18.) EXTRACTION BOOTH #4
- 19.) EXTRACTION BOOTH #3
- 20.) EXTRACTION BOOTH #3
- 21.) EXTRACTION FACILITY
- 22.) EXTRACTION FACILITY
- 23.) EXTRACTION FACILITY
- 24.) STORAGE #1
- 25.) STORAGE #1
- 26.) INTAKE AREA
- 27.) INTAKE AREA
- 28.) QUARANTINE & WEIGH STATION
- 29.) QUARANTINE & WEIGH STATION
- 30.) OFFICE & SECURE REC. STORAGE
- 31.) OFFICE & SECURE REC. STORAGE
- 32.) INTAKE AREA / CHECK-IN WINDOW
- 33.) INTAKE AREA / WASH STATION
- 34.) STORAGE #2
- 35.) STORAGE #2
- 36.) EXTRACTION FACILITY
- 37.) INTAKE AREA / CHECK-IN WINDOW
- 38.) EXTRACTION FACILITY
- 39.) EXTERIOR / CHECK IN / EMG. EXIT
- 40.) EXTERIOR / CHECK IN / EMG. EXIT

VOLATILE MANUFACTURING FACILITY

- (1) OFFICE CONNECTED TO SECURED RECORD STORAGE
- INTAKE ROOM WITH WEIGH STATION
- HAND WASHING SINK & EMERGENCY SHOWER/WASH STATION
- (2) ADA UNISEX BATHROOMS IN COMMON AREA (BLDG C)
- (1) ADA WATER FOUNTAIN IN COMMON AREA (BLDG C)
- STANDARD WATER FOUNTAIN IN COMMON AREA
- EMPLOYEE LOCKERS FOR PERSONAL BELONGINGS IN COMMON AREA
- SUPPLY STORAGE ROOM
- DISPOSAL ROOM (MATERIALS & PRODUCTS)
- QUARANTINE ROOM
- PACKAGING ROOM
- INVENTORY STORAGE ROOM
- C-DI EXPLOSION PROOF EXTRACTION BOOTH(S)

CHECK-IN WINDOW-

ALL DELIVERY PERSONS, CONTRACTORS, SUB CONTRACTORS AND THE LIKE WILL HAVE TO REGISTER AND CHECK IN BEFORE GAINING ACCESS.

MATERIAL / PRODUCT PROCESS

RAW CANNABIS MATERIALS WILL BE DELIVERED FROM THE DISTRIBUTION CENTER IN BLDG C. MATERIALS WILL BE INSPECTED, ENTERED INTO INVENTORY AND STORED IN INVENTORY STORAGE CONTAINER UNTIL PROCESSED.

ONCE MATERIALS HAVE BEEN PROCESSED, THEY WILL BE STORED, TESTED, AND TRANSFERRED BACK TO DISTRIBUTION CENTER IN BLDG C.

CONSTRUCTION NOTES:

PERIMETER OF BUILDING TO BE CONSTRUCTED OF CONCRETE BLOCK WALLS.

REINFORCED CONCRETE FOUNDATION

UNLOADING ZONE:

NON CANNABIS AND EQUIPMENT SUPPLIES / MATERIALS WILL BE DELIVERED DIRECTLY TO VOLATILE EXTRACTION CENTER VIA THE LOADING ZONE AND THROUGH THE SECURED LOADING DOCK.

C-DI EXTRACTION BOOTH & CONTAINER

NOTES:

DIMENSIONS & USES

EXTRACTION BOOTH #1 & 2 : 10' X 42' = 420 SQ FT
EXTRACTION BOOTH #3 & 4 : 10' X 42' = 420 SQ FT
EXTRACTION BOOTH #5 & 6 : 10' X 42' = 420 SQ FT
INVENTORY STORAGE : 8' X 40' = 320 SQ FT
OFFICE & STORAGE #1 : 8' X 30' = 120 SQ FT
QUARANTINE & WEIGH : 8' X 30' = 120 SQ FT
STORAGE #1 (CHEM) : 8' X 30' = 120 SQ FT
STORAGE #2 (SUPPLY) : 8' X 30' = 120 SQ FT

SPACING & ANCHORING

ALL CONTAINERS & BOOTHS WILL BE PLACED 3'-4" FROM EXTERIOR WALLS.

EXTRACTION BOOTHS WILL HAVE 3'-4" SPACING ALL THE WAY AROUND.

OFFICE / STORAGE AND QUARANTINE CONTAINERS WILL BE LOCKED TOGETHER.

STORAGE #1 & 2 WILL BE LOCKED TOGETHER.

ALL CONTAINERS WILL BE BOLTED TO THE FOUNDATION AND SEISMIC CALCULATIONS WILL BE PRESENTED WITH BUILDING PLANS BY CERTIFIED ENGINEER.

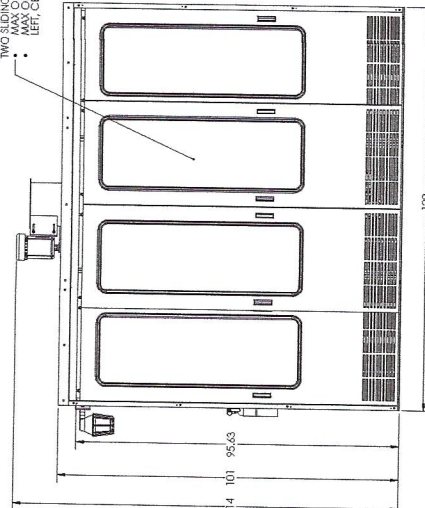
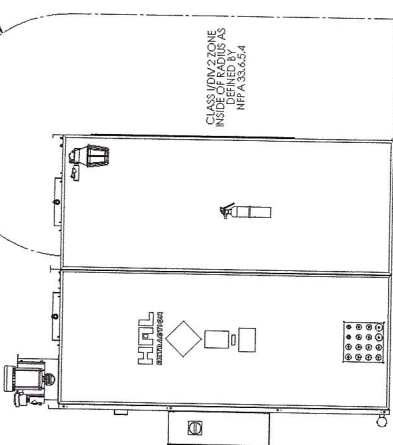
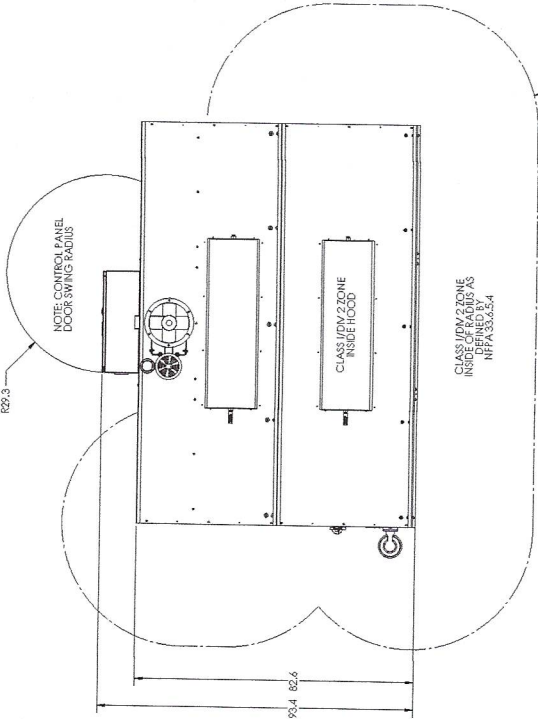
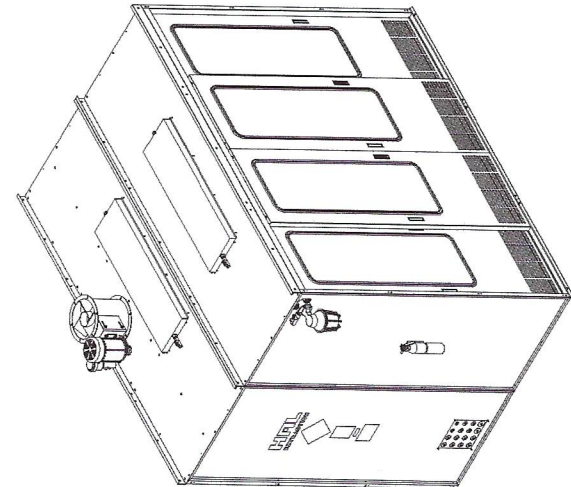


DIMENSIONS	
INTERIOR SF	55 FT ²
EXTERIOR DIMENSIONS	10' 0" W x 6' 10.5" D x 8' 5" H
INTERIOR DIMENSIONS	9' 9" W x 5' 7.5" D x 8' 2" H
DOOR DIMENSIONS	9' 9" W x 8' 0" H (Max opening during operations: 4' 7.5" W x 8' 0" H)
MAX HEIGHT W/ FAN	9' 6" H* (fan can be located downstream to reduce max height)
CONSTRUCTION	
PANELS (15)	18-ga powder coated steel. Meets NFPA 33 (2018) 5.3.2 construction requirements. Note: These panels do not have a fire rating.
DOOR (4)	Sliding doors with ventilation slots and 21"x60" window.
ANCHORS (30)	1" Drop Anchors (460lbs Pullout, 490lbs Shear, estimated at 25% of ultimate value. 3 Anchors per panel.)
UTILITY PENETRATIONS (2 PANELS)	(4) 3/4", (6) 1 1/8", (16) 1 3/8", (4) 1 3/4" penetrations with fire-rated hole seals. (All penetrations shall be sealed in accordance with the NEC.)
ELECTRICAL	
ELECTRICAL SUPPLY	(1) 20-amp 208VAC, 60Hz, 1 PH circuit. (Circuit should exclusively provide power for booth. All system components are powered by Control Panel.)
FULL LOAD AMPERAGE	FLA @ Purge Air Flow Rate: 15 amps. FLA @ Base Air Flow Rate: 8 amps.
CONTROL PANEL (1)	UL-Listed, UL 508A, (2) 1 to 3 Phase Variable Speed Drives, Micro PLC. Control Panel outputs can be connected to HVAC control systems and building fire control panels as required by your AHJ.
CONTROL SETTINGS (3)	Off / Fan On / Fan and Lights On
GAS SENSOR (1)	UL Listed Infrared, Class I, Division 1, explosion-proof sensor
LIGHT FIXTURES (2)	UL Listed 4-tube, Class I, Division 2, Ceiling flush mount
CONDUIT & FITTINGS	All hazardous location electrical conduit and sealing fittings for the booth components are provided. Conduit runs from the control panel to booth penetrations are provided by customer and can be of EMT construction.



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Emily@ExtractionBooth.com
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VENTILATION	
HVAC HARDWARE	12" Explosion-proof fan package. (Fans, motors, pulleys, and belts)
AIR FLOW RATES (2 Speeds)	Min. Base Air Flow Rate: 500 CFM, Min. Purge Air Flow Rate: 1500 CFM (Minimum flow rates ensure exhaust concentrations never exceed 25% LEL of flammable solvents)
ALARMS	
LIGHT ALARM (1)	Amber, rated for Class I, Division 2 hazardous locations
SOUND ALARM (1)	24V DC, 109 Db @ 1M, rated for unclassified locations
ALARM SET POINTS (2)	Base Air Flow Rate up to 10% of Lower Explosive Limit Amber Light Alarm + Purge Air Flow Rate at 10% of LEL Amber Light Alarm + Purge Air Flow Rate + Sound Alarm at 25% of LEL
OTHER	
FIRE SUPPRESSION	Available upon request at an additional price. Any Fire Suppression Systems installed on the HAL Extraction Booth must be an automatic stand-alone unit, listed for use in hazardous locations, or an automatic sprinkler system from the building.
ODOR MITIGATION	Not included
INSTALLATION AND ASSEMBLY	HAL Extraction does not provide installation. A licensed electrician is required to connect the hood to the building power supply and connect control panel to booth components. HAL Extraction recommends using a mechanical engineer to design ducting connected to a HAL Extraction Fume Hood.
COMPLIANCE	
ENGINEERING PEER REVIEW	Peer Reviewed by Pressure Safety Inspectors (PSI) licensed in AZ, CA, CO, FL, HI, MA, MD, ME, MI, NV, OH, OR, PA, WA
DESIGNED CODE COMPLIANCE	The HAL Extraction Booth is designed to comply with applicable codes in: NFPA 1 (2018); NFPA 30 (2018); NFPA 33 (2018); NFPA 58 (2017); NFPA 70E (2018); NFPA 91 (2015); AZ Fire Code 2016; CA Fire Code 2016; International Fire Code 2018; OR Fire Code 2014; WA Fire Code 2015



HAL EXTRACTION HOOD, SPECIAL CONSIDERATIONS: THE USE OF CLASS 1 AND CLASS 1A FLAMMABLE LIQUIDS IS PROHIBITED IN THE HAL EXTRACTION HOOD. CLASS 1 AND CLASS 1A FLAMMABLE LIQUIDS MUST BE USED ONLY IN CLASS DIVISION 1 FACILITIES. REFER TO YOUR LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS FOR FLAMMABLE LIQUID USE BEFORE CONSIDERING A HAL EXTRACTION FUME HOOD.

APPLICABLE BUILDING AND FIRE CODES MUST BE FOLLOWED FOR MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF SOLVENT USED WITHIN THE HAL EXTRACTION BOOTH SYSTEM.

NOTE: NFPA 30 TABLE 9.6.1 MAXIMUM ALLOWABLE QUANTITY OF FLAMMABLE AND COMBUSTIBLE LIQUIDS PER CONTROL AREA - EXCERPTS

MAXIMUM ALLOWABLE QUANTITY - GALLONS

CLASS/DESCRIPTION	SOLVENT	QUANTITY	NOTES
1B - FLAMMABLE LIQUID	ETHANOL ISOPROPYL ALCOHOL	120	1, 2

1. Quantities are permitted to be increased 100 percent where stored in approved flammable liquids storage cabinets or in safety cans in accordance with the fire code. Where Note 2 also applies, the increase for both notes is permitted to be applied cumulatively.

2. Quantities are permitted to be increased 100 percent in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13, Standard for Installation of Sprinkler Systems. Where Note 1 also applies, the increase for both notes is permitted to be applied cumulatively.

NOTE: 2016 CALIFORNIA FIRE CODE, TABLE 5003.1.1 (1) MAXIMUM ALLOWABLE QUANTITY OF HAZARDOUS MATERIALS PER CONTROL AREA - EXCERPTS

MAXIMUM ALLOWABLE QUANTITY - GALLONS (POUNDS)

CLASS/DESCRIPTION	SOLVENT	STORAGE	USE - CLOSED SYSTEMS	USE - OPEN SYSTEMS
1B - FLAMMABLE LIQUID	ETHANOL ISOPROPYL ALCOHOL	120 ^a	120 ^d	30 ^d

d. Maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.5.1.1. Where Note 1 also applies, the increase for both notes shall be applied cumulatively.

e. Maximum allowable quantities shall be increased 100 percent when stored in approved storage cabinets, day boxes, gas cabinets, vented enclosures, or listed safety cans. Listed safety cans shall be in accordance with Section 5003.5.10. Where Note 1 also applies, the increase for both notes shall be applied cumulatively.



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HAL EXTRACTION TECHNOLOGY LTD. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF HAL EXTRACTION TECHNOLOGY LTD. IS PROHIBITED.

HAL EXTRACTION TECHNOLOGY LTD.
5902 MCINTYRE ST.
GOLDEN, CO 80403
PHONE: (720) 504-4726

DESCRIPTION	Extraction Fume Hood, Model 554, Class Division 2, Ethanol Sensor
WEIGHT	1365 LBS
HEIGHT	207 INCHES
WIDTH	207 INCHES
DEPTH	207 INCHES
FILE NUMBER	60126

DIMENSIONS	
INTERIOR SF	180 FT ²
EXTERIOR DIMENSIONS	10'0" W x 20'3" L x 8'5" H
INTERIOR DIMENSIONS	9'9" W x 18'9" L x 8'2" H
DOOR DIMENSIONS	3'0" W x 7'0" H
MAX HEIGHT W/ FAN	9'8" H
CONSTRUCTION	
PANELS (46)	18-ga powder coated steel. Meets NFPA 33 (2018) 5.3.2 construction requirements. Note: These panels do not have a fire rating.
DOOR (1)	90-min. fire-rated, 18-ga steel LHR door with 7" x 22" window & panic bar.
ANCHORS (69)	1" Drop Anchors (460lbs Pullout, 490lbs Shear, estimated at 25% of ultimate value. 3 Anchors per panel.)
UTILITY PENETRATIONS (2)	(2) 3/4"; (4) 1 1/8"; (8) 1 3/8"; (2) 1 3/4" penetrations with fire-rated hole seals. (All penetrations shall be sealed in accordance with the NEC.)
ELECTRICAL	
ELECTRICAL SUPPLY	(1) 20-amp 208VAC, 60Hz, 1 PH circuit. (Circuit should exclusively provide power for booth. All system components are powered by Control Panel.)
FULL LOAD AMPERAGE	FLA @ Purge Air Flow Rate: 15 amps. FLA @ Base Air Flow Rate: 8 amps.
CONTROL PANEL (1)	UL-Listed, UL 508A, (2) 1 to 3 Phase Variable Speed Drives, Micro PLC. Control Panel outputs can be connected to HVAC control systems and building fire control panels as required by your AHJ.
CONTROL SETTINGS (3)	Off / Fan On / Fan and Lights On
GAS SENSOR (1)	UL Listed Infrared, Class I, Division 1 explosion-proof sensor
LIGHT FIXTURES (4)	UL Listed 2-tube, Class I, Division 1, Ceiling drop mount
EMERGENCY LIGHT (1)	UL Listed Infrared, Class I, Division 1, Ceiling mount, CFL, 120-277V
CONDUIT & FITTINGS	All hazardous location electrical conduit and sealing fittings for the booth components are provided. Conduit runs from the control panel to booth penetrations are provided by customer and can be of EMT construction.

VENTILATION	
HVAC HARDWARE	(2) 12" Explosion-proof fan package. (Fans, motors, pulleys, and belts)
AIR FLOW RATES (2 Speeds)	Min. Base Air Flow Rate: 500 CFM, Min. Purge Air Flow Rate: 1500 CFM (Minimum flow rates ensure exhaust concentrations never exceed 25% LEL of flammable solvents)
PLENUM DESIGN	Supply and exhaust designed to place greatest amount of air movement near floor surface and working surfaces. (At Purge Air Flow Rate, the bottom 12" cross-section of the booth tests at over 100 linear feet per minute.)
ALARMS	
LIGHT ALARM (1)	Amber, rated for Class I, Division 2 hazardous locations
SOUND ALARM (1)	24V DC, 109 Db @ 1M, rated for unclassified locations
ALARM SET POINTS (2)	Base Air Flow Rate up to 10% of Lower Explosive Limit Amber Light Alarm + Purge Air Flow Rate at 10% of LEL Amber Light Alarm + Purge Air Flow Rate + Sound Alarm at 25% of LEL
OTHER	
FIRE SUPPRESSION	Available upon request at an additional price. Any Fire Suppression Systems installed on the HAL Extraction Booth must be an automatic stand-alone unit, listed for use in hazardous locations, or an automatic sprinkler system from the building.
ODOR MITIGATION	Not included
INSTALLATION AND ASSEMBLY	HAL Extraction does not provide installation. A licensed electrician is required to connect the booth to the building power supply and connect control panel to booth components. HAL Extraction recommends using a mechanical engineer to design ducting connected to a HAL Extraction Booth.
COMPLIANCE	
UL CERTIFICATION	Booth System certified by UL category code QMCV. File # E47776
ENGINEERING PEER REVIEW	Peer Reviewed by Pressure Safety Inspectors (PSI) licensed in AZ, CA, CO, FL, HI, MA, MD, ME, MI, NV, OH, OR, PA, WA
DESIGNED CODE COMPLIANCE	The HAL Extraction Booth is designed to comply with applicable codes in: NFPA 1 (2018); NFPA 30 (2018); NFPA 33 (2018); NFPA 58 (2017); NFPA 70E (2018); NFPA 91 (2015); AZ Fire Code 2016; CA Fire Code 2016; International Fire Code 2018; OR Fire Code 2014; WA Fire Code 2015
OTHER	Computational Fluid Dynamics Analysis Report available for submittal to AHJ. Seismic Calculations and Structural Analysis Report available for submittal to AHJ.

- BUILDING C -
NON-VOLATILE MANUFACTURING - APPS#13328

VOLATILE MANUFACTURING
APPS# 13319

NON VOLATILE MANUFACTURING FACILITY

- (1) OFFICE CONNECTED TO SECURED RECORD STORAGE
- (2)INTAKE ROOMS WITH WEIGH STATIONS
- (2)HAND WASHING SINK
- (2) ADA UNISEX BATHROOMS IN COMMON AREA
- (1) ADA WATER FOUNTAIN
- (1) STANDARD WATER FOUNTAIN
- EMPLOYEE LOCKERS FOR PERSONAL BELONGINGS IN COMMON AREA
- (2) SUPPLY STORAGE ROOM
- (2)DISPOSAL ROOM (MATERIALS & PRODUCTS)
- COMMERCIAL GRADE KITCHEN
- (2) NON VOLATILE EXTRACTION ROOMS WITH SIX (6) C1-D2 EXTRACTION BOOTHS
- (2)QUARANTINE ROOM
- (4) INVENTORY STORAGE ROOM

CHECK-IN WINDOW-

ALL DELIVERY PERSONS, CONTRACTORS, SUB CONTRACTORS AND THE LIKE WILL HAVE TO REGISTER AND CHECK IN BEFORE GAINING ACCESS.

MATERIAL PROCESS

NON CANNABIS MATERIALS AND SUPPLIES WILL BE DELIVERED DIRECTLY TO THE NON VOLATILE MANUFACTURING FACILITY VIA SPRINTER VANS OR BOX TRUCKS.

RAW CANNABIS MATERIALS WILL BE PURCHASED FROM A LICENSED DISTRIBUTOR, CULTIVATOR, PROCESSOR, OR OTHER MANUFACTURER.

RAW MATERIALS WILL BE INSPECTED, WEIGHED, ENTERED INTO INVENTORY AND TRACK AND TRACE SYSTEM.

IN PROCESS PRODUCTS, FINISHED PRODUCTS AND RAW MATERIALS WILL BE STORED SEPARATELY. ALL RAW MATERIALS AND FINISHED PRODUCTS WILL BE STORED IN QUARANTINE FOR TESTING AND MONITORING.

FINISHED PRODUCTS WILL BE TRANSFERRED TO LICENSED DISTRIBUTION CENTER ON SITE.

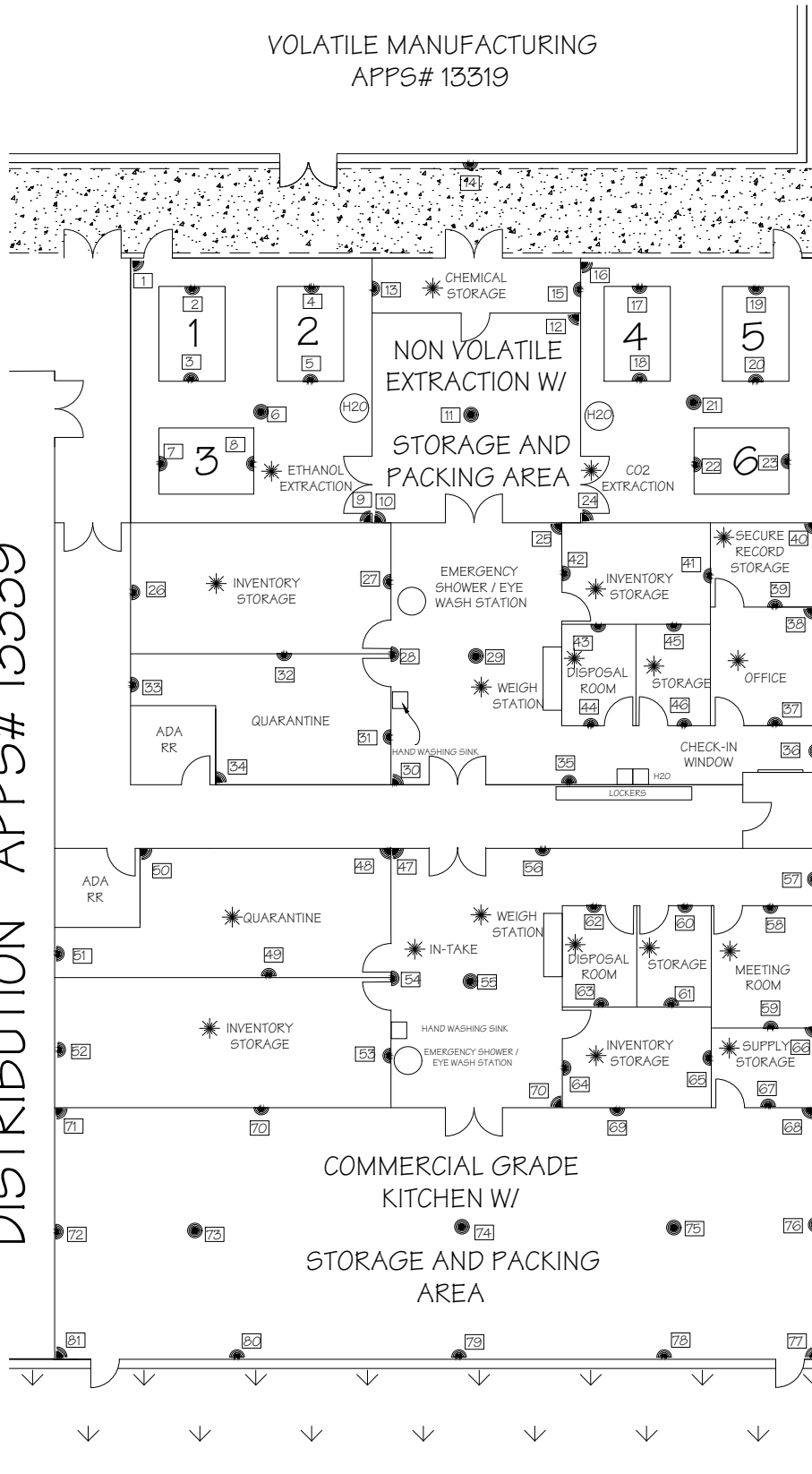
SECURITY

* LIMITED ACCESS AREA

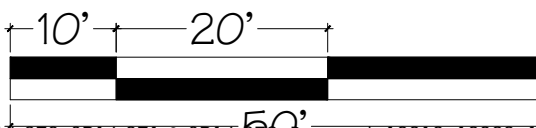
SURVEILLANCE CAMERAS

- 1.) ETHANOL EXTRACTION FACILITY
- 2.) EXTRACTION BOOTH #1
- 3.) EXTRACTION BOOTH #1
- 4.) EXTRACTION BOOTH #2
- 5.) EXTRACTION BOOTH #2
- 6.)ETHANOL EXTRACTION FACILITY
- 7.) EXTRACTION BOOTH #3
- 8.)EXTRACTION BOOTH #3
- 9.)SUPPLY STORAGE
- 10.)NON VOLATILE EXTRACTION AREA
- 11.)NON VOLATILE EXTRACTION AREA
- 12.) NON VOLATILE EXTRACTION AREA
- 13.) CHEMICAL STORAGE
- 14.) CHEMICAL STORAGE
- 15.) EXTERIOR CHEMICAL STORAGE
- 16.) CO2 EXTRACTION FACILITY
- 17.) EXTRACTION BOOTH #4
- 18.) EXTRACTION BOOTH #4
- 19.) EXTRACTION BOOTH #5
- 20.)EXTRACTION BOOTH #5
- 21.) CO2 EXTRACTION FACILITY
- 22.) EXTRACTION BOOTH #6
- 23.) EXTRACTION BOOTH #6
- 24.) CO2 EXTRACTION FACILITY
- 25.) INTAKE AREA / WEIGH STATION
- 26.) INVENTORY STORAGE
- 27.) INVENTORY STORAGE
- 28.)INTAKE AREA / WEIGH STATION
- 29.)INTAKE AREA / WEIGH STATION
- 30.)INTAKE AREA / WEIGH STATION
- 31.)QUARANTINE ROOM
- 32.)QUARANTINE ROOM
- 33.)QUARANTINE ROOM
- 34.)QUARANTINE ROOM
- 35.)INTAKE AREA / WEIGH STATION
- 36.)CHECK IN WINDOW
- 37.)OFFICE
- 38.)OFFICE
- 39.)SECURE STORAGE ROOM
- 40.)SECURE STORAGE ROOM
- 41.)INVENTORY STORAGE
- 42.)INVENTORY STORAGE
- 43.)DISPOSAL ROOM
- 44.)DISPOSAL ROOM
- 45.) SUPPLY STORAGE
- 46.)SUPPLY STORAGE
- 47.)INTAKE AREA / WEIGH STATION
- 48.)QUARANTINE ROOM
- 49.)QUARANTINE ROOM
- 50.)QUARANTINE ROOM
- 51.)QUARANTINE ROOM
- 52.)INVENTORY STORAGE
- 53.) INVENTORY STORAGE
- 54.) INTAKE AREA
- 55.) INTAKE AREA
- 56.) INTAKE AREA
- 57.) HALLWAY
- 58.) MEETING ROOM
- 59.) MEETING ROOM
- 60.)SUPPLY STORAGE
- 61.) SUPPLY STORAGE
- 62.) DISPOSAL ROOM
- 63.) DISPOSAL ROOM
- 64.) INVENTORY STORAGE
- 65.) INVENTORY STORAGE
- 66.) SUPPLY STORAGE
- 67.) SUPPLY STORAGE
- 68.)COMMERCIAL KITCHEN
- 69.)COMMERCIAL KITCHEN
- 70.)INTAKE AREA / WEIGH STATION
- 71.)COMMERCIAL KITCHEN
- 72.)COMMERCIAL KITCHEN
- 73.)COMMERCIAL KITCHEN
- 74.)COMMERCIAL KITCHEN
- 75.)COMMERCIAL KITCHEN
- 76.)COMMERCIAL KITCHEN
- 77.)COMMERCIAL KITCHEN
- 78.)COMMERCIAL KITCHEN
- 79.)COMMERCIAL KITCHEN
- 80.)COMMERCIAL KITCHEN
- 81.)COMMERCIAL KITCHEN

DISTRIBUTION APPS# 13339



SCALE :



SP16-868, SP16-870, SPT6-871 & SPT6-872, Brosgart 13319, 13328, 13339 & 13348

September 5, 2019

CANNABIS WASTE STORAGE:

ALL CANNABIS MATERIALS OR CANNABIS PRODUCTS THAT ARE REQUIRED TO BE DESTROYED WILL BE DEEMED UNRECOGNIZABLE BEFORE DISCARDING. WHEN POSSIBLE MATERIALS WILL BE GROUND DOWN, PACKAGING WILL BE EMPTIED AND RECYCLED. ALL FINISHED PRODUCTS AND MATERIALS WILL BE PLACED IN A WATERTIGHT CONTAINER AND PICKED UP BY A LICENSED WASTE HAULER.

ODOR MITIGATION

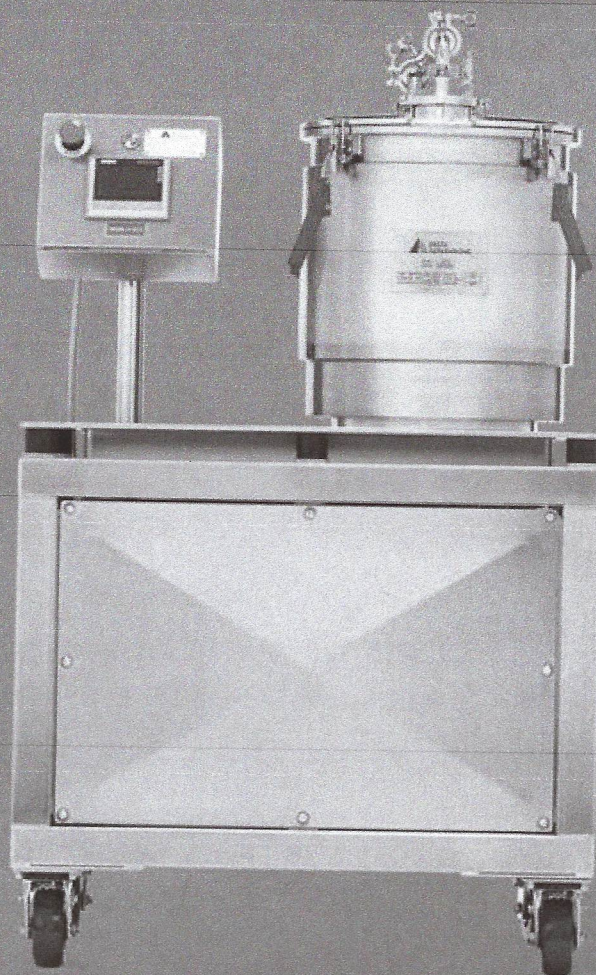
HVAC SYSTEM THROUGH OUT FACILITY WILL BE EQUIPPED WITH CARBON FILTERS TO MINIMIZE ODOR RELEASED FROM PREMISES.

CUP-15

CENTRIFUGE UTILITY PLATFORM

Closed-Loop Alcohol Extraction System

Our centrifuge based technology enables the ability to target and extract specific botanical compounds to achieve desired separation. The CUP-15 SERIES ALCOHOL EXTRACTION SYSTEM combines closed-loop, cold alcohol extraction with mechanical centrifugation ensuring high-purity extractions.



98%

Botanical Compound
Removal



97%

Alcohol Removal



-40°C

Low Temperature
Rating



Dimensions

CUP-15: w/o Auxiliary Components
(37" L x 25.5" W x 63.1" H)

Main Control Panel:
(24" L x 32" W x 52" H)

Total Amp Draw

30 amps
(Including ancillary equipment)

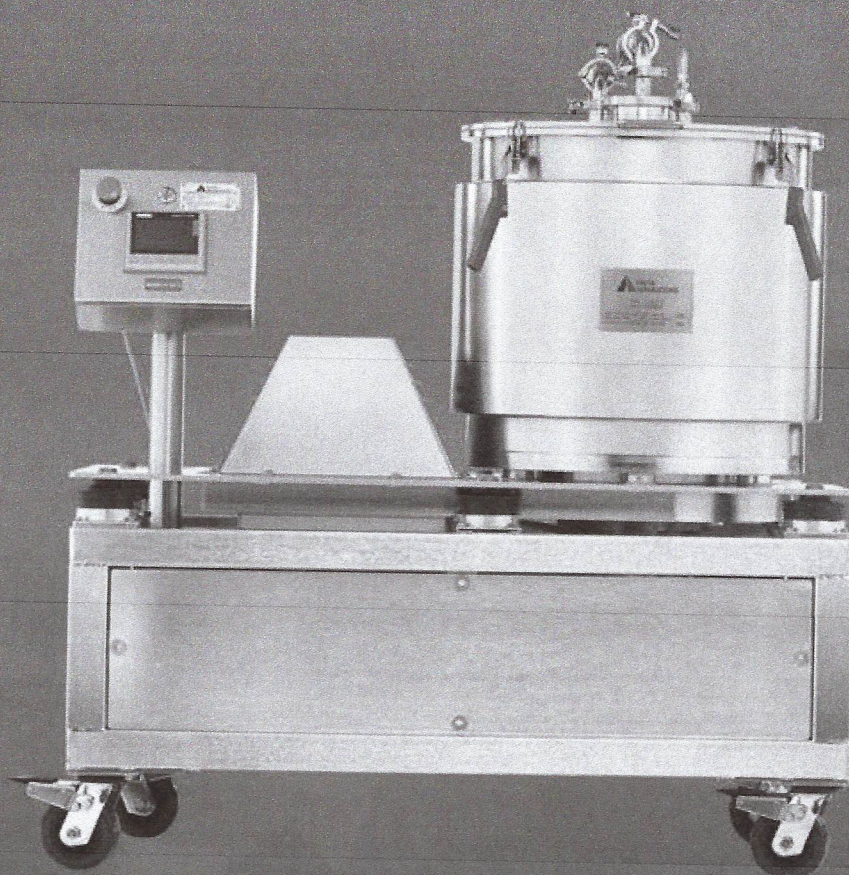
- Closed-Loop System
- 3rd Party Engineer Reviewed
- UL Listed US/Canada
- 304 & 316L Sanitary Stainless Steel
- Vacuum Jacket Insulation
- Easy Material Loading/Unloading
- Bi-Directional Agitation
- Variable Speed Control
- Heavy-Duty Spin Drying
- 12 Month Parts/Labor Warranty
- Technical Support
- Made in USA

CUP-30

CENTRIFUGE UTILITY PLATFORM

Closed-Loop Alcohol Extraction System

The CUP-30 SERIES is our large capacity centrifuge system that uses programmable sequences to target and extract your desired compounds from botanical biomasses. Utilizing closed-loop technology with mechanical centrifugation, the CUP-30 ensures the easy delivery of high-purity extractions.



98% Botanical Compound
Removal



97% Alcohol Removal



-40°C Low Temperature
Rating



Dimensions

CUP-30: w/o Auxiliary Components
(49" L x 27.5" W x 58.5" H)

Main Control Panel:
(24" L x 32" W x 54" H)

Total Amp Draw

30 amps
(Including ancillary equipment)

- Closed-Loop System
- 3rd Party Engineer Reviewed
- UL Listed US/Canada
- 304 & 316L Sanitary Stainless Steel
- Vacuum Jacket Insulation
- Easy Material Loading/Unloading
- Bi-Directional Agitation
- Variable Speed Control
- Heavy-Duty Spin Drying
- 12 Month Parts/Labor Warranty
- Technical Support
- Made in USA

Speed. Ease. Craftsmanship.

The CUP Series alcohol extraction systems enable operators to target and extract botanical compounds from diverse plant species. Boasting a 97% alcohol removal from biomass and 98% botanical compound removal, the CUP systems streamline production times and maximize extraction yield. Designed and built in northern California, Delta Separations is taking US craftsmanship to the next level.

Speed of Processing

Runtime for CUP-15 is 15 minutes and CUP-30 is 20 minutes, allowing operators to process up to 600 pounds of material in a standard eight-hour shift. With the touch of a button, the automated program menu runs the cycle to the user's specifications. [Compare the CUP Series.](#)

Ease of Operation

Ever run a washing machine to do your laundry? Congratulations! You are on your way to becoming an operator of the CUP Series extractors. It's as easy as 1-2-3.

1. Operator packs a mesh bag with biomass, places the bag in the vessel and locks the lid.
2. The unit is filled with alcohol from the source tank initiating an agitated wash and spin cycle, extracting 98% of the desired plant material and removing any remaining alcohol mixture.
3. The system then drains and the alcohol tincture is ready for further processing.

Compare the
CUP Series



Standard on both CUP-15 and CUP-30

- Closed-Loop system
- Designed for single operator
- Easy material loading / unloading
- Controlled alcohol residence time
- All wetted parts are 304 and 316L sanitary stainless steel
- Vacuum jacketed insulation
- Alcohol feed port with 1.5" tri-clamp fittings
- Vapor tight (no pressure) vessel with EPDM lid seal
- 2" Tri-Clamp Angled Drain
- Low temperature rating to -40c
- 3rd Party Engineer Reviewed by PSI
- UL certified electronics [C1D2] U.S. / Canada

Throughput. Separation. Residence.

The FFE-45 improves efficiency of alcohol recovery, while eliminating the need for roughly ten 20 liter rotovaps or six 50 liter rotovaps.

Throughput

With its unique design, the Delta Separations FFE-45 greatly increases the throughput of botanical oil production boasting an impressive 45 gallons per hour of alcohol recovery.

Separation

Increase processing capacity for high-quality output and efficiently recover alcohol with less time and labor. The FFE-45 separates 85-95% of alcohol in one pass, depending on SOP.

Technical Specs

FFE-45

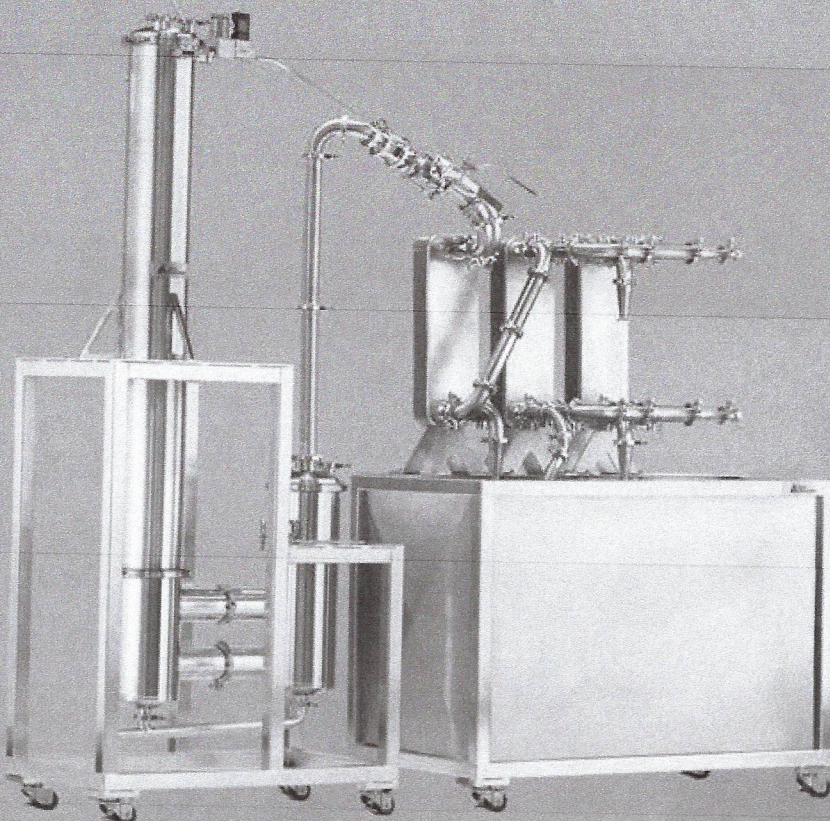


FFE-45

FALLING FILM EVAPORATOR

Alcohol Evaporation System

The FFE-45 is Delta Separations innovative falling film evaporation technology is used to evaporate and recover the alcohol from the extract tincture at a large scale. Our evaporation system maintains a high evaporation rate, which significantly increases the throughput of crude oil production, eliminating the need for multiple large rotary evaporator systems.



1 Single Operator



10x

20 Liter Rotary Evaporators



85-95%

Separation Efficiency



Dimensions

Evaporator - 41" L x 32" W x 99" H
(104 cm L x 81 cm W x 249 cm H)

Pump Cart - 52" L x 32" W x 74" H
(132 cm L x 81 cm W x 188 cm H)

Total Amp Draw

163.5 amps
(Including ancillary equipment)

- Small Comparable Footprint
- Short Residence Time
- 316L Sanitary Stainless Steel
- Tempered and reinforced sight glass
- Continuous Operation
- System can be modified for specific applications or higher throughputs
- 12 Month Parts/Labor Warranty
- Technical Support
- Made in USA
- Clean in Place (CIP)

Production Capacity

- 45+ Gallons per hour recovery speed
- 85% - 95% Removal efficiency (dependent upon input material and/or SOP)
- 50°C - 90°C Operational evaporator temperature

Standard Features

- C1D2 Compliant
- 304 and 316L Sanitary stainless steel construction
- Tempered and reinforced sight glass
- Short residence time
- Designed for a single operator

Efficient. Versatile. Clear.

The final step in the production of high-quality distillate.

The RFD-27 is engineered to refine targeted compounds from crude botanical extracts and deliver clear distillate at fast speeds. Durable stainless steel construction enhances heat transfer.

Efficient

The RFD-27 removes undesirable compounds to create finished oil. Our Rolled Film Distillation system utilizes rollers, increasing the evaporative surface area and agitation which facilitates an efficient process with superb heat transfer capacity.

Versatile

RFD-27 is highly configurable allowing the operator to manually dial in settings and parameters based on SOP.

RFD-27

Production Capacity

- Surface area: 0.27m²
- System feed rate: 4-5 liters per hour*
- Jacketed feed tank: 5 liters
- Collection tanks: 2 gallons

Standard Features

- UL Listed components
- 316L Stainless steel construction
- Ultra-high vacuum liquid nitrogen
- Dry pumps included
- Optional diffusion and rotary vane pumps

Clear

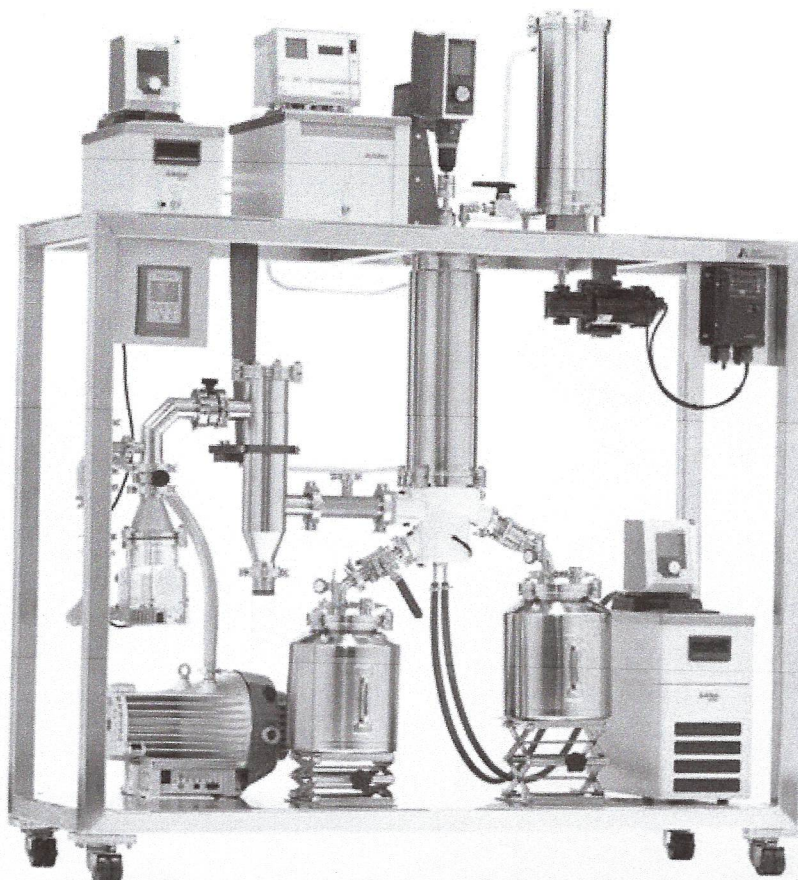
Target desired botanical compounds to create clear distillate.

RFD-27

ROLLED FILM DISTILLATION

Molecular Distillation

The RFD-27 is a form of short-path distillation that uses UHV (Ultra-High Vacuum) levels to achieve molecular separation of the individual target cannabinoids from the crude oil. Using deep vac, controlled residence time and metered feed, a single-operator can produce high purity (90-95%) cannabinoid distillate.



92% Botanical Compound Removal



95% Target Purity



Ultra-High Volume Liquid Nitrogen Cold Trap



Dimensions

67" L x 24" W x 77.54" H
(170 cm L x 61 cm W x 197 cm H)

Total Amp Draw

60 amps (Including ancillary equipment)

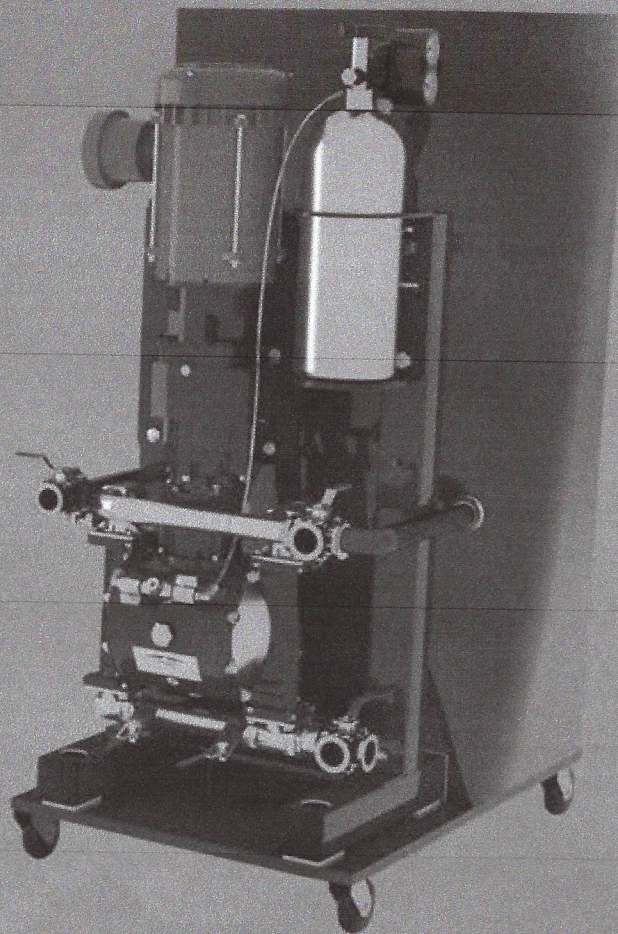
- Dry pumps included
- 3rd Party Engineer Reviewed
- 316L Sanitary Stainless Steel
- Optional diffusion and rotary vane pumps
- Easy Material Loading/Unloading
- Utilizing dry pumps results in not getting water into your diffusion pump oil
- 12 Month Parts/Labor Warranty
- Technical Support
- Made in USA

ACP-30

ALCOHOL CHILLING PLATFORM

Pre-Extraction Chilling Technology

THE ACP-30 ensures your solvent is the optimal temperature for the important first step in your extraction process. Matching the chilling performance of multiple large freezers, this system saves you time, money and energy within a much smaller footprint for your lab.



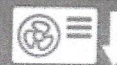
30 Gallons of Alcohol Chilled
From 20c to -40c in 30 mins



50ft² Smaller Operational
Footprint



Reduced HVAC
Requirements



Dimensions

36" L x 24" W x 48" H
(91 cm L x 60 cm W x 122 cm H)

Total Amp Draw

61.6 amps (Including ancillary equipment)

- Small Comparable Footprint
- High Performance Food Grade Pump
- UL Listed US/Canada
- Chill 160 gallons of alcohol from 20°C to -20°C in 60 minutes
- C1D1/C1D2 rated
- Twin 5HP industrial independent remote compressor units
- 12 Month Parts/Labor Warranty
- Technical Support
- Made in USA

CDMH.20-2x-2f

CONTACT US FOR A QUOTE

TAKING IT TO THE NEXT LEVEL WITH THE CDMH.20-2X-2F

A supercritical closed loop CO2 extractor is used to extract different molecules from botanicals using liquid or supercritical CO2. The use of CO2 means that typical solvents that might not only be dangerous to work with but also could affect the chemical composition of the oils you are extracting are no longer a concern. CO2 is a relatively inert, nonflammable gas and when pressure and temperature is applied to it, it will undergo a phase change to its liquid or supercritical form, resulting in an exceptionally efficient solvent for botanical extraction.

The plant material is broken down at a molecular level by passing liquid or supercritical CO2 through a vessel with the plant materials. As the CO2 moves through the plant material, it strips the botanical of the desired extract. As the CO2 is returned to its gaseous state it undergoes the Venturi Effect, leaving you with shelf ready pure plant oils (terpenes, full spectrum, etc.).

The CDMH.20-2X-2F features a 2 20-liter solvent chambers, a loading capacity of 20lbs and double fraction expansion chambers. With a flow rate of 4.2kg/min and easy open clam shell enclosures, you can expect industry-leading run-times and easy loading and unloading processes. The CDMH.20-2X-2F is the largest extractor in our commercial series and is perfect for a wide range of processing needs.

Contact us to learn how Isolate Extraction Systems, Inc. and our botanical extraction systems can help you grow your business.

This Supercritical CO2 Extraction Machine Consists Of:

- 100% Automation
- 2 - 20 Liter Solvent Chamber
- Loading Capacity of 20 LBS
- Double Fraction Expansion Chambers
- Flow Rate of 4.2 KG/MIN



CDMH.10-2x-2f

CONTACT US FOR A QUOTE

A supercritical closed loop CO2 extractor is used to extract different molecules from botanicals using liquid or supercritical CO2. The use of CO2 means that typical solvents that might not only be dangerous to work with but also could affect the chemical composition of the oils you are extracting are no longer a concern. CO2 is a relatively inert, nonflammable gas and when pressure and temperature is applied to it, it will undergo a phase change to its liquid or supercritical form, resulting in an exceptionally efficient solvent for botanical extraction. This is a fantastic supercritical CO2 extraction machine!

The plant material is broken down at a molecular level by passing liquid or supercritical CO2 through a vessel with the plant materials. As the CO2 moves through the plant material, it strips the botanical of the desired extract. As the CO2 is returned to its gaseous state it undergoes the Venturi Effect, leaving you with shelf ready pure plant oils (terpenes, full spectrum, etc.).

The CDMH.10-2X-2F botanical extractor machine features a 2 10-liter solvent chambers, a loading capacity of 10lbs and double fraction expansion chambers. With a flow rate of 2.6kg/min and easy open clam shell enclosures, you can expect industry-leading run-times and easy loading and unloading processes. The CDMH.10-2X-2F is the second largest extractor in our commercial series and is perfect for a wide range of processing needs.

This Extractor Consists of:

100% Automation

650-3500 PSI

2- 10 Liter Solvent Chambers

Double Fraction Expansion Chambers

Loading Capacity of 10 LBS

Flow Rate of 2.6 KG/MIN



CDMH.5-2x-2f

CONTACT US FOR A QUOTE

The process of essential oil extraction from plant products can be a long, messy, and time-consuming process, but that doesn't mean it has to be. Even at small scale production, you have options. Having the overhead of large pieces of equipment is often a deterrent for businesses that don't work on an industrial scale that require such large machines to accommodate greater output. With the CMDH.5-2X-2F Supercritical CO2 Extractor, the smallest oil extraction machine IES, Inc. manufactures for the purpose of commercial grade extraction, the process is no longer something unattainable for cottage industry businesses. Read more about our Supercritical CO2 Extraction Systems for sale here!

WHAT IS SUPERCRITICAL CO2 EXTRACTION?

The process is a method of mechanical separation of oils from plant material, which is done by passing a suspension of plant material and pressurized, liquid or supercritical CO2 through a series of tubes in order to fracture the material at a molecular level. At its liquid and supercritical states, CO2 serves as an excellent solvent. When processed, the CO2 is returned to a gaseous state, without any lingering residue of a solvent remaining in the oil, unlike other processes involving solvents such as alcohol or benzene. What remains is either full spectrum oil or terpenes based on your process conditions. In the end, you get a cleaner product without hazardous solvents that will affect the quality and safety of your operations.

SPECIFICATIONS AND PERFORMANCE OF THIS OIL EXTRACTION MACHINE

The CDMH.5-2X-2F supercritical CO2 extraction system has two 5 liter solvent chambers with a loading capacity of 5LBS. Using double fraction expansion chambers, this machine processes with a flow rate of 1.5kg/minute. In other words, it is a small, yet capable workhorse of a machine, for commercial-sized operations. This supercritical CO2 extraction machine will produce full spectrum oil and/or terpenes that is free of any solvent.

With easy loading and unloading processes & industry leading run-times, you will be able to process plant material more quickly, efficiently, and effectively than you thought possible with inferior methods. Contact Isolate Extraction Systems, Inc. to see how to take your extraction to the next level. There is a good chance there is an oil extraction machine we make that will be perfect for your processing requirements.

This Extractor Consists Of:

- 100% Automation
- 2 - 5 Liter Solvent Chamber
- Loading Capacity of 5 LBS
- Double Fraction Expansion Chambers
- Flow Rate of 1.5 KG/MIN



Custom Built: CDMH.50-2x-1f

CONTACT US FOR A QUOTE

This Extractor Consists Of:

100% Automation

2- 50 Liter Solvent Chambers

Loading Capacity of 50LBS

Flow Rate of 8.2 KG/MIN

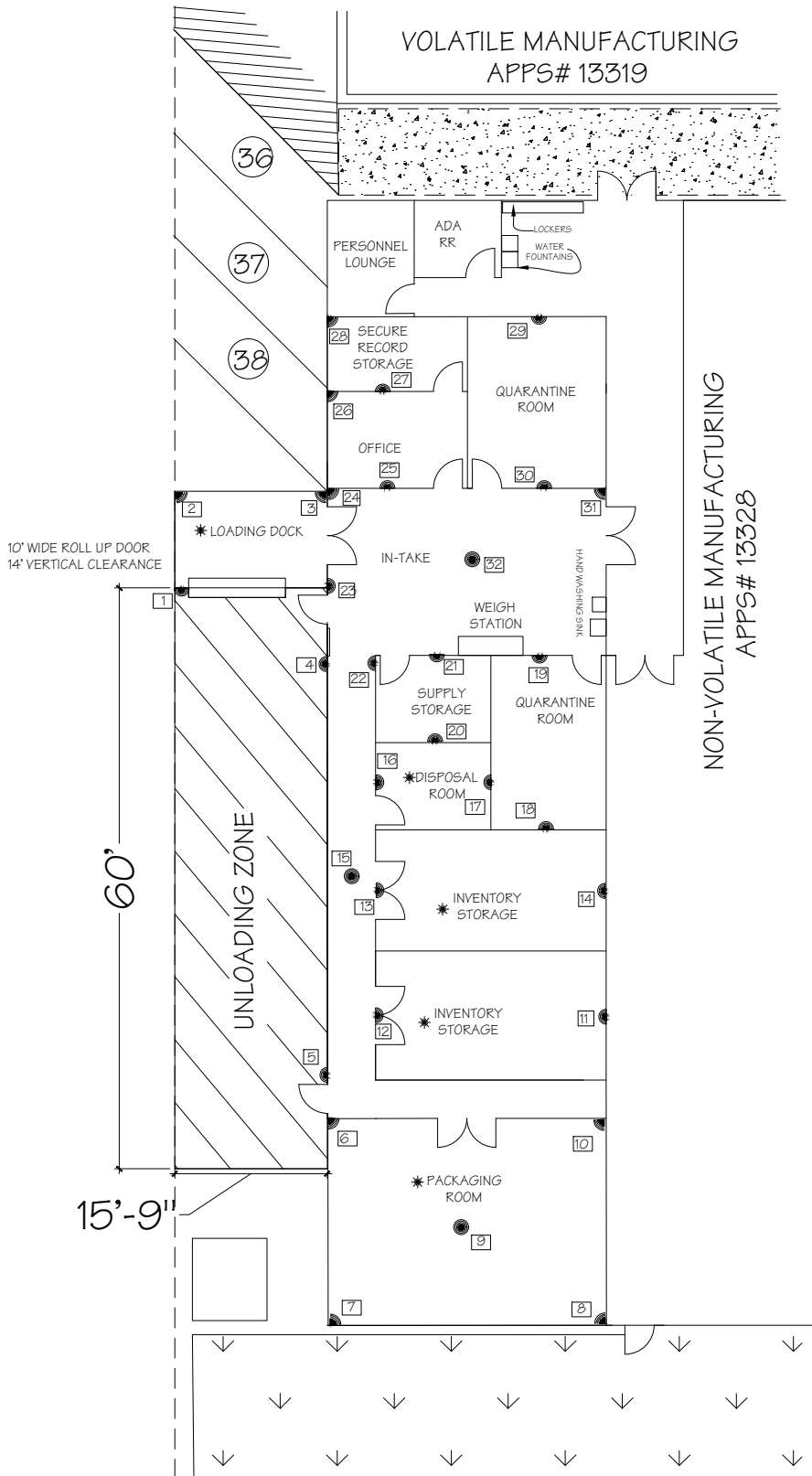
Hydraulic Powered Clam Shell
Enclosure

Crain Assisted Loading and
Unloading

(Available for Systems Over 100
Liters)



- BUILDING C - DISTRIBUTION APPS#13339



NON VOLATILE MANUFACTURING FACILITY

- (1) OFFICE CONNECTED TO SECURED RECORD STORAGE
- INTAKE ROOM WITH WEIGH STATION
- HAND WASHING SINK
- (2) ADA UNISEX BATHROOMS IN COMMON AREA
- (1) ADA WATER FOUNTAIN IN COMMON AREA
- (1) STANDARD WATER FOUNTAIN IN COMMON AREA
- EMPLOYEE LOCKERS FOR PERSONAL BELONGINGS IN COMMON AREA
- SUPPLY STORAGE ROOM
- DISPOSAL ROOM (MATERIALS & PRODUCTS)
- QUARANTINE ROOM
- PACKAGING ROOM
- (2) INVENTORY STORAGE ROOM

CHECK -IN WINDOW-

ALL DELIVERY PERSONS, CONTRACTORS, SUB CONTRACTORS AND THE LIKE WILL HAVE TO REGISTER AND CHECK IN BEFORE GAINING ACCESS.

MATERIAL PROCESS

DISTRIBUTION FACILITY WILL INVOLVE RECEIVING, STORING, TESTING, RE-PACKING, LABELING AND RE-DISTRIBUTING CANNABIS PRODUCTS. MATERIALS COME THROUGH THE IN-TAKE AREA. THE IN-TAKE PROCESS INVOLVES, CROSS REFERENCE TO SHIPPING MANIFEST, INSPECTION, TAGGING BY AN AUTHORIZED DISTRIBUTION PERSONNEL AND STORING MATERIALS IN PROPER QUARANTINE ROOMS UNTIL TESTED. TAGGING WILL BE IN COMPLIANCE WITH THE STATE TRACK AND TRACE SYSTEM METRC AND MONITORED THROUGH REAL TIME RFID MONITORING TECHNOLOGY.

TESTED, TAGGED AND APPROVED FRESH / RAW MATERIALS OR IN-PROCESS / FINISHED PRODUCTS ARE THEN MOVED INTO INVENTORY STORAGE, UNTIL RELEASED FOR DISTRIBUTION TO A LICENSED PROCESSING / MANUFACTURING FACILITY TO BE CONVERTED INTO A FINISHED PRODUCT. FINISHED PRODUCTS WILL BE STORED APPROPRIATELY UNTIL RELEASED FOR SHIPPING TO DISPENSARY.

UNLOADING ZONE:

NON CANNABIS AND EQUIPMENT SUPPLIES MATERIALS WILL BE DELIVERED DIRECTLY TO DISTRIBUTION CENTER VIA THE LOADING ZONE AND THROUGH THE SECURED LOADING DOCK.

CANNABIS WASTE STORAGE:

ALL CANNABIS MATERIALS OR CANNABIS PRODUCTS THAT ARE REQUIRED TO BE DESTROYED WILL BE DEEMED UNRECOGNIZABLE BEFORE DISCARDING. WHEN POSSIBLE MATERIALS WILL BE GROUND DOWN, PACKAGING WILL BE EMPTIED AND RECYCLED. ALL DISPOSED PRODUCTS AND MATERIALS WILL BE PLACED IN A WATERTIGHT CONTAINER AND PICKED UP BY A PRIVATE LICENSED WASTE HAULER.

ODOR MITIGATION

HVAC SYSTEM THROUGH OUT FACILITY WILL BE EQUIPPED WITH CARBON FILTERS TO MINIMIZE ODOR RELEASED FROM PREMISES.

SECURITY

* LIMITED ACCESS AREA

SURVEILLANCE CAMERAS

- 1.) UNLOADING DOCK
- 2.) UNLOADING DOCK
- 3.) UNLOADING DOCK
- 4.) UNLOADING DOCK
- 5.) UNLOADING DOCK
- 6.) PACKAGING ROOM
- 7.) PACKAGING ROOM
- 8.) PACKAGING ROOM
- 9.) PACKAGING ROOM
- 10.) PACKAGING ROOM
- 11.) INVENTORY STORAGE
- 12.) INVENTORY STORAGE
- 13.) INVENTORY STORAGE
- 14.) INVENTORY STORAGE
- 15.) HALLWAY
- 16.) DISPOSAL ROOM
- 17.) DISPOSAL ROOM
- 18.) QUARANTINE ROOM
- 19.) QUARANTINE ROOM
- 20.) SUPPLY STORAGE
- 21.) SUPPLY STORAGE
- 22.) HALLWAY / CHECK IN WINDOW
- 23.) CHECK IN / WEIGH STATION / INTAKE
- 24.) CHECK IN / WEIGH STATION / INTAKE
- 25.) OFFICE
- 26.) OFFICE
- 27.) SECURED RECORD STORAGE ROOM
- 28.) SECURED RECORD STORAGE ROOM
- 29.) QUARANTINE ROOM
- 30.) QUARANTINE ROOM
- 31.) CHECK IN / WEIGH STATION / INTAKE
- 32.) CHECK IN / WEIGH STATION / INTAKE



App# 13312
APN: 516-111-064



Memorandum

April 4, 2019

To:	Brittney Crosby, Agent		
Cc:	Michael Brosgart, Owner Lelehnia Dubois, Applicant Rick Hanger, FGCSO Dee Dee Simpson, HBMWD Alex Crowe, GHD		
From:	Rebecca Crow, PE, FGCSO District Engineer	Tel:	707-443-8326
Subject:	"Will Serve" Request for Potable Water Service to Proposed Project Located at 1691 Glendale Drive	Job no.:	11125285

Dear Ms. Crosby

This memorandum was prepared in response to your request to the Fieldbrook Glendale Community Services District (FGCSO or District) to provide a will serve letter for potable water service for an agricultural and manufacturing facility located at 1691 Glendale Drive, McKinleyville, CA APN No. 516-111-064 to support cannabis facility applications Nos. 13312, 13319, 13328, 13339, 13346, 13360.

According to the application materials submitted, the water demand of the proposed agricultural and manufacturing facility will be approximately 63,640 gallons per month. Based on this information, the FGCSO has sufficient capacity to serve potable water to the proposed facility located at 1691 Glendale Drive for cannabis application Nos. 13312, 13319, 13328, 13339, 13346, 13360..

While this memo serves to confirm that FGCSO has the capacity to serve potable water to the facility. This memo does not provide authorization for a new connection to the system at this time. When your facility is ready to request a new connection to the system, please complete the attached Water and Sewer Service Application, including \$35 application fee. Also attached is a copy of the District's current water and sewer rates for 2019, including fees for new connections/ increased capacity, a copy of the District Resolution 2017-05 establishing water and sewer capacity fees, and excerpts from the District's Ordinance 91-1 "Establishing Rates, Rules, and Regulations for Water Services by the Fieldbrook Community Services District" (note the District has officially been renamed the Fieldbrook Glendale Community Services District). The District proportions connection and capacity charges based on water demand in relation to a single family residential dwelling equivalent (RDE). One RDE is equal to 800 cubic feet (CF). Any requests for increase in capacity greater than 3 RDEs requires a new metered connection. Based on your projected monthly water demand of 63,640 gallons (8,508 CF), your project is requesting 10.64 RDEs. This will require a new metered connection to the system and the fee based on 2019 rates would be \$112,635.57.



It is assumed that the facility will also request wastewater service. It is recommended that a separate water meter be installed for irrigation water, as the District's current billing system for wastewater is in part based on water use assumed to go into the sewer system. Additional information on this can be provided at the time of service application.

Further review of the application materials submitted indicates that your facility will include an on-site wastewater treatment system and it is anticipated that there may be discharge into the District's sewer system. Please complete the attached Industrial waste discharge survey at the time of your application for water service. Additional connection/capacity fees will apply to the project for sewer service. The amount of the sewer connection/capacity fees will be determined by through a review of the responses to the Industrial waste discharge survey.

Please feel free to call Alex Crowe with any questions, 707-443-8326.

ATTACHMENTS:

- Water and Sewer Service Application
- 2019 Water and Sewer Rates
- Resolution 2017-05 Establishing Water and Sewer Capacity Fees
- Excerpts from Ordinance 91-1
- FGCSO Industrial Wastewater Discharge, Pre-Treatment Checklist

**Fieldbrook Glendale Community Services District
Application for Water/Sewer Service**

Date to Start Service: _____

Name _____ Social Security No. _____
(Please Print or Type Legibly)

Co-Applicant _____ Co-Applicant Social Security No. _____
(Please Print or Type Legibly)

Service Address _____

Mailing Address _____

Email Address _____ DL No. _____ St. _____

☐

Cell Ph. No. _____ Home/Alternate Ph. No. _____

Property Owner _____ Owner Ph. No. _____

Employer _____ Work Ph. No. _____

A one-time, non-refundable processing fee is required on ALL water and sewer service connections.

\$35.00 - Water Payment - Cash _____ Check # _____ Date: _____

\$35.00 - Sewer Payment - Cash _____ Check# _____ Date: _____

_____ I understand it is my responsibility to notify the District immediately when I vacate this property.
(Initials)

_____ I understand that the District will not be responsible for any damages on my property arising out of low or high-
(Initials) pressure conditions or interruption of service.

Water Charges:

The water meters are read and billed monthly. A baseline allowance of 500 cubic feet of water consumption is included in the base monthly charge. Each additional 100 cubic feet of water consumption is charged an additional \$2.64 per 100 cubic feet.

Sewer Charges:

Domestic and Business sewer charges are based on water consumption. The first 400 cubic feet of water consumption is included in the base sewer rate charge of \$100.61 per month. Each additional 100 cubic feet of water consumption is charged an additional \$9.40 per 100 cubic feet.

LATE FEES:

_____ Charges are due and payable upon receipt of the bill. I understand to avoid penalties and late charges (10 %)
(Initials) my account must be paid in full by the 23rd of each month.

TERMINATION OF SERVICE FOR NON-PAYMENT:

_____ Service terminated due to non-payment requires a service charge of **\$70.00** to restore water service.
(Initials)

Service terminated due to non-payment will not be restored until the following business day.

Signature of Applicant

Date

Signature of Co-Applicant

Date

G:\Retail\Fieldbrook Retail\Application for Water Service with rates 2019.docx

**Fieldbrook Glendale Community Services District
Water & Sewer Rates 2019**

Water	
Base Water Rates	
Meter Size	Rate
5/8"	\$48.33
1"	\$57.85
1-1/2"	\$89.62
2"	\$121.47
Usage rates Water	
Usage cubic feet (cf)	
0-500	Included in base rate
Each additional 100 cf	\$2.64
Mather Creek Estates – Special Benefit Zone	
	\$82.82
Sewer	
Monthly Sewer Charges Per Living Unit	\$100.61
Over 400 cf water used – Each Additional 100 cf	\$9.40
Commercial/Industrial (First 400 cf)	\$100.61
Over 400 cf water used – Each Additional 100 cf	\$9.40
Miscellaneous Charges	
Backflow Preventer Testing	\$45.96 per year (\$3.83 per month)
Bad Check Fee	\$35.00
Non-Payment/Lock Out Fee/Temp Lock Off	\$70.00
Water Processing Fee	\$35.00
Sewer Processing Fee	\$35.00

New Connection/Increased Capacity Fee	
Water Connection/Capacity Fee	\$10,591.00
Sewer Connection/Capacity Fee (4")	\$13,397.00
<ul style="list-style-type: none"> • Connection and Capacity fees are based on water consumption for a single-family residential dwelling assumed to equal 800 CF per month. Connection and Capacity fees above 800 CF are prorated. • In addition to connection/capacity fees, applicants are responsible to repay the District for new meter installation costs, based on the actual labor, materials, equipment & overhead costs (per ordinance 91-1 section 4.5). 	

Fieldbrook Glendale Community Services District
4584 Fieldbrook Road, Fieldbrook CA 95519

Resolution 2017-05

A RESOLUTION ESTABLISHING WATER AND SEWER CAPACITY FEES

WHEREAS, the Fieldbrook Glendale Community Services District ("the District") is a Community Services District organized and operating pursuant to Government Code 61000 et seq.; and

WHEREAS, A capacity charge recovers the costs associated with providing additional water and wastewater capacity to new users or existing users requiring additional capacity; and

WHEREAS, Capacity charges exist to achieve an equitable distribution of the cost of expanding our utility systems; and

WHEREAS, under California Water Code Section 61115(a), the District is authorized to establish rates or other charges for services and facilities the District supplies and to provide for the collection and enforcement of those rates or other charges; and

WHEREAS, California Government Code Section 66013(a) states "notwithstanding any other provision of law, when a local agency imposes fees for water connection or sewer connections, or imposes capacity charges those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed"; and

WHEREAS, the establishment, modification, structuring, restructuring, and approval of rates and fees is exempt from the requirements of the California Environmental Quality Act as provided by California Public Resources Code Section 21080(b)(8) the establishment, modification, structuring, restructuring, and approval of rates and fees is exempt from the requirements of the California Environmental Quality Act as provided by California Public Resources Code Section 21080(b)(8); and

WHEREAS, the fees and charges set forth herein are not levied upon any person as an incident of property ownership, and thus are not subject to the procedural prerequisites of Article XIII D of the California Constitution; and

WHEREAS, the District's Engineering Firm, GHD Inc., has prepared a Capital Improvement Plan, dated April 2012; and

WHEREAS, the purpose of the Capital Improvement Plan was to delineate improvements that were envisioned to be needed over the next twenty-years; and

WHEREAS, the Capital Improvement Plan concluded that the existing fees were insufficient to fund the needed improvements; and

WHEREAS, the District increased fees to fund Capital Improvement Projects.

NOW THEREFORE, BE IT RESOLVED, the Board of Directors of the District, after conducting a duly noticed public hearing, find as follows:

Fieldbrook Glendale Community Services District
4584 Fieldbrook Road, Fieldbrook CA 95519

Resolution 2017-05

1. The public interest and necessity as described in the Capital Improvement Plan and the oral testimony presented during the public hearing require the establishment of Capacity Fees.
2. Connection Fees and Capacity Fees are independent calculations. Connection Fees apply when a new meter is placed. Capacity Fees apply when there is an existing connection requiring additional capacity.
3. The District will require a separate water meter for new uses when the estimated new aggregate level of use is more than three (3) residential dwelling equivalents (RDE) as defined by Water Ordinance 91-1 Section 4.6 and any revisions subsequent to the adoption of this resolution. Connection fees will be calculated based on the estimated water use per the application to the County of Humboldt Planning and Building Department or by another reputable source subject to the review of the District's Engineer.
4. Capacity Fees will be imposed when the estimated use is less than three (3) RDE but greater than 800 cubic feet per month as defined by Water Ordinance 91-1 Section 4.6. Capacity fees will be calculated based on the estimated "intensified" water use per the application to the County of Humboldt Planning and Building Department or by another reputable source subject to the review of the District's Engineer.
5. Capacity Fees will be prorated for the intensified use above one (1) RDE as defined in Water Ordinance Section 4.6 and any revisions subsequent to the adoption of this resolution.
6. Water Capacity Fees will be equal to Connection Charges as per Water Ordinance 91-1 Section 4.6 and subsequent revisions to said fees as adopted by resolution.
7. Sewer Capacity Fees will be equal to Connection Charges as per Sewer Ordinance 90-1 Article IV and subsequent revisions to said fees as adopted by resolution.
8. The District's General Manager is hereby authorized to take any and all actions necessary to carry out the intent of the District's Board of Directors as is stated herein and as otherwise required in order to comply with applicable law.
9. The Resolution shall take effect immediately upon adoption and shall supersede any, and all prior resolutions and ordinances applicable to the District only to the extent expressly inconsistent with the terms hereof.
10. The Board may, on its own motion, and for good cause, find that by reason of special circumstances any provision of this resolution should be suspended or modified as applied to a particular premise and may, by motion, order suspension or modification for such premises during the period of such special circumstances, or any part thereof.

Fieldbrook Glendale Community Services District
4584 Fieldbrook Road, Fieldbrook CA 95519

Resolution 2017-05

11. Each component of the Fee and all portions of this Resolution are severable. Should any individual component of the Fee or any portion of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining Fee components and/or Resolution portions shall be and continue in full force and effect, except as to those Fee components and/or Resolution portions that have been adjudged invalid. The District Board hereby declares that it would have adopted this Resolution and each section thereof, irrespective of the fact that one or more section may be held invalid or unconstitutional.

RESOLUTION 2017-05, PASSED, APPROVED AND ADOPTED this 26 day of September 2017
by the following roll call vote:

AYES: Sheppard, Kilian, Croche, Milke

NOES: 0

ABSTAIN: 0

ABSENT: Croche



Roy Sheppard, President



Starr Kilian, Vice-President

ATTEST:



Richard Hanger, Board Secretary

with the DISTRICT prior to taking such water. Permission to take water in unusual quantities will be given only if it can be safely delivered through the DISTRICT'S facilities and if other consumers are not inconvenienced thereby.

2.20 SERVICE OUTSIDE DISTRICT. Where possible, potential customers outside the DISTRICT shall annex before service is allowed if their property is contiguous to the DISTRICT boundary or if the Board considers it to be in the best interest of the DISTRICT. In addition to all other costs for providing service, the applicant shall be charged for the annexation proceedings. Where in the opinion of the Board, annexation is not feasible or desirable immediately upon application, the Board may elect to provide service outside of the DISTRICT. The terms and conditions of service shall be the same as in DISTRICT except charges for water shall be 150% of the rates specified in Article 9 of this Ordinance. In addition, the applicant, his heirs or assigns must agree not to protest annexation if initiated at a later time.

ARTICLE 3. NOTICES

3.1 NOTICES TO CUSTOMERS. Notices from the DISTRICT to a customer will normally be given in writing, and either delivered or mailed to customer's last known address. Where conditions warrant and in emergencies, the DISTRICT may resort to notification either by telephone, messenger, or public media.

3.2 NOTICES FROM CUSTOMERS. Notice from the customer to the DISTRICT may be given in writing by the customer, or the customer's representative, at the DISTRICT'S operating office or by mail delivery.

ARTICLE 4. RETAIL WATER SERVICE INSTALLATION

4.1 APPLICATION. A person may make application for retail water service on application forms provided by the DISTRICT. Such application will contain the following information: Name and address of applicant, a description of the premises to be served, and other matters as determined by the DISTRICT. Application forms will be available from the Humboldt Bay Municipal Water District office, 828 7th Street, Eureka, CA.

The application will be accompanied by a twenty-five dollar non-refundable processing fee.

4.2 UNDERTAKING OF APPLICANT. An application will signify the customer's agreement to comply with this and other ordinances or regulations relating to retail water service and to make payments for water service. It shall also contain a provision granting the right of ingress and egress to the customer's property to the DISTRICT for reading meters and making repairs to the facilities.

4.3 PAYMENT FOR PREVIOUS SERVICE. An application will not be approved unless payment in full has been made for water service previously rendered to the applicant by the DISTRICT.

4.4 INSTALLATION OF SERVICES. DISTRICT, or its authorized agents, shall perform all installation required for Retail Water service and shall determine the meter size if a new or replacement meter is required. Service installations will be made to property abutting on distribution mains as have been constructed in public streets, alleys or easements, or to extensions thereof or as otherwise required by the DISTRICT. Such installations shall be placed as close as possible to distribution mains. Services installed in new subdivisions prior to the construction of streets must be accepted by the applicant in the installed location. The applicant will be responsible for providing any easements required for the installation.

4.5 INSTALLATION CHARGES. All service connections shall be made according to the DISTRICT'S charges for labor, materials, equipment, and overhead, and the amount estimated by the DISTRICT shall be paid in advance by the applicant. If the actual cost of all the above items varies from the estimated cost, an appropriate adjustment will be made.

4.6 CONNECTION CHARGES. A water connection charge of \$1,700 per equivalent single family residential dwelling, as established by the 5-year Capital Improvement Plan adopted September, 1991, shall be collected from each applicant requesting a new water service in addition to any processing fees or installation charges. The average monthly water consumption for a single family residential dwelling shall be assumed to be 800 cubic feet per month. The DISTRICT shall compute the actual connection charge for land uses other than single family residential dwellings by

converting the average monthly water consumption of that land use into equivalent single family residential units and multiplying that number ~~by \$1,700~~.

4.7 METER INSTALLATIONS. Meters will be installed in the sidewalk area or location approved by the DISTRICT, and shall be the property of the DISTRICT. No rent or other charge will be paid by the DISTRICT for a meter or other facilities, including connections.

4.8 CHANGE IN LOCATION OF METERS. Meters moved for the convenience of the customer will be relocated at the customer's expense. Meters moved to protect the DISTRICT'S property will be moved at its expense.

4.9 CURB COCK. Every service connection installed by the DISTRICT shall be equipped with a curb cock or valve on the inlet side of the meter. The curb cock is intended for the exclusive use of the DISTRICT in controlling the water supply through the service connection pipe. If the curb cock is damaged by the customer's use to an extent requiring replacement, such replacement shall be at the customer's expense. Service valves or curb stops above 2" pipe size shall be equipped with an operator riser tube and capped at the surface.

4.10 DOMESTIC, COMMERCIAL AND INDUSTRIAL SERVICE CONNECTION. It shall be unlawful to maintain a connection excepting in conformity with the following rules:

4.10.1 SEPARATE BUILDING. Each residential dwelling must be provided with a separate service connection with the following exceptions: Business and industrial facilities supplied by one service and other structures whose use is connected to the primary dwelling subject to the written approval of the DISTRICT.

4.10.2 DIFFERENT OWNERS. A service connection shall not be used to supply more than one property owner.

4.10.3 DIVIDED PROPERTY. When property provided with a service connection is divided, each piece of property will have a separate service connection.

4.10.4 SEPARATE PROPERTY. A service connection shall not be used to supply property of the same owner across a street or alley, without written approval of the DISTRICT.

Fieldbrook Glendale Community Services District

P.O. Box 2715
McKinleville, CA 95519

Industrial Process Identification & Wastewater Discharge Characteristic Survey (Pre-Treatment Checklist)

This survey is used by the Fieldbrook Glendale Community Services District (District) as a tool for determining the Industrial Process(es) occurring at a non-residential facilities discharging wastewater to the District collection system. The information collected is used to determine if the characteristics of the wastewater discharge may interfere with operations in the Publically Owned Treatment Works (POTW). Any commercial or industrial user determined to be a Categorical or Non-Categorical Industrial User will be required to apply for an Industrial User Wastewater Discharge Permit. Serious civil and criminal penalties may apply for unpermitted Categorical or Non-Categorical Significant Industrial discharges to the POTW.

Confidentiality Notice: The District is required to keep information private that would divulge trade secrets according to State Law and Municipal Code. You must clearly mark any information considered confidential as such. If the information is determined to meet the criteria for confidentiality it will be maintained in a secure fashion and will only be made available according to applicable law.

SECTION A – GENERAL INFORMATION

Facility/Business Name: _____

Facility Physical Address: _____

Business Mailing Address: _____

Authorized Agent(s) of the facility:

Name: _____

Title: _____

Phone #: _____ e-mail: _____

SECTION B – BUSINESS ACTIVITY

B.1. Categorical Users*

If your facility employs or will be employing processes in any of the industrial categories or business activities listed below (regardless of whether they generate wastewater, waste sludge, or hazardous wastes), place a check beside the category of business activity. Check all that apply.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aluminum Forming | <input type="checkbox"/> Fertilizer Manufacturing | <input type="checkbox"/> Organic Chemicals & Plastics & Synthetic Fibers |
| <input type="checkbox"/> Asbestos Manufacturing | <input type="checkbox"/> Foundries (Metal Molding & Casting) | <input type="checkbox"/> Paint Formulating |
| <input type="checkbox"/> Battery Manufacturing | <input type="checkbox"/> Glass Manufacturing | <input type="checkbox"/> Paving & Roof Materials Manufacturing |
| <input type="checkbox"/> Canned & Preserved Fruits & Vegetables | <input type="checkbox"/> Grain Mills | <input type="checkbox"/> Pesticides Manufacturing |
| <input type="checkbox"/> Canned & Preserved Seafood Processing | <input type="checkbox"/> Gum & Wood Chemicals Manufacturing | <input type="checkbox"/> Petroleum Refining |
| <input type="checkbox"/> Carbon Black | <input type="checkbox"/> Hospitals | <input type="checkbox"/> Pharmaceuticals |
| <input type="checkbox"/> Cement Processing | <input type="checkbox"/> Ink Formulating | <input type="checkbox"/> Phosphate Manufacturing |
| <input type="checkbox"/> Centralized Waste Treatment | <input type="checkbox"/> Inorganic Chemicals | <input type="checkbox"/> Photographic & X-Ray |
| <input type="checkbox"/> Coal Mining | <input type="checkbox"/> Phase I | <input type="checkbox"/> Plastics Molding & Forming |
| <input type="checkbox"/> Coil Coating | <input type="checkbox"/> Phase II | <input type="checkbox"/> Porcelain Enameling |
| <input type="checkbox"/> Phase I | <input type="checkbox"/> Iron & Steel Manufacturing | <input type="checkbox"/> Pulp, Paper, and Fiberboard Manufacturing |
| <input type="checkbox"/> Phase II (Canmaking) | <input type="checkbox"/> Leather Tanning & Finishing | <input type="checkbox"/> Rubber Manufacturing |
| <input type="checkbox"/> Concentrated Animal Feeding Operations | <input type="checkbox"/> Meat & Poultry Products | <input type="checkbox"/> Soap & Detergent Manufacturing |
| <input type="checkbox"/> Concentrated Aquatic Animal Production | <input type="checkbox"/> Metal Finishing | <input type="checkbox"/> Steam Electric Power Generation |
| <input type="checkbox"/> Copper Forming | <input type="checkbox"/> Metal Products & Machinery | <input type="checkbox"/> Sugar Processing |
| <input type="checkbox"/> Dairy Products Processing | <input type="checkbox"/> Mineral Mining & Processing | <input type="checkbox"/> Textile Mills |
| <input type="checkbox"/> Electrical/Electric Components Manufacturing | <input type="checkbox"/> Nonferrous Metals | <input type="checkbox"/> Timber Products |
| <input type="checkbox"/> Phase I | <input type="checkbox"/> Phase I | <input type="checkbox"/> Transportation Equipment Cleaning |
| <input type="checkbox"/> Phase II | <input type="checkbox"/> Phase II | <input type="checkbox"/> Waste Combustors |
| <input type="checkbox"/> Electroplating | <input type="checkbox"/> Nonferrous Metals Forming & Metal Powders | <input type="checkbox"/> Waste Treatment |
| <input type="checkbox"/> Explosives Manufacturing | <input type="checkbox"/> Oil & Gas (offshore) | |
| <input type="checkbox"/> Ferroalloy Manufacturing | <input type="checkbox"/> Ore Mining | |
| | <input type="checkbox"/> Ore Mining (Placer Mining) | |

*facilities with processes inclusive in these business activities may be covered by the Environmental Protection Agency's (EPA) categorical pretreatment standards.

B.2. Significant Non-Categorical Users**

If your facility employs or will be employing processes in any of the industrial categories or business activities listed below (regardless of whether they generate wastewater, waste sludge, or hazardous wastes), place a check beside the category of business activity. Check all that apply.

- | | | |
|---|---|--|
| <input type="checkbox"/> Auto Mechanic/Repair | <input type="checkbox"/> Grease Rendering | <input type="checkbox"/> Printing |
| <input type="checkbox"/> Beer & Wine Manufacturing | <input type="checkbox"/> Laundry | <input type="checkbox"/> Screen Printing |
| <input type="checkbox"/> Biodiesel Manufacturing | <input type="checkbox"/> Coin-Op | <input type="checkbox"/> Offset Press |
| <input type="checkbox"/> Commercial Farming/Agriculture & Nurseries | <input type="checkbox"/> Industrial | <input type="checkbox"/> Film/Plate Printing |
| <input type="checkbox"/> Dental Office | <input type="checkbox"/> Laboratory | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Embalming | <input type="checkbox"/> Chemical | <input type="checkbox"/> Veterinarian |
| <input type="checkbox"/> Food Manufacturing | <input type="checkbox"/> Biological | |
| | <input type="checkbox"/> Paint Contractor | |
| | <input type="checkbox"/> Pet Grooming | |

**facilities with processes inclusive in these business activities may be considered Significant Non-Categorical Industrial Users (SNCIU)

Give a brief description of the operations at this facility:

SECTION C – FACILITY OPERATIONS & WASTEWATER DISCHARGE INFORMATION

The remaining questions pertain **ONLY** to process wastewater generated from activities selected in Section B. **DO NOT** include information on sanitary wastewater (e.g. restrooms). If you did not select any of the activities listed in Section B, return pages 1 and 2 to the Fieldbrook Glendale CSD.

Provide wastewater discharge flows for each of the existing or proposed processes selected in Section B. Indicate whether the flow type from the process is continuous (C), batch (B) or if there is no wastewater discharge for the process (NA) with the appropriate letter:

Process	Average Flow (GPD)	Maximum Flow (GPD)	Flow Type
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

List the raw materials used or planned for use in the processes selected in Section B.

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

List the chemicals used or planned for use in the processes selected in Section B.

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

Provide information on any pollutant that is known to be present or suspected of being present in the discharge from the process selected in Section B.

<hr/>
<hr/>
<hr/>
<hr/>

Is any form of wastewater treatment currently practiced or planned at this facility? ☐ Yes ☐ No

If yes, describe treatment:

<hr/>
<hr/>
<hr/>
<hr/>

RETURN THE COMPLETED FORM TO:

*Fieldbrook Glendale Community Services District
P.O. Box 2715
McKinleyville, CA 95519*

OR TO

rhanger50@gmail.com

EXCEPTION: If this form is part of a Commercial Cannabis Activity Permit, return with the rest of the application package approved by the County of Humboldt.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

June 27, 2019

Michael Brosgart
1815 Seventh Street
Berkeley, California 94705

Dear Mr. Brosgart:

The Department of Toxic Substances Control (DTSC) met with you on June 13, 2019 to discuss the property located at 1691 Glendale Drive in McKinleyville, California where a cannabis facility is planned. This property, also identified by assessor parcel number (APN) 516-111-064 and hereafter referred to as "the Property", is a former portion of the McNamara and Peepe Lumber Mill site ("Site"), which is listed on DTSC's Envirostor database. You have been working with the Humboldt County Planning and Building Department (County) for the necessary permits to establish a cannabis facility. In our June 13, 2019 meeting, we discussed a letter the County received from the Thomas Law Group on behalf of the Humboldt Bay Municipal Water District (District) expressing concern about approving the Property for development. The District is concerned that construction and operation associated with the cannabis facility will result in pentachlorophenol-contaminated soil and groundwater flowing into Hall Creek to the Mad River and ultimately into the District's downstream water intake wells.

At your request, DTSC reviewed the environmental assessment report you provided and our historical files. DTSC has reviewed the environmental assessment report you provided and historical reports from the Site. DTSC focused its review on the following:

- Interim Remedial Investigation Report, American Environmental Management Corporation, August 1987
- Final Remedial Investigation Report, American Environmental Management Corporation, June 1989
- Report of Findings for Phase II Investigation, Blue Lake Forest Products/Aalfs Property, Winzler & Kelly, October 2003

The McNamara and Peepe Lumber Mill (Mill) processed and treated lumber from the 1940s to May 1984, when it filed for bankruptcy. From April 1967 to May 1984, processed lumber was treated with chemical fungicides to prevent wood staining in dip

tanks at the green chain building or by direct spraying at the planer chain building. The chemical fungicides contained pentachlorophenol (PCP) and 2,3,5,6-tetrachlorophenol (TCP). In 1981, a PCP spill occurred at the green chain building. Following this spill, the dip tank operation and the planer spray operation were discontinued by December 1981. A new dip tank was installed in August 1981 in an existing building south of Glendale Drive. In 1986, Blue Lake Forest Products resumed operations at the Mill. Blue Lake Forest Products did not use PCP- or TCP-containing solutions in its operations.

Remedial investigation activities at the Site took place between June 1987 and May 1989. Soil and surface water samples were collected from four suspected areas of contamination on the Site: the landfill area, the dip tank building, the planer chain building, and the green chain building. No suspected areas of contamination were identified on the Property during the remedial investigation. Sampling showed that the PCP and TCP contamination were confined to the soil near the green chain building. The Final Remedial Action Plan that DTSC approved for the Site focused the remedial action efforts on the areas at and near the green chain building and the dip tank building.

A Phase II environmental investigation was conducted at the former Mill and surrounding areas, by Winzler & Kelly in 2003. APNs 516-101-002, -059, -063; 516-101-006, -017, -040, -041, -060, -064, -068; 516-111-004, -005, -006, -015, -033; and 516-151-019 were sampled. The Property was included in this investigation. Twenty soil borings were drilled on these parcels and sampled. Soil samples were analyzed for PCP and TCP. Grab groundwater samples were collected from 11 borings and analyzed for PCP and TCP as well. Borings B-10 and B-11 were drilled on the Property. Two soil samples were collected at a depth of 6 inches and one soil sample was collected a depth of 5 feet. All three soil samples did not contain detectable concentrations of PCP or TCP. A grab groundwater sample was collected from B-11 and did not contain detectable concentrations of PCP or TCP.

PCP and TCP were not detected in samples collected from the Property during the 2003 sampling event. DTSC did not find any documentation of the use of PCP and TCP at the Property during our review of historical documents. Based on our review of the submitted documents, DTSC concludes the Property is not impacted by PCP-contaminated soil or groundwater.

Michael Brosgart
June 27, 2019
Page 3

If you have any questions, please contact Nicole Yuen by phone at (510) 540-3881 or email at Nicole.Yuen@dtsc.ca.gov.

Sincerely,



Mark E. Piros, P.E.
Unit Chief
Site Mitigation and Restoration Program – Berkeley Office

cc:

Caitlin Castellano, Senior Planner: CCastellano1@co.humboldt.ca.us
Cliff Johnson, Senior Planner: CJohnson@co.humboldt.ca.us
John Ford, Director: JFord@co.humboldt.ca.us



Reference: 019155

August 2, 2019

Michael Brosgart
1815 Seventh Street
Berkeley, CA 94705



Subject: Groundwater Measurements, 1691 Glendale Drive, Blue Lake, California

Dear Michael Brosgart:

As you requested, SHN provided a technician to hand auger three temporary borings at your site at 1691 Glendale Drive, Blue Lake, California to assess depth to groundwater. The surface of the site is paved so the borings were located at the edge pavement (see attached boring location map). The subgrade materials were often gravelly and difficult to excavate by hand methods. Screened PVC pipe was left in the hole overnight for a stabilized water level. Measurements for water depth were taken the next day and the borings were then closed with cuttings from the excavation. The information gathered is summarized below.

Hand Boring Identification	Approximate depth of boring from AC surface (feet)	Approximate depth to free water from AC surface (feet)
TPW-01	10	7.86
TPW-02	11.5	No free water
TPW-03	8.0	No free water

Attached you will find back up information, including soils logs, boring location site map and a boring permit.

Please call me at (707) 441-8855 if you have any questions.

Sincerely,

SHN

Greg Williston
Project Manager

GSW:lms

Attachments: 1. Field Logs (3)
2. Boring Location Map
3. Boring Permit Application

\\eureka\projects\2019\019155-Brosgart\Rpts\Brosgart.docx

Field Logs 1

TWP-1, 82' ← EDGE OF ASPHALT

Brosgart

1691 GLENDALE DRIVE
BLUE LAKE, CA

Legend

TWP-01

TWP-02

TWP-03

Glendale Dr

Google Earth

© 2018 Google



200 ft

Boring Permit Application **3**



FIELD LOG

HOLE # TWP-01

Project BROSGART Job Number 019155
 Location BLUE LAKE - GLENDALE Date Drilled 7/31/19
 Ground Surface Elevation ~98' MSL Sampler Type NA
 Excavation Method HAND AUGER
 Logged By J. WELLIK Total Depth Of Hole 10 FEET BGS

	Depth (ft.)	Blows/6"	Samples	USCS Class	Lithologic Description
~ 98' MSL	0			Gm	SILTY GRAVEL
	1			Sm	OLIVE; DRY, LOOSE TO MEDIUM DENSE WELL GRADED ROUNDED TO SUB ROUNDED GRAVEL, WELL GRADED SAND, SILT
	2				REDDISH BROWN; DRY, LOOSE TO MEDIUM DENSE FINE TO MEDIUM SAND, SILT; SILTY SAND
	3			ML/Sm	YELLOWISH BROWN; DRY GRADING TO MOIST AT APPROX. 5.5' BGS, FIRM, SILT, FINE SAND.
	4				SILT WITH SAND
	5				
	6				IRON MOTTLES
	7				
	8				
	9			SM/ML	YELLOWISH BROWN/OLIVE; MOIST TO WET AT 9' LOOSE TO MEDIUM DENSE, FINE SAND, SILT; STRONG IRON MOTTLES AT 9'; SILTY SAND
V 8.5' FREE WATER LENS.	10			ML/CL	YELLOWISH BROWN/REDDISH BROWN, MOIST; FIRM, SILT, FINE SAND; SILT WITH SAND
					HALT AT 10' BGS IN SAME.



FIELD LOG

HOLE # TWP-02

Project	BROSGART	Job Number	019155
Location	BLUE LAKE - GLENDALE	Date Drilled	7/31/19
Ground Surface Elevation	~98' MSL	Sampler Type	NA
Excavation Method	HAND AUGER		
Logged By	J. WELLIK	Total Depth Of Hole	9.5' BGS

98'		Depth (ft.)	Blows/6"	Samples	USCS Class	Lithologic Description
						11.5' to top of A.C.
		1			OL/ML	BROWN, FIRM, DRY, ROOTS TO ~1.5' BGS, SILT, FINE SAND, ORGANIC MATTER; SANDY ORGANIC SILT.
		2			ML	REDDISH BROWN, FIRM, DRY, SILT, FINE SAND, COLOR CHANGE AT APPROX. 2.5' AND INCREASE IN MOISTURE AT SAME DEPTH. SANDY SILT.
		3			ML/SM	REDDISH BROWN, FIRM, MOIST, SILT, FINE SAND, TRACE FINE ROUNDED GRAVEL AT 3.1', APPROX. 1" THICK. SANDY SILT.
		4			SM/ML	YELLOWISH BROWN, LOOSE TO MEDIUM DENSE, DRY, FINE SAND, SILT; SILTY SAND
		5			GM	YELLOWISH BROWN, MEDIUM DENSE, DRY, WELL GRADED SUBANGULAR TO SUB ROUNDED GRAVEL, WELL GRADED SAND, SILT; SILTY GRAVEL
		6			SM	YELLOWISH BROWN, MEDIUM DENSE, DRY GRADING TO MOIST AT ~8.5' BGS, WELL GRADED SAND, SILT, FINE ROUNDED GRAVEL, SILTY SAND
		7			ML	YELLOWISH BROWN / REDDISH BROWN, SOFT, MOIST, MOTTLING PRESENT, SILT, FINE SAND; SILTY SAND
		8			ML	YELLOWISH BROWN, REDDISH BROWN, MOIST, MEDIUM DENSE, WELL GRADED SUBANGULAR GRAVEL, WELL GRADED
		9				HALT AT 9.5' BGS
		10				



FIELD LOG

HOLE # TWP-02

Project	BROSGART			Job Number	019155
Location	BLUE LAKE - GLENDALE			Date Drilled	7/31/19
Ground Surface Elevation	~98' MSL			Sampler Type	NA
Excavation Method	HAND AUGER			Total Depth Of Hole	9.5' BGS
Logged By	J. WELLIK				

Depth (ft.)	Blows/6"	Samples	USCS Class	Lithologic Description
98'				11.5' to top of A.C.
1			OL/ML	BROWN, FIRM, DRY, ROOTS TO ~1.5' BGS, SILT, FINE SAND, ORGANIC MATTER; SANDY ORGANIC SILT.
2			ML	REDDISH BROWN, FIRM, DRY, SILT, FINE SAND, COLOR CHANGE AT APPROX. 2.5' AND INCREASE IN MOISTURE AT SAME DEPTH. SANDY SILT.
3			ML/SM	REDDISH BROWN, FIRM, MOIST, SILT, FINE SAND, TRACE FINE ROUNDED GRAVEL AT 3.1', APPROX. 1" THICK. SANDY SILT.
4			SM/ML	YELLOWISH BROWN, LOOSE TO MEDIUM DENSE, DRY, FINE SAND, SILT; SILTY SAND
5			GM	YELLOWISH BROWN, MEDIUM DENSE, DRY, WELL GRADED SUBANGULAR TO SUB ROUNDED GRAVEL, WELL GRADED SAND, SILT; SILTY GRAVEL
6			SM	YELLOWISH BROWN, MEDIUM DENSE, DRY GRADING TO MOIST AT ~8.5' BGS, WELL GRADED SAND, SILT, FINE ROUNDED GRAVEL, SILTY SAND
7			ML/CL	YELLOWISH BROWN / REDDISH BROWN, SOFT, MOIST, MOTTLING PRESENT, SILT, FINE SAND; SILTY SAND
8			ML	YELLOWISH BROWN, REDDISH BROWN, MOIST, MEDIUM DENSE, WELL GRADED SUBANGULAR GRAVEL, WELL GRADED
9				HALT AT 9.5' BGS
10				



FIELD LOG

HOLE # TWP-03

Project	<u>BROSBART</u>	Job Number	<u>019155</u>
Location	<u>BLUE LAKE - GLENDALE</u>	Date Drilled	<u>7/31/19</u>
Ground Surface Elevation	<u>~98' MSL</u>	Sampler Type	<u>NA</u>
Excavation Method	<u>HAND AUGER</u>		
Logged By	<u>J. WELIK</u>	Total Depth Of Hole	<u>8.5 FEET BGS</u>

Depth (ft.)	Blows/6"	Samples	USCS Class	Lithologic Description
0			Gm	OLIVE, DRY, LOOSE TO MEDIUM DENSE, WELL GRADED ROUNDED TO SUBROUNDED GRAVEL, WELL GRADED SAND, SILT, SILTY GRAVEL
1				
2			Sm ML	REDDISH BROWN, MEDIUM DENSE, DRY, FINE TO MEDIUM SAND, SILT, TRACE WELL GRADED ROUNDED GRAVEL; SILTY SAND
3				REDDISH BROWN, FIRM, DRY GRADING TO MOIST A ~4', SILT, FINE SAND, SILT WITH SAND
4				
5			Sm	OLIVE, MEDIUM DENSE, MOIST, FINE SAND, SILT, OCCASSIONAL ROUNDED GRAVEL, SILTY SAND.
6				
7			Sm	OLIVE, MEDIUM DENSE, MOIST, WELL GRADED SAND, SILT, FINE SUBROUNDED TO ROUNDED GRAVEL, SILTY SAND WITH GRAVEL.
8				
9				HALT AT 8' BGS IN SAME DUE TO REJECTION IN COARSE(?) GRAVEL - COULD NOT GET RETURN.

Boring Location Map 2

Facility ID # FA0003185 Permit # SR0001879

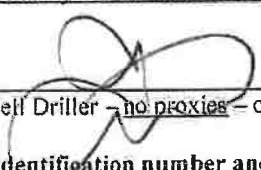
Permits will not be processed with out the following information:

- | | |
|---|---|
| <input type="checkbox"/> Scaled Construction Detail | <input checked="" type="checkbox"/> Appropriate Fees |
| <input checked="" type="checkbox"/> Detailed Site Plan | <input type="checkbox"/> Copy of Workplan (if not on file at HCDEH) |
| <input checked="" type="checkbox"/> Lead Agency Approval Letter | |
| <input type="checkbox"/> Off-site Well Requirements | |
| <input type="checkbox"/> Legal Right of Entry | |
| <input type="checkbox"/> Off Site Address/Location | |
| <input type="checkbox"/> Encroachment Permit | |
| <input type="checkbox"/> Coastal Zone Permit | |

I hereby agree to comply with all laws, ordinances and regulations of the County of Humboldt and State of California pertaining to water well construction. I will contact the Humboldt County Hazardous Materials Unit at (707) 445-6215 five (5) working days prior to commencing this work. I will furnish to the County of Humboldt, Division of Environmental Health, and the owner a legible copy of the State Water Well Completion Report (form DWR 188) within fifteen (15) days after completion of work to obtain final approval of the well(s). I acknowledge that the application will become a permit ONLY after site approval by the Local Implementing Agency (HCDEH, NCRWQCB, DTSC, EPA). I understand this permit is not transferable and expires one hundred twenty (120) days from the date of issuance.

Certificates of Insurance:

- ✓ A currently effective General Liability Certificate of Insurance is on file with this office, endorsed to include the Humboldt County Division of Environmental Health named as additional named insured.
- ✓ A currently effective Worker's Compensation Certificate of Insurance is on file with this office, endorsed to include the Humboldt County Division of Environmental Health as additional named insured.

Signature of Well Driller  ~~no proxies~~ - original signature only blue ink

7/26/19

Date

- Well identification number and type must be affixed to exterior surface of security structure.
- The applicant is responsible for notifying Underground Services Alert at least 48 hours prior to the scheduled work date.
- A State of California Department of Water Resources Well Completion Report (Form DWR 1-88) must be filed within 15 days of completion of work for all well completions and destructions.
- A licensed California C-57 Well Driller is required for all wells and direct push work.

FOR OFFICE USE ONLY

Permit Approval: Norman Crawford

Date: 7/29/2019

Fee: \$ 177.00

Date: 7/26/19

Invoice/Receipt: IN 0023120

SR: SR0001879

Initial Inspection: _____

Date: _____

Related FA#: FA0003185

Final Inspection: _____

Date: _____



RECEIVED

JUL 26 2019

HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

Division of Environmental Health

100 H Street - Suite 100 - Eureka, CA 95501
Phone: 707-445-6215 - Toll Free: 800-963-9241
Fax: 707-441-5699
envhealth@co.humboldt.ca.us

**HAZARDOUS MATERIALS UNIT
WELL AND BORING PERMIT APPLICATION**

Facility ID # FA0003185 Permit # SR0001879

Facility Name commercial property

AP #: 516-111-064

Site Address 1691 Glendale Dr, Fieldbrook, CA 95521

Proposed Work Date: 7/31/19

Site Owner Michael Brosgart

Telephone: 202-320-7645

Owner Address 1815 Seventh Street, Berkeley, CA 94705

E-mail: mbrosgart@gmail.com

Responsible Party Name same

Telephone: _____

Address same

E-mail: _____

Consultant Name John Wellik

Telephone: 707-296-3660

Consultant Company SHN

E-mail: jwellik@shn_engr.com

Address 812 W Wabash, Eureka, CA 95501

Reg.#/Type: PG 9221

Driller none - hand augered

Telephone: _____

Driller Company: _____

E-mail: _____

Address _____

C-57 Lic.#: na

# On-site			# Off-site		
Wells	Borings		Wells	Borings	
		<u>3</u>			

Activity: ☒ Construct ☐ Destroy ☐ Repair/Modify Electrode Type: _____

Well Type: ☐ Monitoring Well ☐ Injection Well ☐ Vapor Extraction ☒ Geologic Boring
☐ Extraction Well ☐ Piezometer ☐ Vapor Point ☐ Soil Gas Survey
☐ Vadose Well ☐ Cathodic Protection ☐ Direct Push Boring ☒ Temporary Well Point

Investigation Type: ☐ Site Assessment ☐ Disposal Practice ☐ UST ☒ Other *
☐ Surface Contamination ☐ Surface Impoundment ☐ AST
* Specify: groundwater level measurement

Investigation Phase: ☒ Initial ☐ Subsequent ☐ Remediation ☐ Closure

Suspected Contaminants: none

Disposal/Containment for Soil Cuttings: Broadcast on site

Disposal/Containment for Rinsate: na

Disposal/Containment for Development Water: na

ATTACHMENT 6

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Submission of Additional Information	Attached
Public Works, Land Use Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Calfire		No Response	
Department of Fish & Wildlife	✓	Approval	Attached
NWIC	✓	Further Study	On file and confidential
Bear River Band Rohnerville Rancheria		No Response	
Wiyot Tribe	✓	Conditional Approval	On file and confidential
Blue Lake Rancheria	✓	Conditional Approval	On file and confidential
Humboldt County District Attorney		No response	
Humboldt County Agricultural Commissioner		No response	
Northern Humboldt High School District	✓	Recommend Denial	Attached
Blue Lake Union School District	✓	Other Comments	Attached
Humboldt County Sheriff	✓	Comments	Attached
Regional Water Quality Control Board		No Response	
North Coast Unified Air Quality Management District		No Response	
Blue Lake Fire Protection District		No Response	
Fieldbrook Community Services District		No Response	
Humboldt Bay Municipal Water District	✓	Comments to Draft MND	Included in Final MND
SWRCB- Division of Water Rights		No Response	
Green Point School District	✓	Provided Comments	Attached



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

3/1/2018

PROJECT REFERRAL TO: Building Inspection Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Humboldt County Sheriff, Fieldbrook Community Services District, Blake Lake Union Elementary School District, Blue Lake Fire Protection District, Northern Humboldt Union School District

Applicant Name Michael Brosgart **Key Parcel Number** 516-111-064-000

Application (APPS#) 13354 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-1124

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

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

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

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

Return Response No Later Than 3/16/2018

Planning Commission Clerk

County of Humboldt Planning and Building Department

3015 H Street

Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: _____

DATE: 5/21/18

PRINT NAME: Rudy Marenghi

516-111-064



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Application No.: 46596/13354
Parcel No.: 516-111-064
Case No.: CUP16-1124

The following comments apply to the proposed project, (check all that apply).

- ☐ Site/plot plan appears to be accurate.
- ☒ Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.
- ☐ Existing operation appears to have expanded, see comments: _____

- ☐ Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.
- ☐ Proposed new operation has already started.
- ☒ Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.
- ☒ Other Comments: Revise plot plan to show a 30 ft setback from every property line, no dispensaries, ^{correct} ~~extra~~ parking, the garage, and the setback from nearest residence. Update plan of operation to reflect the applicant is no longer pursuing to permit a dispensary.

Name: Rudy Marenghi

Date: 5/21/18

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

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

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

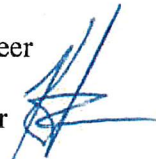
NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

TO: Steve Lazar, Supervising Planner, Planning & Building Department

VIA: Robert W. Bronkall, Associate Engineer

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 09/04/2018

RE: **BROSGART, APN 516-111-064; CUP-16-1096; APPS# 13312**

The Department of Public Works (Department) has reviewed the Conditional Use Permit (CUP) application for the multi-use facility for indoor cannabis cultivation. The indoor cultivation will use the second floor of the proposed facility building "A". The submitted site plan does not show the County road right of way; surfaced road width, edge of existing roadway, or utility poles fronting the subject property. Drainage structures and features are not mentioned or shown on the site plan.

Although the site plan provides existing topo elevations, the site plan does not show grades on the parking lot. It is unclear where storm water from the project will be directed. Applicant shall provide grades at the time of the building application. The parking lot drainage will require an oil water filtration system if drainage is directed towards the County right of way and/or directly into drainage facilities maintained by the County.

Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

The following conditions are recommended:

- (1) Applicant must apply for and obtain an encroachment permit for the construction of a portland cement concrete (PCC) Caltrans Type A2-6 curb and gutter with a curb adjacent 6 foot wide sidewalk along Glendale Drive fronting the subject property (approx. 207').
- (2) Applicant shall construct two commercial driveways that meet County Urban Driveway No. 1 (w = 24') standards.

u:\pwrk\landdevprojects\referrals\516-101-064 brosgart cup16-1096.doc

- (3) Due to the need for curb grade and line at this location, a Sidewalk Survey will be required. A Licensed Land Surveyor or Registered Civil Engineer shall submit curb staking plans and cut sheets to the Department **prior** to start of any concrete form work.
- (4) Site visibility must be maintained at the commercial driveway approaches in conformance with County Code.
- (5) Storm water runoff from the commercial parking lot or building site shall not be channeled or directed to flow across the sidewalk or traveled section of the County roadway. If drainage is directed towards the County roadway or drainage system, it shall be contained on-site in an oil/ water filtration system then piped under the sidewalk to the County road surface.

Owner shall be responsible for maintenance of oil/water filtration system.

Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.

Informational Note:

- (1) Gates are not permitted across private access roads and driveways (fronting County maintained roadways) without review and approval. Typically gates are set back at least 25 feet from existing edge of County road.

//End//

From: [Castellano, Caitlin](#)
To: [Planning Clerk](#)
Cc: [O'Neill, Christina](#)
Subject: FW: Request for referral response on Apps# 13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale
Date: Wednesday, May 1, 2019 11:04:58 AM

Please replace the response below with the previous one in Acella.

Thanks!

Caitlin Castellano, Planner
Current Planning, Cannabis Services
Planning & Building | Humboldt County, CA
3015 H Street | Eureka, CA 95501
Direct: 707-268-3731
Main: 707-445-7541
Fax: 707-268-3792
ccastellano1@co.humboldt.ca.us

From: Dolf, Benjamin
Sent: Tuesday, April 30, 2019 3:58 PM
To: Castellano, Caitlin <CCastellano1@co.humboldt.ca.us>; Kalson, Mario <MKalson@co.humboldt.ca.us>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Schatz, Elizabeth <eschatz1@co.humboldt.ca.us>; O'Neill, Christina <coneill@co.humboldt.ca.us>
Subject: RE: Request for referral response on Apps#13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale

Hi Caitlin – Mario and I discussed this project in a bit more detail and there's a concern that the nature of the proposed waste stream may not be within DEH's ability to permit. Therefore we would like to change our response to the following:

Conditional Approval

On-site re-use and discharge of industrial/commercial wastewater for irrigation may require authorization from the North Coast Regional Water Quality Control Board. Applicant shall obtain necessary approvals for the proposed water re-use system or obtain approval from the community services district to discharge into the sanitary sewer.



Benjamin W. Dolf, R.E.H.S.
Senior Environmental Health Specialist

DHHS Division of Environmental Health, Land Use Program :: 100 H St. Eureka, CA 95501 :: (707) 268-2235

From: Castellano, Caitlin <CCastellano1@co.humboldt.ca.us>

Sent: Wednesday, April 17, 2019 3:21 PM

To: Dolf, Benjamin <BDolf@co.humboldt.ca.us>; Kalson, Mario <MKalson@co.humboldt.ca.us>

Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Schatz, Elizabeth <eschatz1@co.humboldt.ca.us>; O'Neill, Christina <coneill@co.humboldt.ca.us>

Subject: Request for referral response on Apps#13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale

Importance: High

Hi Mario and Ben – I am preparing a large multi-use cannabis project for decision at 5/16/19 Planning Commission and see that we do not have referral comments from DEH. I can guess confusion may have occurred because the original 8 applications on this parcel were referred on 3/1/18 under Apps#13354 (dispensary et al) but then it was cancelled in July 2018 so DEH cancelled their referral 17/18-1538. And, the revised/coorrect project was referred under Apps# 13312 (indoor cultivation et al) on 3/1/18 too. Very confusing!

So, Admin just sent a new referral to DEH via Accela. Also, attached is the ISMND prepared for the project. If you'd be so kind as to respond by the end of next week at the latest we'd greatly appreciate it. So sorry for the last minute request and confusion.

Please let know if you have any questions.

Thank you!

Caitlin Castellano, Planner
Current Planning, Cannabis Services
Planning & Building | Humboldt County, CA
3015 H Street | Eureka, CA 95501
Direct: 707-268-3731
Main: 707-445-7541
Fax: 707-268-3792
ccastellano1@co.humboldt.ca.us

From: [O'Neill, Christina](#)
To: [Planning Clerk](#)
Cc: [Castellano, Caitlin](#)
Subject: FW: Request for referral response on Apps#13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale
Date: Friday, April 26, 2019 10:06:06 AM
Attachments: [image002.png](#)

Please post as a response from DEH.

Thank you!



Christina O'Neill
Administrative Analyst II
Phone 707-268-3725
[Planning and Building Department](#)
County of Humboldt

From: Dolf, Benjamin
Sent: Friday, April 26, 2019 9:24 AM
To: Castellano, Caitlin <CCastellano1@co.humboldt.ca.us>; Kalson, Mario <MKalson@co.humboldt.ca.us>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Schatz, Elizabeth <eschatz1@co.humboldt.ca.us>; O'Neill, Christina <coneill@co.humboldt.ca.us>
Subject: RE: Request for referral response on Apps#13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale

Hi Caitlin – I don't see a workflow task for DEH referral in Accela, so here is our response:

Conditional Approval

Proposed re-use of cannabis irrigation water constitutes a gray water system and will require compliance with 2016 California Plumbing Code and a permit from the Division of Environmental Health.

Let me know if you need anything else.



Benjamin W. Dolf, R.E.H.S.

Senior Environmental Health Specialist

DHHS Division of Environmental Health, Land Use Program :: 100 H St. Eureka, CA 95501 :: (707) 268-2235

From: Castellano, Caitlin <CCastellano1@co.humboldt.ca.us>
Sent: Wednesday, April 17, 2019 3:21 PM
To: Dolf, Benjamin <BDolf@co.humboldt.ca.us>; Kalson, Mario <MKalson@co.humboldt.ca.us>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Schatz, Elizabeth <eschatz1@co.humboldt.ca.us>; O'Neill, Christina <coneill@co.humboldt.ca.us>
Subject: Request for referral response on Apps#13312 et al - Brosgart et al cannabis applications on APN 516-111-064 in Glendale
Importance: High

Hi Mario and Ben – I am preparing a large multi-use cannabis project for decision at 5/16/19 Planning Commission and see that we do not have referral comments from DEH. I can guess confusion may have occurred because the original 8 applications on this parcel were referred on 3/1/18 under Apps#13354 (dispensary et al) but then it was cancelled in July 2018 so DEH cancelled their referral 17/18-1538. And, the revised/coorrect project was referred under Apps# 13312 (indoor cultivation et al) on 3/1/18 too. Very confusing!

So, Admin just sent a new referral to DEH via Accela. Also, attached is the ISMND prepared for the project. If you'd be so kind as to respond by the end of next week at the latest we'd greatly appreciate it. So sorry for the last minute request and confusion.

Please let know if you have any questions.

Thank you!

Caitlin Castellano, Planner
Current Planning, Cannabis Services
Planning & Building | Humboldt County, CA
3015 H Street | Eureka, CA 95501
Direct: 707-268-3731
Main: 707-445-7541
Fax: 707-268-3792
ccastellano1@co.humboldt.ca.us



California Department of Fish and Wildlife
CEQA: Project Referral Comments

Applicant: Brosgart		Date: 1/17/2019	
APPS No.: 13312	APN: 516-111-064	DFW CEQA No.: 2019-0028	Case No.: CUP16-1096
<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing		<input checked="" type="checkbox"/> Indoor	

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

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

- ☒ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested conditions below.
- ☐ Applicant needs to submit additional information. Please see the list of items below.
- ☐ Recommend Denial. See comments below.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to david.manthorne@wildlife.ca.gov.

Sincerely,

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



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

N/A
8/23/18
SG

8/21/2018

PROJECT REFERRAL TO: Northern Humboldt HSD School District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Fieldbrook CSD Community Services District, Blue Lake FPD Fire Protection District, Northern Humboldt HSD School District, Humboldt Bay Municipal Water District, Blue Lake Union School District

Applicant Name Micheal Brosgart **Key Parcel Number** 516-111-064-000

Application (APPS#) 13312 **Assigned Planner** Elizabeth Schatz (707) 268-3759 **Case Number(s)** CUP16-1096

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

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

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

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

Return Response No Later Than 9/5/2018 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

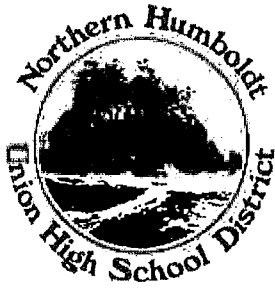
☐ Applicant needs to submit additional information. List of items attached.

☒ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments: _____

DATE: 8/24/18

PRINT NAME: Roger Macdonald



Northern Humboldt Union High School District

2755 McKinleyville Avenue, McKinleyville, CA 95519-3400
TELEPHONE: (707) 839-6470 • FAX: (707) 839-6477
www.nohum.k12.ca.us

ROGER MACDONALD
District Superintendent

CINDY VICKERS
Director of Fiscal Services

MELANIE SUSAVILLA
Director of Student Services

August 24, 2018

Humboldt County Planning Commissioners
Planning Commission Clerk
3015 H Street
Eureka, CA 95501

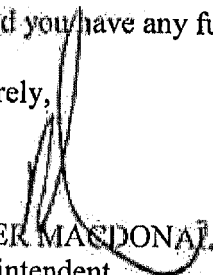
RE: Case No. CUP16-1096

The proposed facility is not within 600 feet of a school or existing bus stop. However, Northern Humboldt Union High School District has concerns about this proposed facility as cannabis is still illegal under federal law and our district receives federal funds.

Additionally, the district has concerns about a grow operation in an area where current and/or future students may live in the area or near the facility, and be required to pass by it to and from school.

Should you have any further questions, please let me know.

Sincerely,


ROGER MACDONALD
Superintendent



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



8/21/2018

PROJECT REFERRAL TO: Blue Lake Union School District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, SWRCB - Division of Water Rights, Sheriff, Fieldbrook CSD Community Services District, Blue Lake FPD Fire Protection District, Northern Humboldt HSD School District, Humboldt Bay Municipal Water District, Blue Lake Union School District

Applicant Name Micheal Brosgart **Key Parcel Number** 516-111-064-000

Application (APPS#) 13312 **Assigned Planner** Elizabeth Schatz (707) 268-3759 **Case Number(s)** CUP16-1096

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

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

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

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

Return Response No Later Than 9/5/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☒ Other Comments: This may be within our school bus stop. Please see attached bus route.

DATE: 8/27/18

PRINT NAME: DeAnn Waldvogel

2018-2019 Blue Lake Union Elementary ~ Bus Schedule

Morning Run

Time	Address
7:10	LEAVES SCHOOL
7:13	Greenhill Ln & Glendale RL
7:16	Glendale & Hilltop RL
7:18	Swanson Lane, RL
7:20	1551 Glendale, RL
7:21	Glendale & Glendale, RL
7:22	Before Glendale Trailer Park, RL
7:23	Parker Lane, RL
7:28	2779 Fieldbrook Rd., RL
7:39	Drop Northwest Students at BLS
7:45	264 Maple Creek Road, EXEMPT
7:49	Korbel Parking Lot
7:51	105 Park, RL
7:52	110 Park, RL
7:53	119 Park, RL
7:54	119 Acacia Dr. RL
7:55	851 Railroad Ave. RL
7:58	3 rd & H Street, RL
7:59	640 3 rd Ave., RL
8:00	640 J Street, RL
8:01	641 4 th Ave., RL
8:02	524 K St., RL
8:03	109 Raymar & Evergreen, RL
8:06	121 Hatchery Rd, RLC (Emporium)
8:08	231 Railroad Ave., RL
8:09	305 Chartin Rd., RL
8:10	353 Chartin Rd., RL
8:11	415 Chartin Rd., RL
8:12	561 Hlow Ln, RLC
8:13	ARRIVES AT SCHOOL

RL = Red Light

RLC = Red Light Crossing

1st Bell (warning): 8:20 a.m.

Final Bell (tardy): 8:25 a.m.

Afternoon Run

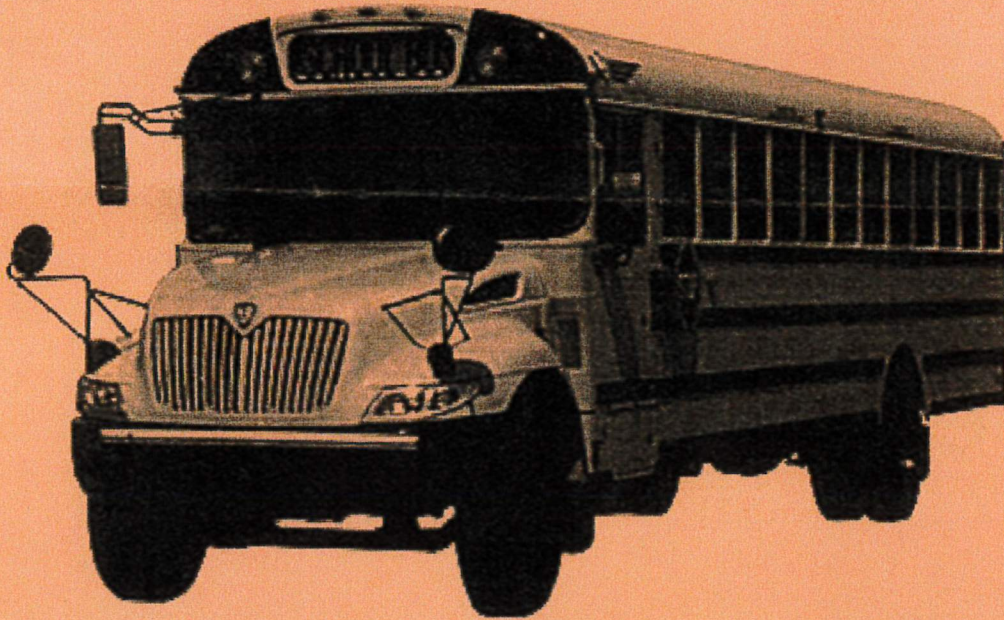
Time	Address
2:55	LEAVES SCHOOL
2:58	119 Acacia Dr., RL
3:00	119 Park, RLC
3:01	110 Park, RL
3:02	105 Park, RL
3:05	109 Raymar, RL
3:08	851 Railroad Ave., RL
3:10	3 rd & H St, RL
3:12	641 4 th St, RL
3:14	640 J Street, RL
3:16	524 K Street, RL
3:18	109 Raymar & Evergreen, RL
3:20	264 Maple Creek Road, EXEMPT
3:24	Korbel Parking Lot
3:28	121 Hatchery Rd, RLC (Emporium)
3:30	231 Railroad Ave. RL
3:32	305 Chartin Rd., RLC
3:31	353 Chartin Rd., RLC
3:32	415 Chartin Rd., RLC
3:33	561 Hlow Ln, RLC
3:36	Greenhill Ln & Glendale, RL
3:39	Glendale & Hilltop, RL
3:41	Swanson Lane, RL
3:43	1551 Glendale, RL
3:44	Glendale & Glendale, RL
3:45	Before Glendale Trailer Park, RL
3:47	Parker Ln, RL
3:50	2779 Fieldbrook Rd.
3:55	ARRIVES AT SCHOOL

Stops are determined by driver & CHP;

Kindergartners need to have someone at stop or will return to school. All other grades will require minimum walking to a designated stop.

Please go to stop closest to you, 5 MINUTES PRIOR to time above.

THE (MORNING) BUS IS BACK AT BLUE LAKE SCHOOL!



Starting tomorrow (Wednesday) 10/5/17, the morning bus run will be reinstated at Blue Lake School! Attached is a current schedule of all stops and times for pickup and dropoff!

Please be aware that we will *not* be able to provide morning service on the following dates, although afternoon service will still be in effect for all stops:

- October 27
- November 3
- November 8
- November 17

Thank you!



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

3/1/2018

PROJECT REFERRAL TO: Humboldt County Sheriff

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Humboldt County Sheriff, Fieldbrook Community Services District, Blake Lake Union Elementary School District, Blue Lake Fire Protection District, Northern Humboldt Union School District

Applicant Name Michael Brosgart **Key Parcel Number** 516-111-064-000

Application (APPS#) 13354 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-1124

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

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

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

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

Return Response No Later Than 3/16/2018

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☐ Recommend Conditional Approval. Suggested Conditions Attached.

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

☐ Recommend Denial. Attach reasons for recommended denial.

☒ Other Comments: NO record

DATE: 03-12-18

PRINT NAME: B. Durnell

Castellano, Caitlin

From: Castellano, Caitlin
Sent: Monday, May 20, 2019 9:11 AM
To: Scotty Appleford
Cc: SHELLY WILEY; shellcup92@hotmail.com; Johnson, Cliff; psaucedo1@co.humboldt.ca.us; Elizabeth Schatz (eschatz1@co.humboldt.ca.us); Ford, John (JFord@co.humboldt.ca.us)
Subject: RE: North Point School bus stop in Glendale on Glenwood Lane?

Hi Scott – Thank you very much for your time and consideration. I'll inquire on who took your message to ensure it gets through in a timely manner, and thank you for your reply to my follow-up email. You may not have received an initial application referral because the project site is located within the Blue Lake Union School District and near McKinleyville Union so we were unaware that Green Point school may have students from Glendale. However, now that we know, I will pass on this information to any planner working in this area. We do have Blue Lake's school bus stop schedule too and thank you for the confirmation.

Thank you again for your time!

Caitlin Castellano, Planner
Current Planning, Cannabis Services
Planning & Building | Humboldt County, CA
3015 H Street | Eureka, CA 95501
Direct: 707-268-3731
Main: 707-445-7541
Fax: 707-268-3792
ccastellano1@co.humboldt.ca.us

From: Scotty Appleford <sappleford@greenpointsd.org>
Sent: Saturday, May 18, 2019 7:45 AM
To: Castellano, Caitlin <CCastellano1@co.humboldt.ca.us>
Cc: SHELLY WILEY <shellcup74@hotmail.com>; shellcup92@hotmail.com
Subject: Re: North Point School bus stop in Glendale on Glenwood Lane?

Good Morning Caitlin,

I apologize for not responding yesterday. We were at our end of the year camping/field day trip out in Siskiyou County and I had no reception/ internet. A few things. I have been in communication with Natashalei (Kasha) Fischer as well as Shelly Wiley who I have CC'ed here. I did receive your phone message approximately a month ago and called back a couple of days later and your voicemail indicated you were to be out of the office for some period of time. I spoke with one of your co-workers hoping to answer your question concerning the bus stop and she took the message that I called. In addition, after looking through my files of all the cannabis permitting notices we have received for the various location in and around our school/bus stops, I do not have a copy of this particular site anywhere on file, so I apologize if it seems that we have been incommunicado on this matter.

To answer you questions, yes you are correct the stop is at Glenwood Lane not Drive as indicated on the bus schedule. Our former bus driver assigned the wrong name when the schedule was created years ago and though it has been edited, the name was never changed. To be specific, there are 8 children who live on that street who attend Green Point School and are picked up and dropped off at 333 Glenwood Lane. In addition I know that there is also a stop located on the corner of Swanson and Glendale that belongs to Blue Lake

School. At this time Green Point School is not interested in granting a waiver for the proposed operation. We have listened to the families potentially effected by this facility and the proximity to the homes in that area and do not think it is in the best interest of our students and their families. Please let me know if there is anything else that is needed concerning this matter.

Respectfully,

On Fri, May 17, 2019 at 11:00 AM Castellano, Caitlin <CCastellano1@co.humboldt.ca.us> wrote:

Hello Mr. Appleford,

My name is Caitlin and I'm a County Land Use Planner. I'm assigned to a multi-use cannabis facility located off of Glendale Drive (APN 516-111-064) near Murphy's Market. Attached is a project location map and other pertinent project information. I was informed that there was a School Bus Stop on Glenwood Lane for Green Point School from a local resident and left a voice message at Green Point school about a month ago but did not get a call back. Fortunately the neighbor (Natashalei (Kasha) Fischer) who provided the initial information was able to email me the bus schedule yesterday which is very helpful since the applicant's agent has not been able to substantiate any evidence of the bus stop and it imperative for me to confirm bus stop locations. Can you help me understand your school transportation schedule? The schedule specifies 333 Glenwood Drive as a pick-up but my mapping has it as Glenwood Lane which is located off Swanson Lane. This is the same location? Also, nine children are picked-up at 333 Glenwood? Do all nine live on this street or do they get dropped off and picked up each day?

The County's cannabis ordinance requires a 600-foot setback to school bus stops for cultivation unless the affected School District grants a waiver. If a setback reduction waiver cannot be obtained, the applicant may apply for a special permit for a setback reduction under the new cannabis ordinance (they originally applied under the original ordinance in December 2016). I can provide additional clarification on the cannabis permitting process and school bus stops if you'd like more information. Would the School District consider granting a waiver should the applicant requested one? And if so, what would the process be for the applicant to request one?

Any clarification you may be able to provide will be very helpful. Please feel free to call me at 707-268-3731 if you have any questions.

Thank you very much for your time!

Caitlin Castellano, Planner

Current Planning, Cannabis Services

Planning & Building | Humboldt County, CA

3015 H Street | Eureka, CA 95501

Direct: 707-268-3731

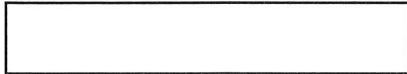
Main: 707-445-7541

Fax: 707-268-3792

ccastellano1@co.humboldt.ca.us

--

Mr. Scotty Appleford
Principal / Superintendent
180 Valkensar Ln
Blue Lake, Ca 95525
School # 707-668-5921
Cell # (904) 315-3541



This communication and any accompanying document(s) are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or taking of any action in reliance upon the communication is strictly prohibited. Any such inadvertent disclosure shall not compromise or waive the attorney-client privilege as to this communication or otherwise. If you have received this communication in error, please contact me at the above email address.

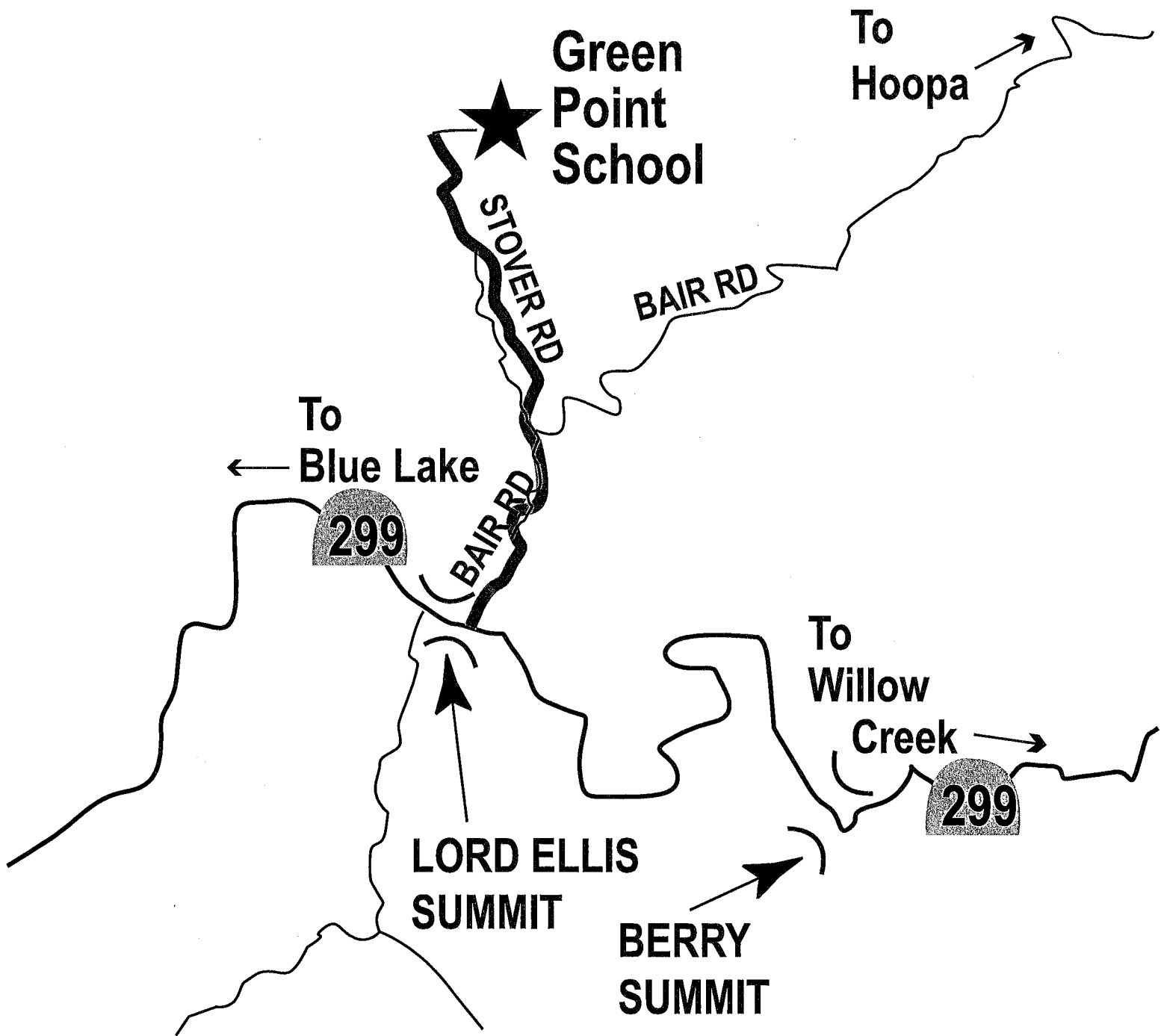
← Bus Schedule 18-19

G.P. Bus Schedule Scotty's Number (904) 315-3541 School Number (707) 668-5921			
<u>Morning Pick Up</u>	<u>Time</u>	<u>Afternoon Drop Off</u>	<u>Time</u>
Van Leaves Mckinleyville	7:00	Van leaves Green Point w/1st Run	2:45
Van @ 333 Glenwood Dr. (Wiley's, Mcgaughey's, Woodcocks and Lily) (9 Kids) Dara P/U Klawitters @Renner Station	7:20	Van @ Three Creeks. (Webbs and Jones) (4 Kids)	3:10-15
Green Point to drop off 1st round (0 Kids) Dara to arrive @ School with Klawitters and Ruby	7:50	Green Point to pick up 2nd Run (Wileys, Woodcocks, McGaugheys, Lily) (9 Kids) Dara P/U Klawitters and Ruby	3:35
Van @ Three Creeks. (Webbs and Jones) (4 Kids)	8:25	Van @ 333 Glenwood Dr. (Wileys, Woodcocks, McGaugheys and Lily) (9 Kids) Dara D/O Klawitters @Renner Station.	4:10-15
Green Point to drop off 2nd round (0 Kids)	8:50	Van Arrives in Mckinleyville	4:25
*In the event the Cookson Kids need a ride the van will pick up at 8:40 AM and drop off at 3:00		Fridays when Webbs go to coast McGaugheys parent pickup. Webbs in Van to Glenwood. Dara to transport Klawitters	

***Note: Early Release is the first Wednesday of each month.
Your child will return home 1 hour earlier.**

***Note: Due to traffic and weather and changes in Pick
Up/Drop offs please note that times are approximate. Allow a
10-15 minute window for P/U and drop off times.**

updated 8/25/18



ATTACHMENT 7
PUBLIC COMMENTS RECEIVED
Separate Attachment (CD)