



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

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

Hearing Date: March 5, 2020

To: Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Westside Holdings, LLC, Special Permit and Design Review Permit**  
Record Number: PLN-15721-SP  
Assessor's Parcel Number (APN): 223-311-012  
1211 Evergreen Road, Redway area

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5
<b>Maps</b>	
Topo Map	7
Zoning Map	8
Aerial Map	9
Site Plan	10
Floor Plan	11
<b>Attachments</b>	
Attachment 1: Recommended Conditions of Approval	13
Attachment 2: Required Findings for Approval	18
Attachment 3: Applicant's Evidence in Support of the Required Findings	31
Attachment 4: Referral Agency Comments and Recommendations	39

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

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
March 5, 2020	Special Permit and Design Review Permit	Christopher Alberts

**Project Description:** A Special Permit for commercial cannabis manufacturing activities involving non-volatile extraction methods. The applicant proposes to manufacture cannabis products, such as infused cannabis oil, unstill cannabis oil and distilled cannabis oil in an existing 2,000-square-foot commercial building. Future production may include terpene isolates, CBD-infused oils, topicals, and shatter. Harvested cannabis plants will be delivered to the proposed project site by licensed distributors. The operation plan states the only hazardous materials used on site is carbon dioxide gas and food-grade alcohol. Hours of operation are Tuesday – Sunday from 8:00 a.m. to 5 p.m. The manufacturing facility is solely for the purpose of wholesale vendors, therefore the public may not enter except for those who are licensed vendors. Water and sewer services are provided by the Redway Community Services District. Power is provided by P. G. & E. The proposed project includes a Design Review permit that evaluates the proposed project compatibility with the surrounding neighborhood.

**Project Location:** The project is located in Humboldt County, in the Redway area, on the south side of Evergreen Road, approximately 500 feet north from the intersection of Evergreen Road and Tunnel Road, on the property known as 1211 Evergreen Road.

**Present Plan Land Use Designations:** Commercial Services (CS), Density: Heavy commercial uses and compatible light industrial uses, Garberville Redway Benbow Alderpoint Community Plan (GRBAP), 2017 General Plan, Slope Stability: Low Instability (1).

**Present Zoning:** Business Park (MB), Design Review (D)

**Record Number:** PLN-2019-15721 **Application Number:** 15721

**Assessor Parcel Number:** 223-311-012

**Applicant**  
Westside Holding, LLC  
Christina Harwood  
PO Box 196  
Redway, CA 95560

**Owner**  
Bertain Charley H & Oney Cindi  
371 Old Briceland Road  
Garberville, CA 95542

**Agent**  
Lost Coast Elixirs  
Jasmin Holmgren  
PO Box 610  
Redway, CA 95560

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

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

**Major Issues:** None.

**WESTSIDE HOLDINGS, LLC**  
Record Number: PLN-2019-15721  
Assessor's Parcel Number: 223-311-012

**Recommended Zoning Administrator Action:**

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

*Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and Design Review Permit based on the evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Westside Holding, LLC, project subject to the recommended conditions.*

**Executive Summary:** An application has been submitted to the Planning Division for a Special Permit for non-volatile commercial cannabis manufacturing. This commercial cannabis activity is authorized by Section 314-55.4.8.2 of the CCLUO with a Special Permit. The subject parcel is currently developed with two commercial structures, approximately 7,000 square feet and 2,000 square feet, respectively. The proposed project will occur within the 2,000-square-foot structure located in the rear of the parcel. Water and sewer services are provided by the Redway Community Services District (CSD). The water budget is estimated to be 703 gallons per month and Redway Community Services District has approved this amount of water to be provided. Up to 8,426 gallons of water is available for employees and customer use per year. An Intent to Serve Letter from the Redway CSD was provided by the applicant and is included in Attachment 3. Power is provided by P. G. & E.

The applicant proposes to manufacture processed cannabis products for retailing, such as infused cannabis oil, unstillled cannabis oil and distilled cannabis oil. Future production may include terpene isolates, CBD-infused oils, topicals, and shatter. According to the operations plan, harvested cannabis plants will be delivered to the proposed project site by licensed distributors. Upon delivery, the harvested cannabis plants will be processed with a mechanical homogenizer. The operation plan states the only hazardous materials used on site is carbon dioxide gas and food grade alcohol. The facility will operate Tuesday-Sunday from 8:00 a.m. to 5 p.m. The manufacturing facility is solely for the purpose of wholesale vendors; therefore, the public may not enter except for those who are licensed vendors. The proposed facility will process inventory by tracking all incoming raw and processed materials which will include the name and state license number of the cultivator, testing lab data (as applicable), the type of strain, supplier's product tracking identification data and a bill of lading from the transport company. The facility has commercial alarms, motion-sensing lighting and video surveillance for security purposes.

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

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3)

The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, Planning Division staff does not recommend further consideration of these alternatives.



**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 20-**

**Record Number: PLN-2019-15721  
Assessor's Parcel Number: 223-311-012**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Westside Holdings, LLC, Special Permit and Design Review Permit request.**

**WHEREAS**, Westside Holdings, LLC, submitted an application and evidence in support of approving a Special Permit for commercial cannabis manufacturing activities involving non-volatile extraction methods. The applicant proposes to manufacture cannabis products, such as infused cannabis oil, unstill cannabis oil and distilled cannabis oil in an existing 2,000-square-foot commercial building. Future production may include terpene isolates, CBD-infused oils, topicals, and shatter. Harvested cannabis plants will be delivered to the proposed project site by licensed distributors. Hours of operation are Tuesday – Sunday from 8:00 a.m. to 5 p.m. Water and sewer services are provided by the Redway Community Services District. Power is provided by P. G. & E; and

**WHEREAS**, Westside Holdings, LLC, submitted an application and evidence in support of approving a Design Review Permit for the existing 2,000-square-foot structure to be used for the manufacturing business as the structure was developed in with the same character as the surrounding development; and

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

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

**WHEREAS**, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Special Permit and Design Review Permit (Record Number PLN-2019-15721); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on March 5, 2020.

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

1. The proposed project is categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) of the State CEQA Guidelines; and
2. The Zoning Administrator makes the findings in Attachment 2 of the Planning Division staff report support approval of Record Number PLN-2019-15721 based on the submitted substantial evidence; and
3. Special Permit and Design Review Permit Record Number PLN-2019-15721 is approved as recommended and conditioned in Attachment 1.

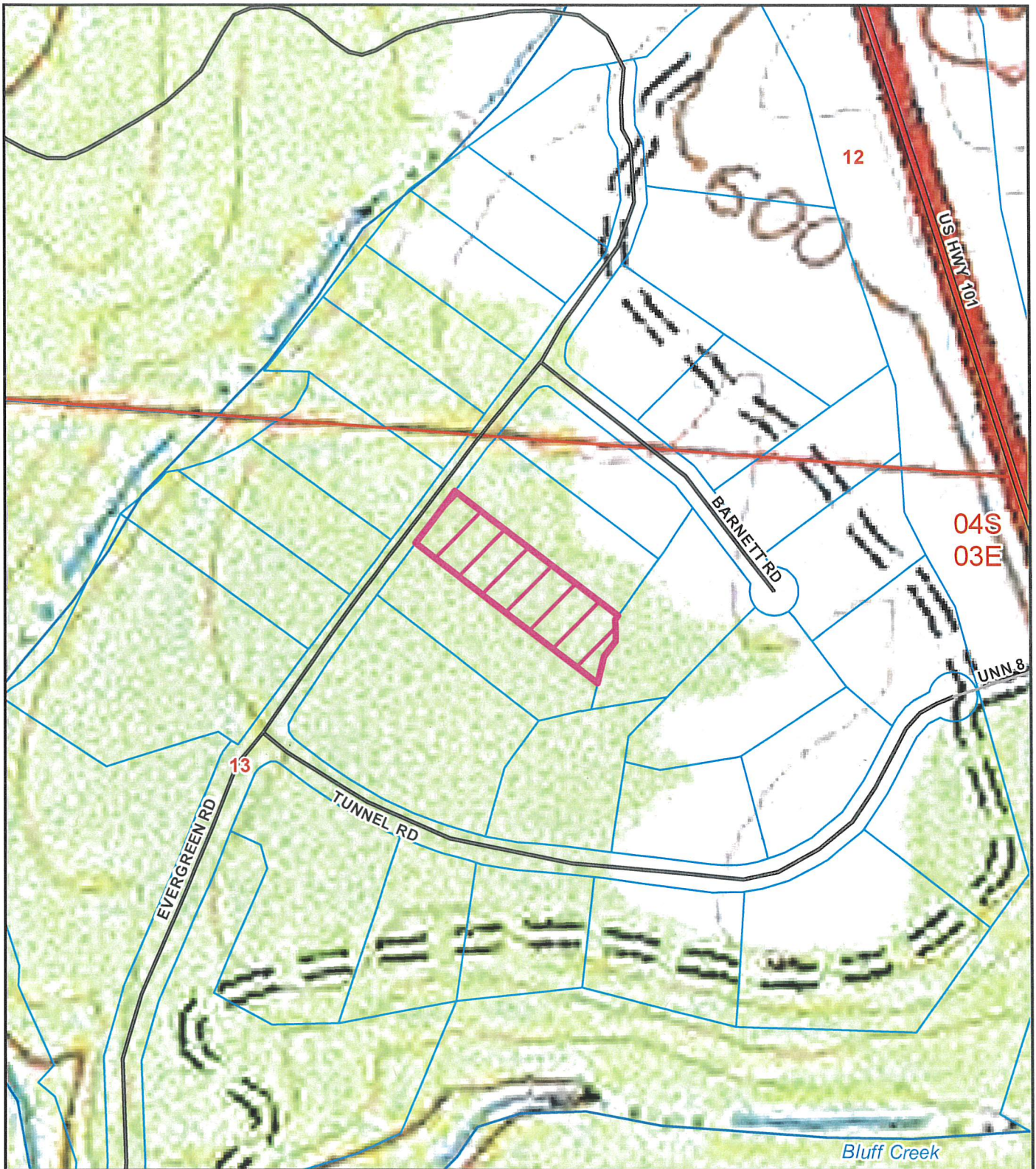
Adopted after review and consideration of all the evidence on March 5, 2020.

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

---

John Ford  
Zoning Administrator  
Planning and Building Department





**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.

**TOPO MAP**  
**PROPOSED WESTSIDE HOLDING, LLC**  
**GARBERVILLE AREA**  
**PLN-2019-15721**  
**APN: 223-311-012**  
**T04S R03E S13 HB&M (GARBERVILLE)**

0                      330                      660

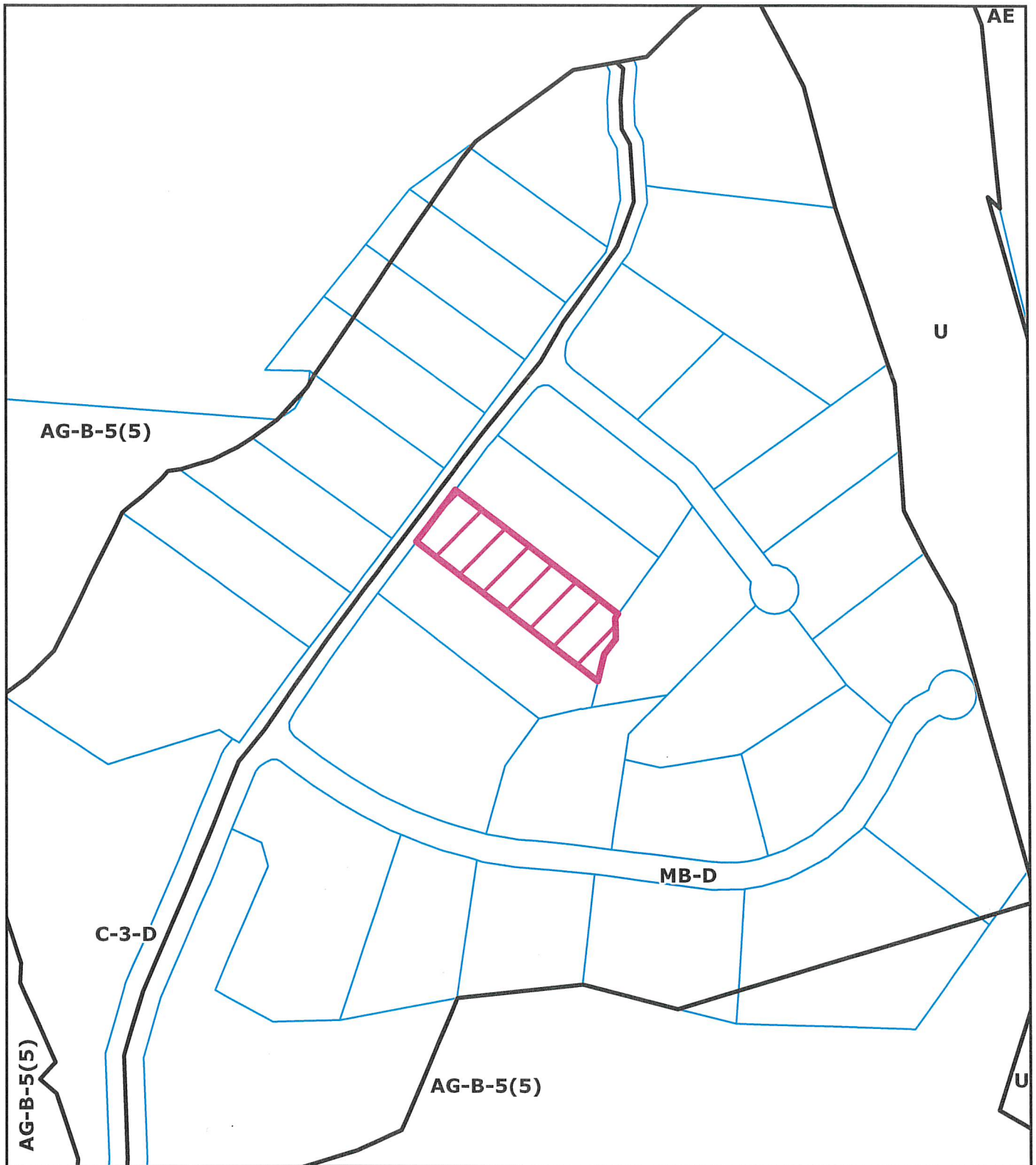
Feet

PLN-2019-15721 Westside Holdings LLC

March 5, 2020

Page 7





Project Area = 

**ZONING MAP  
PROPOSED WESTSIDE HOLDING, LLC  
GARBERVILLE AREA  
PLN-2019-15721  
APN: 223-311-012  
T04S R03E S13 HB&M (GARBERVILLE)**

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

0 330 660 Feet







**AERIAL MAP  
PROPOSED WESTSIDE HOLDING, LLC  
GARBERVILLE AREA  
PLN-2019-15721  
APN: 223-311-012  
T04S R03E S13 HB&M (GARBERVILLE)**

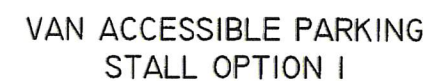
Project Area = 



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

0 230 460 Feet





## ADA VAN ACCESSIBLE PARKING STALL

SCALE: NTS

NOTE: STORMWATER CONVERGES ON 8" STORM DRAIN. THIS STORM DRAIN FLOWS TO REDWAY CSD STORM DRAINAGE SYSTEM.



## PROPOSED SITE PLAN

SCALE (11"X17" SHEET): 1"=50'  
SCALE (22"X34" SHEET): 1"=25'



## REVISION SCHEDULE

#	DATE	DRAWN	DEPT INFO
0	03-27-19	JR XX	-
1			
2			
3			
4			
5			
6			

## STORMWATER MANAGEMENT PLAN & PARKING PLAN

APN: 223-311-012  
ADDRESS: 1211 EVERGREEN ROAD, REDWAY, CA 95560

**HARWOOD - EVERGREEN MANUFACTURING**

APPLICANT: LOST COAST ELIXIRS, LLC.  
ADDRESS: 1211 EVERGREEN ROAD, REDWAY, CA 95560  
PHONE: 707-923-1414

JOB NO: 18004

**SHEET NO:**

1

OF 1

REVISION NO: 0



FLOOR PLAN

BUILDING PERMIT

JOB NO 018004

DATE 03-28-2019

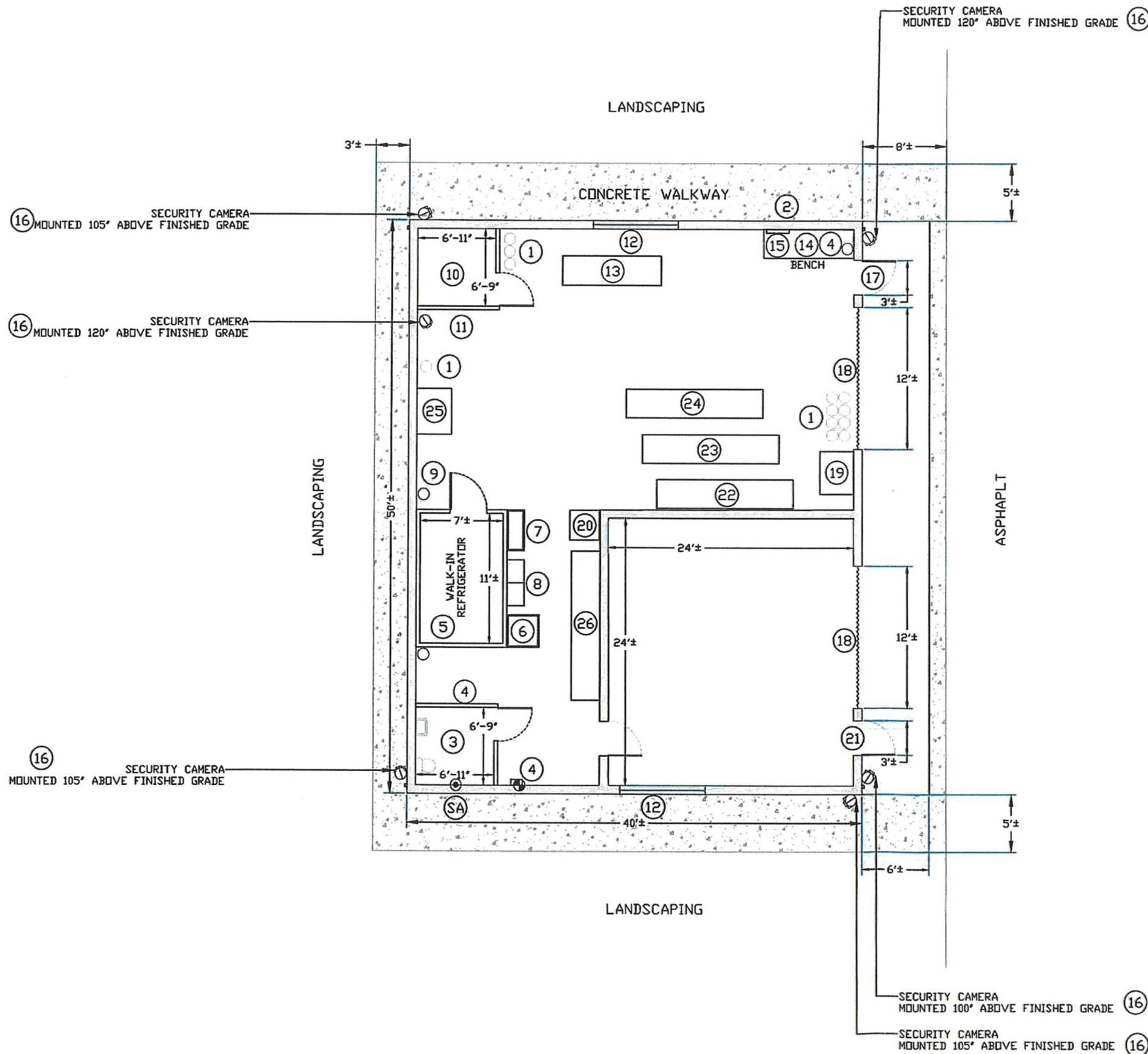
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SHEET NO

1

OF 1  
Page 11



Item I.D.	Item Description
1	CO <sub>2</sub> Cannisters
2	Ethanol Waste Storage
3	ADA Restroom
4	First Aid Kit
5	Refridgeration Unit, 7' x 11'
6	Flammable Liquid Storage Unit, 34" x 34" x 65"
7	Acid Storage, 43" x 18" x 65"
8	Temporary Storage Shelving Units, 2 ABC Kidde Extinguishers
9	Amerex Fire Extinguisher
10	Equipment Washing Station
11	Security Computer Monitor
12	Window, 7' 5"
13	Greenmill CO <sub>2</sub> Extraction Machine, 104" x 31" x 37"
14	Glassware Storage Shelving, 8' x 2'6" x 35"
15	Ventilation Hood, 4' intake
16	Security Camera
17	Door, 38" x 77"
18	Roll Up Door
19	Revco Freezer, 36" x 45" x 6'5"
20	Refrigerator, 32" x 32" x 5'6"
21	Door, 39" x 78"
22	Short path distillation equipment (3), on table 12' x 30" x 35"
23	Table, 12' x 30" X 35"
24	Rotary Evaporating Equipment (3), on table 12' x 30" x 35"
25	Waters CO <sub>2</sub> Extraction Machine
26	Oven (2), on table 13' x 30" x 35"



APN: 223-311-012  
ADDRESS: 1211 EVERGREEN ROAD, REDWAY, CA 95560

APPLICANT: LOST COAST ELIXIRS, LLC.  
ADDRESS: 1211 EVERGREEN ROAD, REDWAY, CA 95560

# FLOOR PLAN

# BUILDING PERMIT

JOB NO: 018004

DATE: 03-28-2019

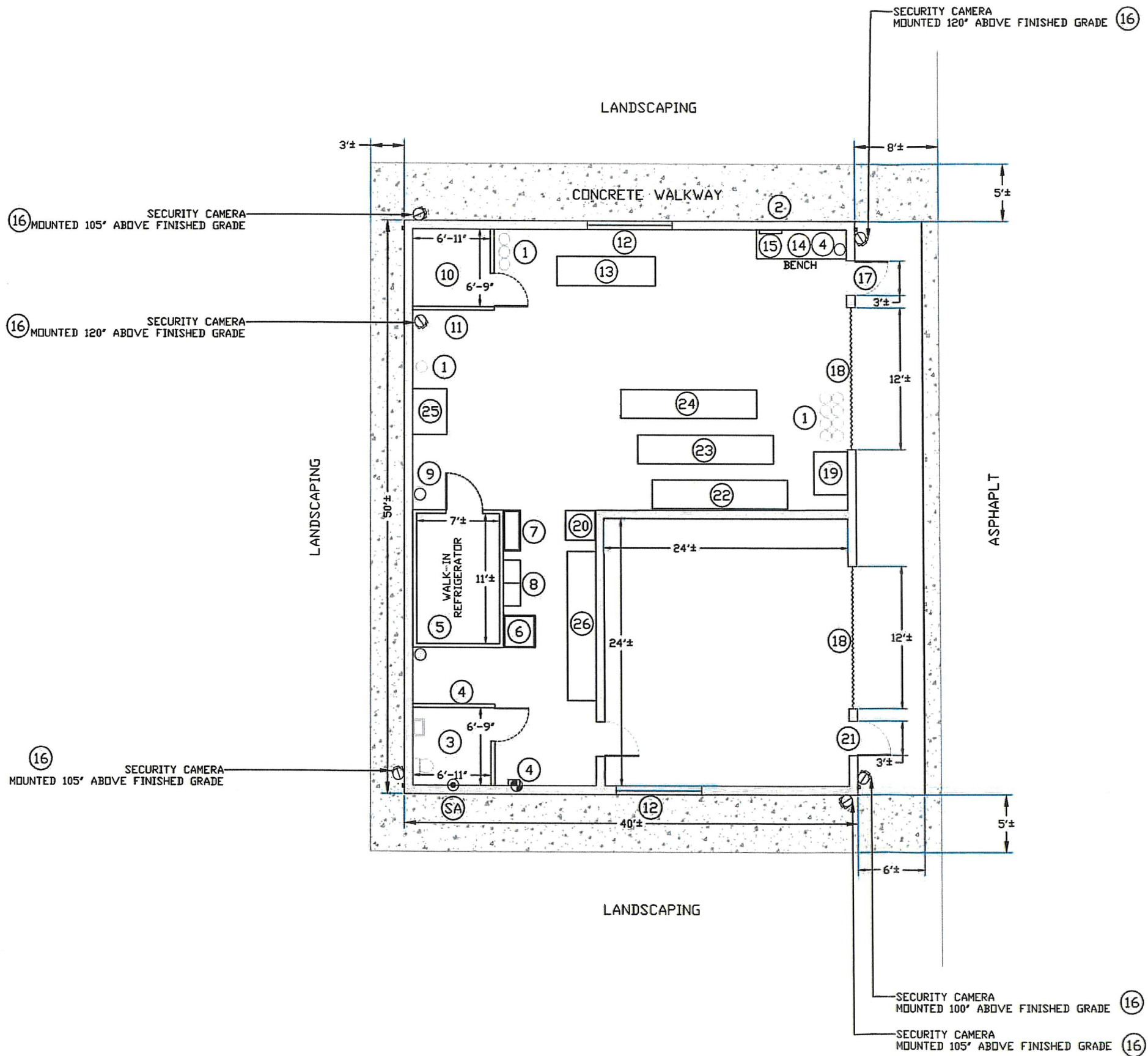
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Page 9 of 12





## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

#### **APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE RELEASE OF THE BUILDING PERMIT AND INITIATION OF OPERATIONS.**

1. A Notice of Exemption (NOE) will be prepared and filed for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.
2. The project shall address odor management by incorporating a ventilation/air filtration system limiting 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 or other qualified professional for review and approval by the Building Official.
3. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Furthermore, construction of farmworker housing will need to comply with Health and Safety Codes 17021.5 and 17021.6. Sign off on the Occupancy Permit by the Building Division shall satisfy this requirement.
4. The Applicant shall obtain from the Redway Fire Protection District (RFPD) any required permits or approvals prior to commencing construction activities or the approved use. RFPD has required that portable fire extinguishers must be provided during construction and all fire department access roads shall be maintained. Construction requirements also include that existing systems, automatic fire sprinkler system, and fire alarm monitoring shall be operational and shall comply with current Fire Code requirements. A letter from the Redway Fire Protection District will satisfy this condition.
5. All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the county right of way. Approval from Public Works will satisfy this condition.
6. The applicant shall ensure that all surfaced parking lots located on the project site have an oil-water filtration system prior to discharge into any County maintained facility. Approval from Public Works will satisfy this condition.
7. The applicant shall obtain 100% renewable energy as the power source for the subject project. A letter from P.G. & E. will satisfy this condition.
8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding any hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection in order to keep the permit valid.
9. If applicable, the Applicant shall secure permits from the North Coast Unified Air Quality

Management District. A letter or similar communication from the North Coast Air Quality Management District verifying that all their requirements have been met and/or no additional permitting is required will satisfy this condition.

10. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka. 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.
11. The Applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the Applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**Ongoing Requirements/Development Restrictions for Distribution, Processing and Manufacturing Activities Which Must be Satisfied for the Life of the Project:**

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the Humboldt County Commercial Cannabis Land Use Ordinance (CCLUO) and MAUCRSA, as may be amended from time to time, as applicable to the permit type.
3. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
4. Possession of a current, valid permit or license, issued by the Humboldt County Department of Health and Human Services-Environmental Health Division, as soon as such permits or licenses become available.
5. Confinement of the area of cannabis processing, manufacturing or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, Public Park, or Tribal Cultural Resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
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 chemical agents.
8. All persons hiring employees to engage in commercial manufacturing of cannabis shall comply with the following Employee Safety Practices:
  - A. Implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - 1) Emergency action response planning as necessary;
    - 2) Employee accident reporting and investigation policies;
    - 3) Fire prevention;
    - 4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - 5) Materials handling policies;
    - 6) Job hazard analyses; and
    - 7) Personal protective equipment policies, including respiratory protection.
  - B. Visibly post and maintain an emergency contact list which includes at a minimum:
    - 1) Operation manager contacts;
    - 2) Emergency responder contacts;
    - 3) Poison control contacts.
  - C. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
11. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
12. Odors shall be contained on the property on which the Cannabis activity is located. 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 of the operation. If the County receives any odor complaints, the permit holder shall work with the Building Official to correct odor concerns.
13. **Permit Duration:** Any Commercial Cannabis Cultivation issued pursuant to this section shall expire after one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees, lessees, and the permitted site have been found to comply with all conditions of approval. If the inspector or other County official determines that the permittees, lessees, or site do not comply with the conditions of approval, the inspector shall serve the CUP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

14. **Transfers:** Transfer of any leases or permits approved by this project are 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 conformance with conditions 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 Commercial Cannabis.
15. **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.
16. **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.
17. All signage shall comply with Section 314-87.2 of the Humboldt County Code.
18. The operation shall participate in the Commercial Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.
19. Pay all applicable application and annual inspection fees.

**Informational Notes:**

1. Pursuant to Section 314-55.4.6.5.7 of the CCLUO, if upon inspection for the initial application, violations of any building or other health, safety, or other state of county statute, ordinance, or regulation are discovered, the Planning and Building Department may issue a provisional clearance or permit with a written approved Compliance Agreement. By signing the agreement, the permittee agrees to abate or cure the violations at the earliest opportunity but in no event more than two (2) years of the date of issuance of the provisional clearance or permit. Plans for curing the violations shall be submitted to the Planning and Building Department by the Permittee within one (1) year of the issuance of the provisional certificate or permit.
2. This provisional permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval #1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval #27 of the On-Going Requirements /Development Restrictions, above.



3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

4. 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.

5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions 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 send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

6. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this cost to the project.

7. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

8. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled *Cannabis Palm Card* and *Cannabis Rack Card*. This information shall also be provided to all employees as part of the employee orientation.

## ATTACHMENT 2

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

1. The proposed development is in conformance with the County General Plan 2017, 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; and
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.** 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 2017, Open Space Plan, Open Space Action Program and the Garberville-Redway-Benbow-Alderpoint Community Plan (GRBAP).

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4  Land Use Designations Section 4.8  Commercial General	<b>Commercial General (CG):</b> This designation is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.	The applicant is proposing to develop cannabis manufacturing facilities within an existing commercial/industrial building. Manufacturing is a similar and compatible use to other use types allowed in the CG designation.  The subject parcel is located within the Garberville-Redway-Benbow-Alderpoint Community Plan (GRBAP). A review of the extracts for GRBAP do not impose additional requirements on the proposed project. Therefore, the project conforms with this section.
Circulation Chapter 7	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)  Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.	Access to the site is directly off a paved County-maintained public road (Evergreen Road). The Department of Public Works recommended conditional approval of this project. Conditions of approval require the applicant to adhere to County standards for fences and encroachments. Conditions also require that the parking lot have an oil-water filtration system prior to discharge into any County-maintained facility.
Housing Chapter 8	Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies,	The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project will not preclude any future residential development.

	<p>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 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-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.</p>	<p>The proposed project is located within an existing commercial development, not on working resource lands or park lands. However, the project will not preclude orderly development and coordination with other agencies programs related to conserving open space lands.</p>
<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 Biological Resource maps of the Framework Plan do not identify any sensitive or critical habitat areas on the project site. The proposed project is located within an existing 2,000-square-foot commercial structure. No new ground disturbance is proposed. The California Department of Fish and Wildlife was referred on August 14, 2019, and did not provide any comments.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources</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,</p>	<p>The subject parcel was reviewed with respect to archaeological and cultural resources at the time of subdivision. In 1993 the study, covering approximately 100% of the project area, identified no cultural resources. The Northwest Information Center was referred for this project and recommended no further cultural study. Nonetheless, an ongoing condition of approval are incorporated</p>



Section 10.6	Protection and Enhancement of Significant Cultural Resources) Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]	regarding the inadvertent discovery protocol to protect cultural resources.
Conservation and Open Space Chapter 10  Scenic Resources Section 10.6	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) Related policies: SR-S4. Light and Glare.	The proposed project is located within an existing commercial development. The proposed project does not include any additional lighting or signage at this time. Any future lighting and/or signs that may be proposed must conform to Humboldt County Code lighting or signage requirements.
Water Resources Chapter 11  Stormwater Drainage	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-G, WR-G7, WR-G8, WR-G9) Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.	The proposed project occurs within an existing permitted commercial structure that met the requirements of the Building Department the Department of Public Works regarding erosion and stormwater management at time of construction. The Department of Public Works recommended conditional approval of this project. Conditions of approval require the applicant to adhere to County standards for fences and encroachments. Conditions also require that the parking lot have an oil-water filtration system prior to discharge into any County-maintained facility.
Water Resources	Goals and policies contained in this Chapter	Water and sewer services are provided by the Redway Community Services District. The

Chapter 11  Onsite Wastewater Systems	<p>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>proposed project occurs within an existing permitted structure that met the requirements of the Building Department and the Department of Environmental Health at time of construction. The applicant obtained an <i>Intent to Serve Letter</i> dated May 21, 2019, from the Redway Community Services District (see Attachment 4). Conditions of approval require the applicant to adhere to the terms and conditions outlined in the <i>Intent to Serve Letter</i> dated May 21, 2019.</p>
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>The subject parcel is not located in an area that requires special noise attenuation measures. The proposed project is for are for manufacturing of cannabis products. Power to the existing structure is provided by P. G. &amp; E. and does not require use electrical generators.</p>
Safety Element Chapter 14  Geologic & Seismic	<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 nor is subject to liquefaction. Geologic hazard maps of the Framework Plan show the slope instability of the property to be low, and the proposed project is within an existing permitted building, so the proposed project is not likely to be subject to geologic hazards.</p>



<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at approximately 20 miles distance from the coast, is outside the areas subject to tsunami run-up.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourages 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-P 19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The parcel is in an area of High Fire Hazard rating and within the Redway Fire Protection District. All applicable referral agencies were referred and did not identify any issues relating to hazards. The Redway Fire Protection District recommended</p>
<p>Community Infrastructure and Services Element, Chapter 5</p> <p>Implementation Action Plan</p>	<p>IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.</p>	<p>The project is located in the Redway Fire Protection District boundaries.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G 1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4) Related policies: AQ-P4, Construction and</p>	<p>The proposed project occurs within an existing permitted commercial structure that met the requirements of the North Coast Unified Air Quality Management District (NCUAQMD) management at time of construction.</p>

	Grading Dust Control, AQ-S 1, Construction and Grading Dust Control, AQP7, Interagency Coordination.	
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**2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirements	Evidence Supporting 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 223-311-012 is Lot 18 of Tract 424 (The Meadows Unit 3/Phase I Subdivision) on file in the Office of the Humboldt County Recorder in Book 21 of Maps, Pages 27, 28, 29, and 30 recorded on May 6, 2004, as Document Number 1994-13754-4. Therefore, the subject parcel was lawfully created in its current configuration and can be developed as proposed.
§314-3.1 Business Park	<b>Business Park (MB):</b> The Business Park zone is intended to protect sites which are suitable for "business park" developments: well-designed mixed industrial/commercial areas composed of nuisance-free light industrial, research and development, administrative and business and professional officelike facilities developed in a parklike environment.	The applicant is seeking a Special Permit for manufacturing cannabis within an existing 2,000-square-foot commercial structure on the property zoned MB. The proposed uses are light industrial uses that is specifically allowed with Special Permits in this zone district under Section 314-55.4.8.2 of the Humboldt County Code.
Minimum Lot Area:	10,000 square feet	1.12 acres (48,787 square feet)
Minimum Lot Width:	60 feet	121 feet
Maximum Lot Depth:	None specified	424 feet
Max. Lot Coverage:	50%	The proposed project occurs within an existing permitted structure that met lot coverage requirements at time of construction.
Min. Yard	MB Minimum Setbacks:	Front: 211 feet



Setbacks (through the SRA requirements):	Front: 30 feet Rear: 10 feet Side: 30 feet where side yard adjoins a public street and 10 feet otherwise. The parcel is within the mapped state Responsibility Area and 30- foot setbacks to all property lines are required.	Rear: 135 feet Side (east): 30 feet Side (west): 40 feet  The proposed project occurs within an existing permitted structure that met setbacks at time of construction.
Max. Building Height:	50 feet	<50 feet
§314- 109.1.3.4.1 Off-Street Parking  Manufacturing	The higher of one parking space for each 1,500 square feet of gross floor area within all enclosed building areas or one (1) parking space for each employee at the peak shift. A minimum of two (2) parking spaces are required.	2 spaces
§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.	There are no mapped Streamside Management Areas on the subject parcel. No new ground disturbance is proposed.
§314-19 "D" Combining Zone Designations	The reviewing authority shall take the following items under consideration in approving plans within a D zone: The height bulk and area of buildings. All setbacks from property lines. The color, textures and materials of exterior walls. The type, pitch and material of roofs. The type, size and location of signs. Landscaping, and parking lot layout. Relationship to other buildings and/or uses in the area.	The existing buildings were subject to design review at the time of construction and found to be consistent with existing development in the area. No new construction is proposed.

	Architectural treatment of any historical buildings or structures. Location and treatment of the site as related to its natural setting.	
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**314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)**

§314-55.4.5.4  Permit Limits and Permit Counting	No more than eight acres of Commercial Cannabis permits may be issued to a single Person. No more than ten (10) Persons shall be granted permits authorizing three (3) or acres of cultivation pursuant to the provisions of 55.4.6.1.2(c).	According to records maintained by the Planning Department, the party who is the Westside Holdings, LLC, applicant, submitted four applications, including this application for manufacturing. If approved, the applicant will hold one permit.
§314-55.4.6.3.1  Eligibility Requirements –  Energy Source	Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.	Power to the subject parcel is provided by P. G. & E. To meet the Performance Standard for Energy Use, CCLUO §314- 55.4.12.5, The applicant will join one of P.G.&E's renewable energy programs ("Repower+" or "Solar Choice") to obtain 100% renewable energy which is included as a Condition of Approval. As conditioned, the proposed project meets this performance standard.
§ 314-55.4.6.3.2  Eligibility Requirements –  Water Source	Irrigation shall exclusively utilize Stored Water from Non-Diversionary Sources or water from a Public or Private Water Supplier.	Water is provided by the Redway Community Services District (CSD). The applicant obtained an Intent to Serve Letter dated May 21, 2019, from the Redway Community Services District (see Attachment 4). Conditions of approval require the applicant to adhere to the terms and conditions outlined in the Intent to Serve Letter dated May 21, 2019.
§314-55.4.6.4.4  Standard Setbacks	The proposed project shall be more than 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs) and 1,000 feet from all Tribal Ceremonial Sites.	The proposed project is located within an existing 2,000-square-foot structure. The proposed project conforms to the 600-foot setback for schools, school bus stops, parks, or places of religious worship. No nearby Tribal Cultural Resources or Tribal Ceremonial Sites were identified by the Bear River Band THPO. The project complies with these standards.



<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
§314-55.4.11 Application Requirements	Identifies the Information Required for All Applications	Attachment 3 identifies the information submitted with the application and shows all the required information was received.
§314-55.4.12 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities.	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.12.1.8 Performance Standards–  Road System	Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with standards regarding dead-end road length, functional capacity and private road systems.	Access to the site is directly off a paved County-maintained public road (Evergreen Road). The Department of Public Works recommended conditional approval of this project. Conditions of approval require the applicant to adhere to County standards for fences and encroachments. Conditions also require that the parking lot have an oil-water filtration system prior to discharge into any County-maintained facility.
§314-55.4.12.1.10 Performance Standards–  Biological Resource Protection	Projects proposing new development activities shall provide the necessary information to implement Mitigation Measures 3.4-1a – 3.4-1l, 3.4-3a, 3.4-4, 3.4-5 and 3.4-6 from the Final Environmental Impact Report.	The Biological Resource maps of the Framework Plan do not identify any sensitive or critical habitat areas on the project site. The proposed project is located within an existing 2,000-square-foot commercial structure. No new ground disturbance is proposed. The California Department of Fish and Wildlife was referred on August 14, 2019, and did not provide any comments.

<b>314-55.4 et seq. HCC: Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis for Medical or Adult Use Inland Land Use Regulation (CCLUO)</b>		
§314-55.4.12.5 Performance Standards–  Energy Use	<p>All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards:</p> <ul style="list-style-type: none"> <li>• Grid power supplied from 100% renewable source; and</li> <li>• On-site renewable energy system with twenty percent net non-renewable energy use</li> </ul> <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.</p>	<p>The proposed project is for non-volatile commercial cannabis manufacturing located in an existing 2,000-square-foot structure. Power is provided by P. G. &amp; E. The applicant will join one of P.G.&amp;E's renewable energy programs ("Repower+" or "Solar Choice") to obtain 100% renewable energy which is included as a Condition of Approval. As conditioned, the proposed project meets this performance standard.</p>

**4. Public Health, Safety, and Welfare and 6. Environmental Impact:** the following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

<b>Code Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence that Supports the Required Finding</b>
§312-17.1.4 Special Permit Findings	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.	All responding referral agencies have either provided no comment or recommended approval of the proposed use. The proposed wholesale distribution use is consistent with the type of development in the area. There is no evidence that the project will be materially injurious to properties or improvements in the vicinity.
§15303 of CEQA Guidelines	Categorically exempt from State environmental review.	The project has been determined to be exempt from CEQA pursuant to Sections 15301 – Existing Facilities of the Guidelines for the Implementation of CEQA. Section 15301 exempts from environmental review the operation, repair maintenance, permitting, licensing,



		<p>or minor alteration of existing private structures or facilities where involving negligible or no expansion of use. The proposed development will occupy one existing structure of approximately 2,000 sq. ft. The project site is a business park served by community water and sewer meeting the County's definition of an "urban development area". The proposed use will not result in any significant adverse impact on the environment as the parcel is 1.2 acres in area and no new exterior construction is proposed except for small security cameras and outdoor lighting as explained in the Security Plan.</p>
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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 Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves operation of a cannabis manufacturing facility on lands designated "Commercial Services" (CS) and zoned Business Park (MB). The parcel was not inventoried as source of potential residential housing. 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.



### ATTACHMENT 3

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

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

1. The name contact address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached – in Operations Plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Not Applicable)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (Not applicable)
9. If the source of water is a well, a copy of the County well permit, if available. (Not applicable)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of

Forestry and Fire Protection (CALFIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CALFIRE. (Not applicable)

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. DEH Worksheet. (On file)
16. Road Evaluation Report prepared by David Rask dated November 27, 2017. (Attached)
17. Intent to Serve Letter prepared by Redway Community Services District dated May 21, 2019. (Attached)



## 1 Cannabis Manufacturing 2.0 Application

### 1.1 Operations Plan

Westside Holding, LLC will produce processed cannabis products for retailing. The products it will initially produce are undistilled cannabis oil, distilled cannabis oil, and infused cannabis oil. Products being considered for future production: terpene isolates, CBD infused oil, topicals, and shatter, a type of cannabis oil concentrate. Research is being conducted on these forthcoming products, production is planned for 2020.

The primary product being produced is infused cannabis oil. Raw cannabis plant is processed with a mechanical homogenizer which renders it into a fine powder. This fine powder is loaded into a carbon dioxide supercritical closed loop extraction systems; the model is SFE PRO Extractor made by Green Mill Supercritical. Both of these machines create a raw extract and greenwaste from the vegetal matter. The carbon dioxide used for extraction is in a closed loop, so it is reused, with nominal amounts released when opening the extraction vessels. The greenwaste is inert and free of THC and other cannabinoids; it is disposed of by curbside service provided by Recology. The raw extract is then dissolved in food-grade alcohol and frozen to separate fats from the extract. The extract is then vacuum filtered through a paper filter, then heated and filtered through charcoal. This solution is then reduced in a roto-evaporator and ethanol is recovered from the solution. The product at this stage is undistilled cannabis oil. At this point the product is tested for pesticides and other pollutants. Now the product is distilled which removes any remaining alcohol and water. Water and alcohol removed in this step is stored in buckets and delivered to hazardous material collection at Humboldt Waste Management Authority. The distillate is approximately 90% pure THC, which is then combined with food grade terpenes and medium chain triglyceride (MCT) oil. This resulting product is infused cannabis oil.

Westside Holding, LLC will not be open to the general public. Transport deliveries and pick-ups shall be prohibited between the hours of 5:00 p.m. and 8:00 a.m. All transportation and distribution activities will be in accordance to the Humboldt County Ordinance and CDPH Cannabis Manufacturing Regulations. Doors into the facility will remain locked during business hours. Hours of operation will be from 8:00 A.M. to 5 P.M. Initially operations will be facilitated by two employees with the potential to expand to four throughout the next year. The manufacturing activity will be year round, with little seasonality to activity.

### 1.2 Water Source

Municipal water service is provided by Redway Community Services District. There is no storage of water on site. Expected usage from similar scale of operation is expected to be 703 gallons per month, and 8,436 gallons per year. A will serve letter is included in the attachments.

### 1.3 Sewage Disposal Plan

Sewage service is provided by Redway Community Services District. All sewage that is appropriate for conventional sewage treatment is generated from employees using the restroom and cleaning equipment. If alcohol is used to clean equipment it is collected and delivered to hazardous waste collection. A grease trap will be installed inline with the drainage of the equipment washing station to prevent any fats from being delivered into the wastestream.



## **Mother Earth Engineering**

### **COMMERCIAL CANNABIS LAND USE ORDINANCE (2.0) MANUFACTURING APPLICATION**

#### **1.4 Stormwater Management Plan**

Attached with this document is the Stormwater Management Plan which shows the existing stormwater controls on site. A concrete swale and swales surrounding the applicants building drain stormwater to the south corner of the parking lot where it is collected in a storm drain.

#### **1.5 Materials Management Plan**

Non-hazardous solid waste and recyclables derived from the operation will be routinely removed by curbside waste and recycling service, provided by Recology. Inert, non-psychoactive cannabis plant waste will be removed through this method. Any potentially hazardous materials used in the manufacturing process: alcohol, distillation waste products (mix of water, alcohol, and non-psychoactive cannabis matter), and other cleaning agents will be stored in buckets and brought to hazardous material collection at Humboldt Waste Authority.

Inventory will be tracked and maintained through our password-protected Google Docs account and Microsoft Excel spreadsheets which will work in conjunction with the Track-and-Trace System.

This will effectively track inventory from the receipt of raw cannabis material through the manufacturing process to the packaging and labeling stage to its loading for delivery and verification that the end product is delivered. On-hand inventory of cannabis and cannabis products at the licensed premises will be reconciled with the records in the track-and-trace database at least once every thirty (30) calendar days. Reconciliation will be performed by one managing individual and then independently verified by a second. In the event a discrepancy is found between the inventory and the track-and-trace database, an audit will then be conducted. If a discrepancy outside five percent (5%) of the documented inventory is found after the audit, the Department will be notified within 24 hours. If evidence of suspected theft or diversion is discovered, a report of the suspected theft or diversion will be made to the Department within 24 hours of the discovery.

#### **1.6 Parking Plan**

There are a total of 25 parking spaces on-site for the subject property. The expected maximum number of employees on site is 2. The amount of parking available exceeds the requirements under Ordinance No. 2599, amending sections 314-55.4, 314-55.3.11.7, 314-55.3.7 and 314-55.3.15 of Title III, Division 1, Chapter 4, Section 55.4.6.12.14, part f.2 of the Humboldt County Code.

#### **1.7 Energy Plan**

All power is provided by a PG&E service connection. There are no generators onsite used for standard operations. A commercial propane tank is located behind the facility and is used for heating the interior.

#### **1.8 Security Plan**

The facility has commercial alarms, motion sensor lighting, and video surveillance, serviced and installed by Advanced Security Systems. All product shall be stored in a secured, locked area in a manner to prevent diversion, theft and loss. Remote accessible, digital video surveillance with a minimum resolution of 1280 x





## **Mother Earth Engineering**

### **COMMERCIAL CANNABIS LAND USE ORDINANCE (2.0) MANUFACTURING APPLICATION**

720 and shot at a minimum of 15 frames/second to effectively record images (section 40205) will be permanently mounted where cameras can capture; areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises, limited-access areas, and points of entry and exits will be recorded from both indoor and outdoor vantage points where cameras can capture activity occurring within 20 feet of each, allowing for clear and certain identification. Electronic records will be backed up and secured to prevent unauthorized access and ensure the integrity of the records. All doors and entries will be secured with commercial-grade locks at all times. Only authorized employees will be allowed access the facility through limited access entries. Interior doors will be secured, ensuring limited access and to assure separation between the Manufacturing and Distribution facilities. Employee access will be limited to those areas necessary to complete their specific duties. All on-site activities will occur within the interior of the facility. In addition, the location of the facility limits visibility from the public. No production, distribution, storage, or display of cannabis or cannabis-infused products shall be visible from the building exterior. Designated areas for employees to store and access personal items will be provided. Loading and unloading areas, where potential for diversion is high, will be supervised and surveilled. Authorized individuals, suppliers and/or visitors will adhere to sign-in/sign-out procedures. No unauthorized individuals will be allowed on the premises at any time. All cannabis related products will be stored and secured to prevent diversion, theft or loss. All on-site inventory will be tracked with in-house tracking software and will maintain records until the product is delivered to its destination. A system for inventory tracking and audits is detailed in the Inventory Control Procedures.

#### **1.9 Hazardous Waste Statement/Site Assessment**

The only hazardous materials used on site is carbon dioxide gas and food grade alcohol. Alcohol is used for processing the product as well as cleaning labware. Alcohol recovered in the processing of the product is tested for impurities and reused. Alcohol used for cleaning labware is collected in containers and delivered to hazardous materials collection at Humboldt Waste Management Authority. There shall be less than 500 lbs. of solid hazardous material, less than 55 gallons of hazardous liquids and less than 200 cubic feet of compressed gas on site at all times.



HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS  
ROAD EVALUATION REPORT



**PART A: Part A may be completed by the applicant**

Applicant Name: Peaksview, MBC APN: 223-311-012

Planning & Building Department Case/File No.: 12113

Road Name: Evergreen Rd (complete a separate form for each road)

From Road (Cross street): Redwood Dr

To Road (Cross street): 1211 Evergreen Rd

Length of road segment: 0.4 miles Date Inspected 11/21/2017

Road is maintained by: ☐ County ☒ Other Business park associated  
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

Box 1 ☒ The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

Box 2 ☐ The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

*An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.*

Box 3 ☐ The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

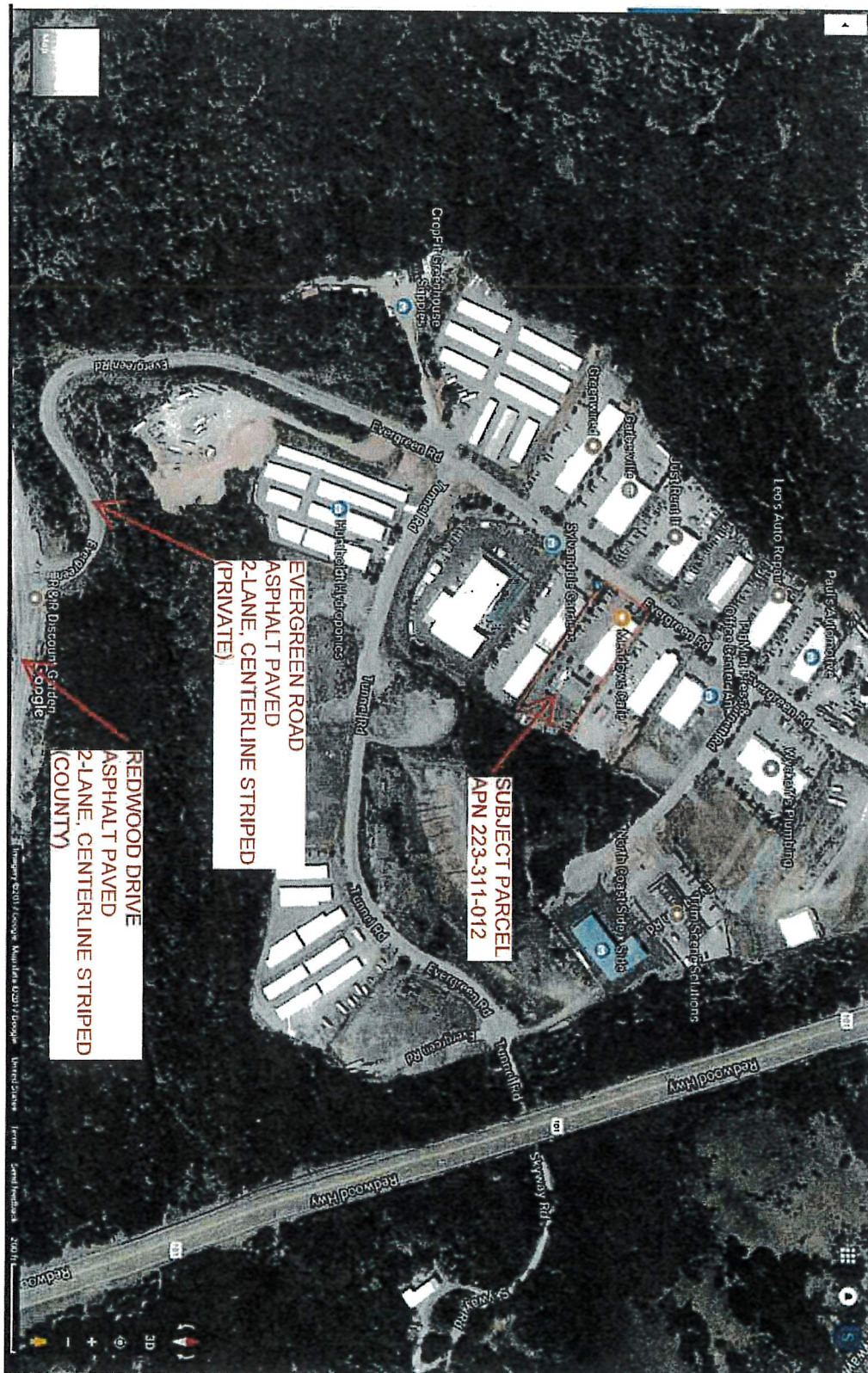
The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature

Name Printed

Date







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

May 21, 2019

**Intent to Serve Letter**

**To Westside Holdings C/O Jasmine Holmgren:**

Redway Community Services District (the "District") hereby provides this notification to the Applicant for water and sewer services located at 1211 Evergreen Unit 8 (excluding Unit 7) , APN # 223-311-012-000 , that the District is willing to provide water and wastewater services subject to the following conditions:

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

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

Best regards,

RCSD



## ATTACHMENT 4

### Referral Agency Comments and Recommendation

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

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Conditional approval	Attached and on file in Accela
Department of Public Works - Land Use Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Approved	On file in Accela
Redway Community Services District		No response	
CAL FIRE		No comments	Attached and on file in Accela
Redway Fire Protection District	✓	Conditional approval	Attached and on file in Accela
Department of Fish & Wildlife		No response	
CAL TRANS District 1		No response	
NWIC	✓	Further Study	On file with Planning
Bear River Band of the Rohnerville Rancheria	✓	Conditional Approval - Inadvertent Discovery Protocol	On file with Planning
Intertribal Sinkyone Wilderness Council		No response	
RWQCB		No response	
NCUAQMD		No response	
Humboldt County Sheriff		No response	
District Attorney		No response	
Agricultural Commissioner		No response	
Southern Humboldt Joint Unified School District		No response	



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

9/27/2019

**Project Referred To The Following Agencies:**

Environmental Health, PW Land Use, Building Inspections, CSD: Redway, RWQCB, NCUAQMD, School District:  
Southern Humboldt JUSD, Cal Fish & Wildlife, CalTrans Dist 1, CA Division of Water Rights, Bear River Band, Intertribal  
Sinkyone Wilderness Council, NWIC

Applicant Name Westside Holding, LLC Key Parcel Number 223-311-012-000

Application (APPS#) PLN-2019-15721 Assigned Planner Meghan Ryan 707-441-2622

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: 10/12/2019**

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

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

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

Other Comments:

Notes in Accela

DATE:

10/4/19

PRINT NAME:

Rudy Marenghi





DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**  
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

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

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

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Megan Ryan, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 08/21/2019

RE:

Applicant Name	WESTSIDE HOLDING
APN	223-311-012
APPS#	PLN-2019-15721

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

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

**Note:** Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

**No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

Parcel entrance and parking lot previously paved to County standards at time of initial building construction. Work was completed in 2004.

// END //

## Exhibit "A"

### Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 15721

☒ **COUNTY ROADS- FENCES & ENCROACHMENTS:**

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

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

☐ **COUNTY ROADS- DRIVEWAY (PART 1):**

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

☐ **COUNTY ROADS- DRIVEWAY (PART 2):**

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

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

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

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

☐ **COUNTY ROADS- DRIVEWAY (PART 3):**

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

☒ **COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:**

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

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

☐ **COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:**

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

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

☐ **COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT END OF COUNTY MAINTAINED RD)**

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

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

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

☐ **COUNTY ROADS- ROAD EVALUATION REPORT(S):**

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

// END //



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

☒ The Department has no comment at this time.

☐ Suggested conditions attached.

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

☐ Recommend denial.

☐ Other comments.

Date:

Name:

Forester Comments:

2/12/20

Tim Meyers

AP# 15721  
APN 223-311-012

Date:

Name:

Battalion Chief Comments:

Summary:



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



1/24/2020

**Project Referred To The Following Agencies:**

Environmental Health, PW Land Use, Building Inspections, CSD: Redway, RWQCB, NCUAQMD, School District:  
Southern Humboldt JUSD, Cal Fish & Wildlife, CalTrans Dist 1, CA Division of Water Rights, Bear River Band, Intertribal  
Sinkiyone Wilderness Council, NWIC, FPD: Redway

**Applicant Name** Westside Holding, LLC **Key Parcel Number** 223-311-012-000

**Application (APPS#)** PLN-2019-15721 **Assigned Planner** Chris Alberts 707-268-3771

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

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

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

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

**Return Response No Later Than: 2/8/2020**

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

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

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

Other Comments: REDWAY FIRE DISTRICT INSPECTION REQUIRED PRIOR TO ANY OPERATION.  
INSPECTION FEES REQUIRED PER DISTRICT FEE SCHEDULE.

DATE: 1-30-2020 PRINT NAME BRIAN ANDERSON, FIRE CHIEF