



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 6, 2020

To: Humboldt County Planning Commission

From: Cliff Johnson, Supervising Planner

Subject: **Inztgramz, LLC, Special Permits and Design Review Permit**
Record Number: PLN-2019-15858
Assessor's Parcel Number (APN): 223-311-042
2010 Tunnel Road, 2012 Tunnel Road, 2014 Tunnel Road, and 2050 Tunnel Road, Redway Area

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

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
August 6, 2020	Special Permits and Design Review Permit	Christopher Alberts

Project Description: A Special Permit (SP) for a proposed microbusiness consisting of non-flammable manufacturing activities for extraction of essential cannabis oils, distribution, and non-storefront retail delivery activities in a portion of a 3,600 square-foot existing building known as Building A. The hours of operation for the manufacturing and distribution facilities will be between 7am-7pm daily with peak operation hours between 8am-8pm, Monday-Sunday. The hours of operation for the non-retail storefront shall be limited to 10:00 am – 7:00 pm. The final delivery shall leave the facility before or at 7:00 pm. The facility will be divided into four independent ground units (office, distribution, manufacturing, and non-storefront retail) with separate access points. Water and sewer services are provided by the Redway Community Services District. The water budget is estimated to be 800 gallons per month. Up to 9,600 gallons of water is available for employee use per year. There will be a maximum of 4 employees during peak operations. Electricity is provided by P.G.&E. The proposed project includes a Special Permit for a parking exception to allow for parking to occur on-street or on an adjacent parcel. A Special Permit is also included that would allow for a reduction in the size requirement for a loading zone.

Project Location: The project is located in Humboldt County, in the Redway area, on the southwest side of Tunnel Road, approximately 350 feet southeast from the intersection of Tunnel Road and Evergreen Road, on the property known as 2010 Tunnel Road, 2012 Tunnel Road, 2014 Tunnel Road, and 2050 Tunnel 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) and Moderate Instability (2).

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

Record Number: PLN-2019-15858

Assessor Parcel Number: 223-311-042

Applicant

Inztgramz, LLC
Yvonne Nevarez
PO Box 147
Garberville, CA 95542

Owner

Evergreen Mini Storage, LLC
James Johnson
601 Hillcrest Drive
Garberville, CA 95542

Agent

1 Degree Consulting
1580 Nursery Way, Suite D
McKinleyville, CA 95519

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

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

Major Issue: None.

Inztgramz, LLC
Case Number: PLN-2019-15858
Assessor's Parcel Number (APN): 223-311-042

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 Permits and Design Review Permit based on the evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Inztgramz, LLC, project subject to the recommended conditions.

Executive Summary: Inztgramz, LLC, is seeking a Special Permit (SP) for a proposed microbusiness consisting of non-flammable manufacturing activities for extraction of essential cannabis oils, distribution, and non-storefront retail delivery activities in a portion of a 3,600 square-foot existing building known as Building A. The hours of operation will be between 7am-7pm daily with peak operation hours between 8:00 am - 8:00 pm. The facility will be divided into three independent ground units (distribution, manufacturing, and non-storefront retail). The applicant states Inztgramz, LLC, will use the non-storefront retail license, part of the Type 12 Microbusiness, to conduct temporary sales at licensed Temporary Cannabis Events.

There will be no cultivation at the facility, and all interior lights will be on a timer to ensure they are only on during hours of operation. Water and wastewater services will be provided by the Redway Community Services District (RCSD). The services provided include water used for drinking, sanitary purposes, and facility cleaning only. Redway CSD water will not be used as part of the manufacturing process. The applicant states wastewater flow from the proposed activities is expected to be 50 gallons per day from cleaning and washing equipment. Cannabis byproduct will be treated with composting material and stored in a locked container onsite. The Intent to Serve letter states current conditions allow delivery of 120 minutes fire flow of 740 gallons per minute. At full build out, available fire flow may be reduced to 625 gallons per minute for 120 minutes. Electricity for the property is currently provided by P. G. & E. Inztgramz, LLC, enrolled into P. G. & E.'s Solar Choice Plan on February 27, 2019, for Building A on the subject property. According to the applicant, there will be minimal noise impacts at the project site from cannabis activities due to the small number of employees hired. Odor control methods including but not limited to carbon air filtration technology will be implemented at the proposed facility.

The subject project was previously noticed for the March 5, 2020, Zoning Administrator hearing. The project was continued to an uncertain date in order for a Special Permit for a parking exception to be included in the noticing for the project. The applicant has submitted video evidence that captured the volume of vehicle traffic on Tunnel Road and in the existing storage facility where the subject project will take place.

Manufacturing

Inztgramz, LLC, manufacturing activities will take place in an 800-square-foot room. Activities include non-volatile extraction, packaging, and labeling. Inztgramz, LLC, will manufacture extracts using, but not limited to dry sift methods, rosin tech, and closed loop CO2 extractions. A production cycle is approximately 8 hours to produce "in-process material". Ethanol will be used as a

processing aid and is mixed into the "in-process material". Ethanol is then removed from the material and is not present in the finished product or in the waste stream. The ethanol will be reused or disposed of into the Redway Community Services District's collection system. Inztgramz, LLC, will conduct non-storefront retail sales of cannabis products exclusively by delivery from 2010 Tunnel Road, as part of the proposed Inztgramz, LLC, microbusiness.

Distribution

The distribution center will be housed in a 900-square-foot room inside Building A. Distribution activities include primarily storing cannabis product produced on site. The products will be transported to other distributors where it will be tested for final sale. The distribution facility will serve as both distribution center for all cannabis products produced onsite as well as cannabis products sourced from other licensed. Product types will include dried cannabis flowers, cannabis extracts, cannabis infusions, cannabis edibles as well as other regulated cannabis products. Inztgramz, LLC, will package, repack, label, or re-label Inztgramz, LLC's, manufactured products as well as other manufactured cannabis goods, as necessary.

Non-Storefront Retail

Inztgramz, LLC, will conduct non-storefront retail sales of cannabis products exclusively by delivery from 2010 Tunnel Road, as part of the proposed Inztgramz, LLC, microbusiness. Non-storefront retail cannabis activities take place in an 800-square-foot room. Delivery hours are between 6:00 am-10:00 pm. The applicant states Inztgramz, LLC, will only sell cannabis and cannabis products that: were received from Inztgramz, LLC, distribution or another licensed distributor; have not exceeded their expiration or sell by date; comply with all current packaging and labeling requirements set forth by the BCC when received; comply with all current allowable amounts of THC/CBD and allowable dosage requirements set forth by the BCC; and have undergone laboratory test in accordance with the requirements set forth by the BCC.

Facility Premises Security Plan

The non-storefront retail premise will be securely locked with commercial-grade door locks and equipped with an active alarm system which shall be activated when employees are not on the licensed premise. There will be no public access to the premises at any time. Exterior cameras will be shared with tenants in adjacent units and will record the entire exterior of the building. The applicant will have their own video surveillance system for interior areas. Video surveillance areas include: rooms and areas where cannabis goods are loaded, stored, and unloaded or moved within the premise; limited-access areas; security room; access area to the surveillance room; entrances and exits to the premises, which will be recorded from both indoor and outdoor vantage points; and cameras will be recording continuously 24 hours per day and at a minimum 15 frames per second.

Parking and Loading Zone Exceptions Request

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-2019-15858
Assessor's Parcel Number: 223-311-042**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approve Inztgramz, LLC, Special Permits request.

WHEREAS, Inztgramz, LLC, submitted an application and evidence in support of approving the Special Use Permit to permit a proposed microbusiness consisting of non-flammable manufacturing activities for extraction of essential cannabis oils, distribution, and non-storefront retail delivery activities in a portion of a 3,600-square-foot existing building known as Building A. Light processing activities are authorized prior to manufacturing. Harvested cannabis plants will be delivered to the proposed project site by licensed distributors. Hours of operation for the manufacturing and distribution facilities are between 7:00 am - 7:00 pm daily with peak operation hours between 8:00 am – 8:00 pm, Monday - Sunday. Hours of operation for the non-storefront retail delivery are 10:00 am – 7:00 pm, Monday – Sunday. Water and sewer services are provided by the Redway Community Services District. Power is provided by P. G. & E; and

WHEREAS, Inztgramz, LLC, submitted an application and evidence in support of approving a Design Review Permit for the existing 3,600-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 Permits (Record Number PLN-2019-15858); and

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

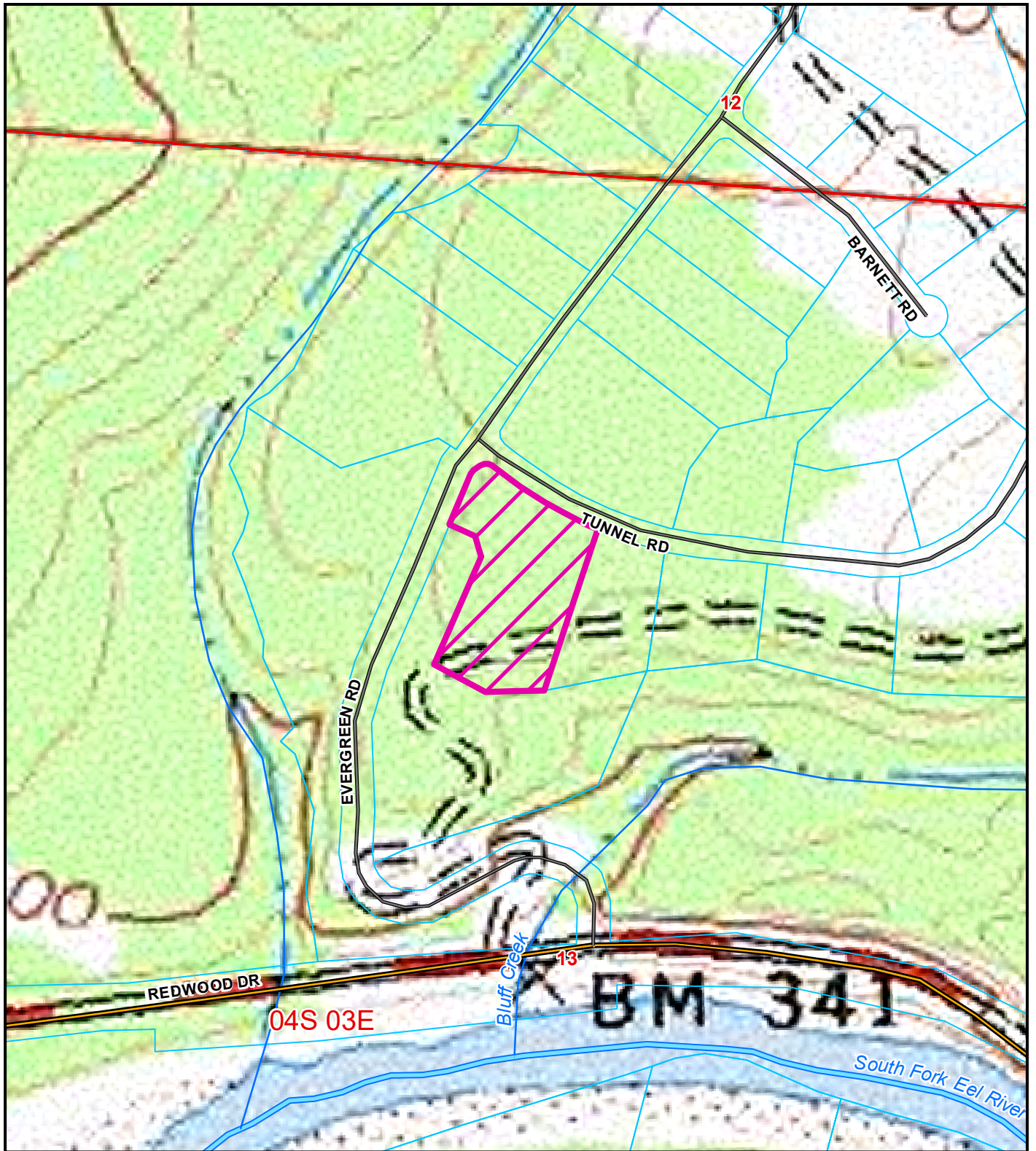
NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

1. The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and
2. The Planning Commission makes the findings for approval in Attachment 2 of the Planning Division staff report for Record Number PLN-2019-15858 based on the submitted substantial evidence; and
3. Special Permits Record Number PLN-2019-15858 is approved as recommended and conditioned in Attachment 1.

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



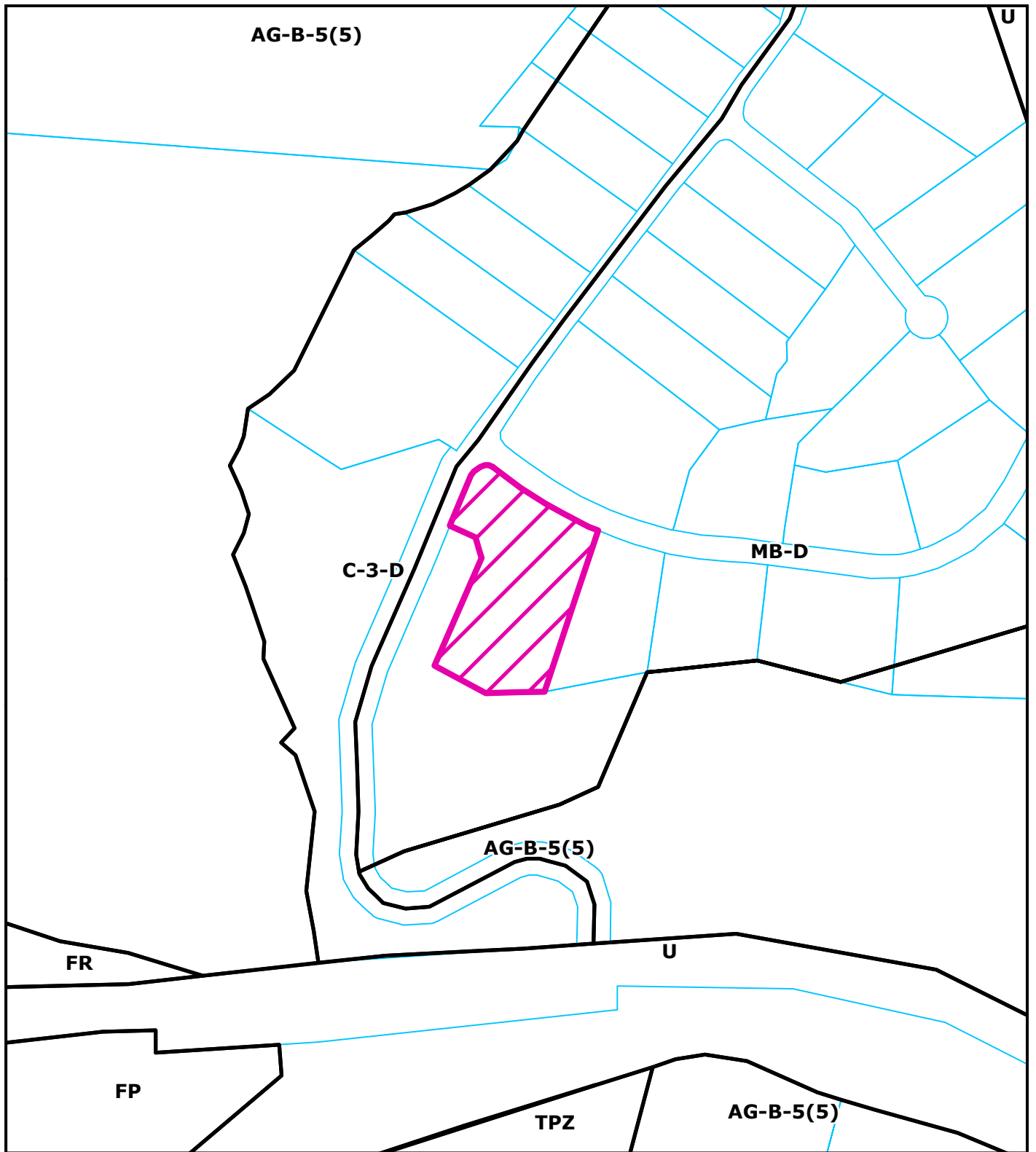
Project Area = 

TOPO MAP
PROPOSED INZTGRAMZ, LLC
GARBERVILLE AREA
PLN-2019-15858
APN: 223-311-042
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.

0 375 750 Feet





Project Area = 

**ZONING MAP
PROPOSED INZTGRAMZ, LLC
GARBERVILLE AREA
PLN-2019-15858
APN: 223-311-042
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.

0 375 750 Feet





Project Area = 

**AERIAL MAP
PROPOSED INZTGRAMZ, LLC
GARBERVILLE AREA
PLN-2019-15858
APN: 223-311-042
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.

0 262.5 525 Feet



RECEIVED
SEP 25 2019
Humboldt County
Cannabis Svcs.

APN 223-311-003
APEXNORTH REAL ESTATE
INVESTMENTS LLC

EVERGREEN ROAD

TUNNEL ROAD

APN 223-311-043
BLISS

(E) CURB (TYP.)

H.C. PARKING

(E) LANDSCAPE AREA (TYP.)

SEE SHEET 2 FOR BLDG. A

APN 223-311-037
WALLAN

(E) AC PAVEMENT

(E) RETAINING WALL

APN 223-311-040
WILDER VISION LLC CO

SCALE: 1" = 60'

DIRECTIONS TO THE SITE
ACCESS TO THE SITE IS VIA STATE HIGHWAY
101 (FAP101) TO REDWOOD DRIVE TO
EVERGREEN ROAD, TO TUNNEL ROAD.

August 6, 2020

UTILITIES

WATER & SEWER REDWAY COMMUNITY SERVICES DISTRICT
GAS & ELECTRIC PACIFIC GAS & ELECTRIC COMPANY

LEGEND

SYMBOL	INDICATES
	EXISTING PARKING SPACE
	DIRECTION OF SURFACE WATER RUNOFF
(P)	PROPOSED
(E)	EXISTING
TYP.	TYPICAL
S.F.	SQUARE FEET
SRA	STATE RESPONSIBILITY AREA
PUE	PUBLIC UTILITY EASEMENT
BLDG.	BUILDING
AC	ASPHALT CONCRETE
H.C.	HANDICAP PARKING
ROW	RIGHT OF WAY
ADA	AMERICANS WITH DISABILITIES ACT
	LANDSCAPING AREA
	EXISTING WALLS (SEE SHEET 2)
	PROPOSED WALL (SEE SHEET 2)

NOTES

1. THIS PLAN FOR APN 223-311-042 HAS BEEN PREPARED IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO) NO. 2599, FOR A MICRO BUSINESS WITH NON-VOLATILE EXTRACTIONS.
2. ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN HEREON.
3. THE PARCEL IS KNOWN AS LOT 36 & 37 OF THE MEADOWS UNIT 3/PHASE 2 SUBDIVISION AS SHOWN ON BOOK 22 OF MAPS, PAGE 132, IS ROUGHLY 2.57 ACRES IN SIZE, HAS A GENERAL PLAN DESIGNATION OF COMMERCIAL SERVICES (CS) AND IS ZONED BUSINESS PARK (MB) WITH A COMBINING ZONE SPECIFYING DESIGN CONTROL (D).
4. THIS PLOT PLAN MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
5. THE PROPERTY IS VERY FLAT WITH SLOPES UNDER 5%.
6. NO HAZARDOUS AREAS OR SENSITIVE HABITAT ARE KNOWN TO EXIST ON THE SITE, AND THE PROJECT IS NOT LOCATED WITHIN AN AREA WHERE CULTURAL RESOURCES ARE KNOWN TO HAVE BEEN LOCATED.
7. NO TREES ARE PROPOSED TO BE REMOVED IN CONJUNCTION WITH THIS PROJECT.
8. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET - REAR: 10 FEET - SIDE: 10 FEET
9. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



Kimberly D. Preston 8-26-19
KIMBERLY D. PRESTON
P.L.S. 9153
DATE

OWNER
EVERGREEN MINI-STORAGE, LLC
1100 EVERGREEN ROAD
REDWAY, CA 95560

APPLICANT
INZTGRAMZ, LLC
c/o WILLIAM HAUG & CHRIS NEVAREZ
2160 E. BLUE ROCK ROAD
GARBERVILLE, CA 95542
(707) 599-3569

APN 223-311-042

PLOT PLAN

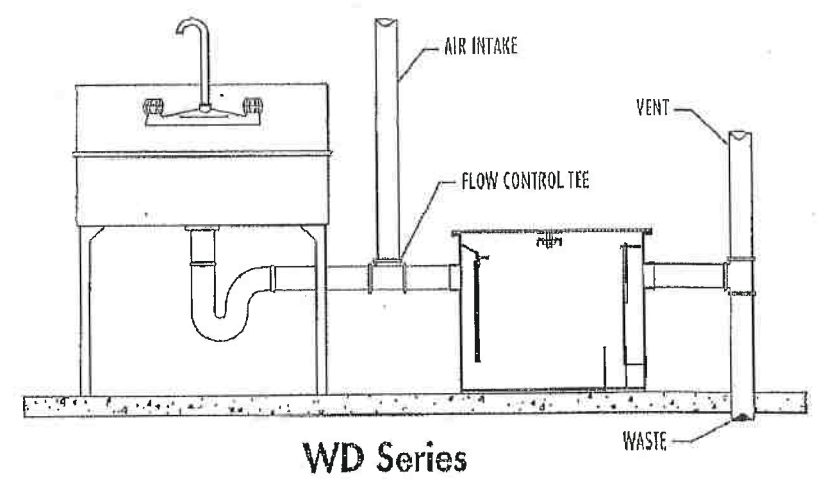
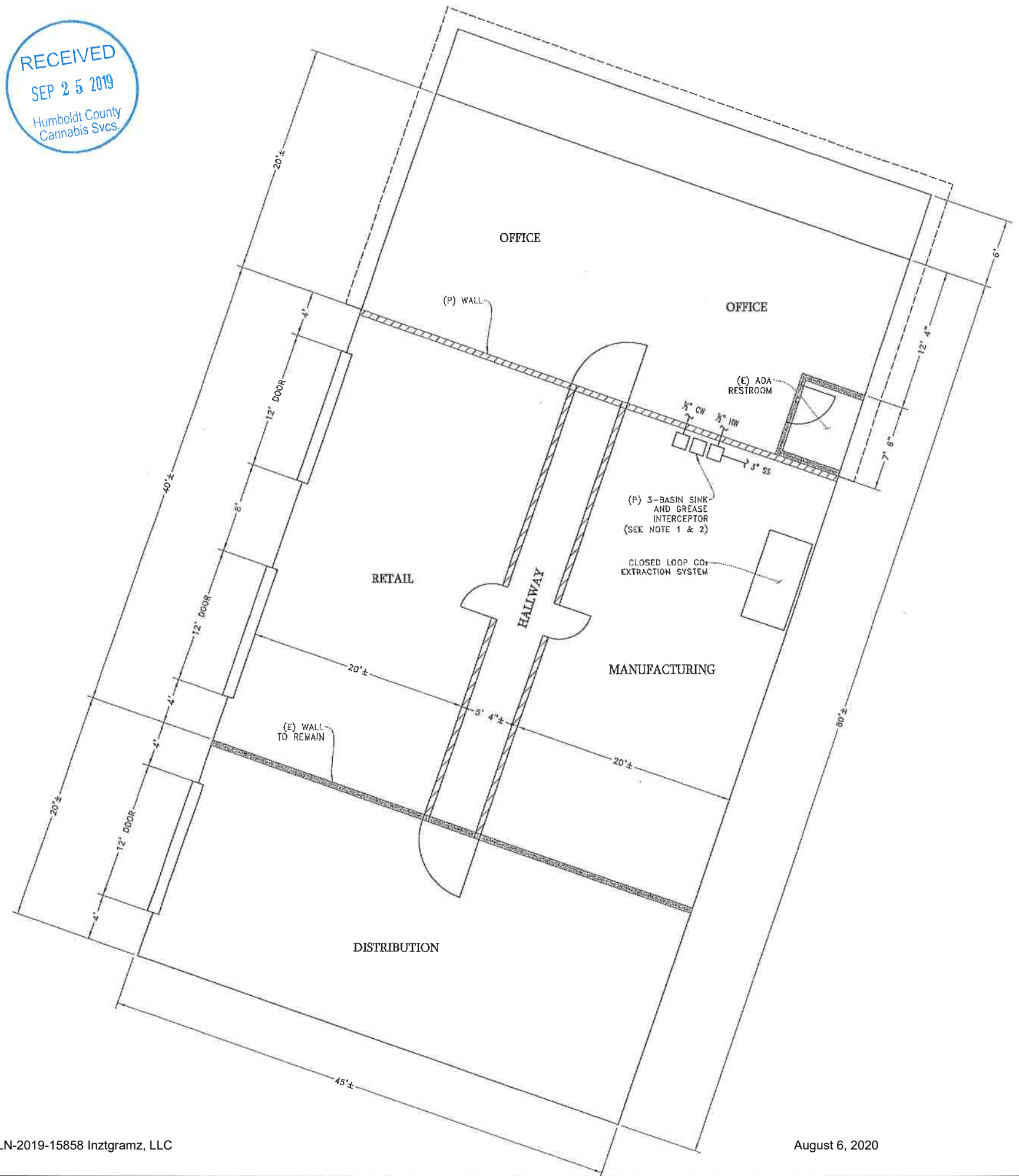
OMSBURG & PRESTON
402 E Street
Eureka, California
95501
Telephone
(707) 443-8851
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY: K.D.P. DATE: 01/08/19
DRAWN BY: C.W.B. DATE: 01/08/19
CHECKED BY: KIMBERLY D. PRESTON DATE: 08/21/19

for
INZTGRAMZ, LLC
In the unincorporated area of Humboldt County
Section 13, T.4S., R.3E., H.B.&M.
Page 11

SCALE
AS SHOWN
JOB NO.
19-2096
SHEET 01
1 2

RECEIVED
SEP 25 2019
Humboldt County
Cannabis Svcs.

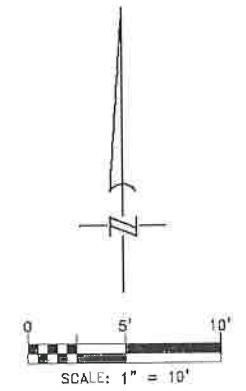


LEGEND

SYMBOL	INDICATES
	EXISTING WALLS
	PROPOSED WALLS
CW	COLD WATER
HW	HOT WATER
SS	SANITARY SEWER

NOTES

1. PROPOSED SINK AND GREASE INTERCEPTOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE PROPOSED SINK SHALL BE CONNECTED TO THE EXISTING BUILDINGS HOT AND COLD WATER SUPPLY LINES AND DRAIN TO THE GREASE INTERCEPTOR. THE GREASE INTERCEPTOR SHALL BE CONNECTED TO THE EXISTING BUILDING SANITARY SEWER SYSTEM. ALL WATER AND SANITARY SEWER CONNECTIONS AND FITTINGS SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, CURRENT EDITION.
2. GREASE INTERCEPTOR SHALL BE LOCATED UNDER OR ADJACENT TO SINK ON FLOOR. WATTS WD-125 OR EQUIVALENT.



OWNER
EVERGREEN MINI-STORAGE, LLC
1100 EVERGREEN DRIVE
REDWAY, CA 95560

APPLICANT
INZTGRAMZ, LLC
c/o WILLIAM HAUG & CHRIS NEVAREZ
2160 E. BLUE ROCK ROAD
GARBERVILLE, CA 95542
(707) 599-3569

APN 223-311-042

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMIT CAN BE FINALIZED.

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. Within 30 days of the effective date, the applicant shall submit a revised site plan showing where parking is located for the proposed project. The parking configuration shall also be consistent with the previous approval for the storage units on the subject parcel. No tandem parking is allowed. The site plan shall be submitted to the Planning and Building Department for review and approval prior to the issuance of any building permits.
4. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. 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.
5. 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 an inspection from the RFPD prior to any operation. A letter from the Redway Fire Protection District will satisfy this condition.
6. 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.
7. 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.
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.

Retail Sales Operation On-Going Requirements/Restrictions:

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. The hours of operation shall be Tuesday thru Saturday; 10AM – 7PM, Closed on Sundays.
3. The collective will provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft.
4. The collective shall operate at all times in conformance with the provisions of Humboldt County Ordinance #2554, including the Operational Standards in Section 314-55.3.11 and the requirement for annual Performance Review Report per Section 314-55.1.3.12.
5. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.
6. The collective shall not hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

7. The collective shall maintain records of all patients using only the identification card number issued by the county, or its agent, pursuant to California Health and Safety Code Section 11362.7 et seq., as protection of the confidentiality of the cardholders, or a copy of the written recommendation.
8. The collective shall follow the staff screening process as detailed on page 12 of the Operations Manual that includes a criminal background check.
9. As identified under the 2008 Attorney General Guidelines (for the Security and Non-Diversion of Marijuana Grown for Medical Use), the Collective shall "track and record the source of their marijuana" and keep records of its division and distribution.
10. The collective shall permit the Planning Director or his/her designee to have access to the entities' books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination in order to determine compliance with the conditions of the Conditional Use Permit. Books, records, accounts, and any and all relevant data will be produced no later than twenty-four (24) hours after the request from the Planning Director or his/her designee.
11. All compensation to Grower/Members providing excess medicine to the Collective shall be made by check instead of cash as soon as banking is available. The Grower/Member shall provide or verify their Social Security Number (SSN) to the collective in association with each transaction. SSN's will be kept on file with the Collective and used to file 1099 forms for each Grower/Member at the end of each fiscal year.
12. The collective shall provide the Planning Director or his/her designee, the Sheriff, and all neighboring property owners within three-hundred (300) feet of the establishment with the name, telephone number of an on-site representative of the collective to whom one can provide notice if there are operating problems associated with the facility. The collective shall make every good faith effort to encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code.
13. There is to be no loitering on or about the premises at any time. Further, the Sheriff shall provide to the Planning Director and/or his/her designee a list of any complaints and law enforcement related problems associated with the Collective, upon request.
14. The Collective shall participate in inspections to verify that all cannabis is being grown and distributed in compliance with all state and local regulations. Inspections are intended to ensure that grower-members are legal and compliant in the numbers of plants they grow, and that growing is done in a safe and sustainable manner, away from public view, and inaccessible to minors.
15. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.

16. Patients younger than 18 will not be allowed membership except under special circumstances where they can provide "documentation of a serious condition for which treatment with medical cannabis has been recommended".
17. The medical marijuana cooperative, collective or delivery service shall be inspected by the Humboldt County Sheriff or his/her designee and either members of the Code Compliance Division of Planning and Building or the Code Enforcement Investigator on an annual basis, or more frequently as requested by the Planning Commission, to determine if the cooperative, collective or delivery service is in compliance with its Conditional Use Permit and Operations Manual. After payment of the inspection fees as indicated in the following section, a copy of the results from this inspection shall be given to the medical marijuana collective, cooperative or delivery service for inclusion in their "Performance Review Report" to the Planning Commission.
18. Non-compliance by the medical marijuana collective, cooperative or delivery service in allowing the inspection by the above-mentioned County personnel, or non-compliance in submitting the annual "Performance Review Report" per Section 314-55.3.12 for review by the Planning Commission shall be deemed grounds for a revocation of the conditional use permit and/ or subject the holder of the conditional use permit to the penalties outlined in this Code, above. A deposit shall be collected for the County's time spent performing the inspection (based on the fees in effect at the time the request is submitted).
19. All signage shall comply with Section 314-87.2 of the Humboldt County Code.
20. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.
21. 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 (Legal Lot Requirement) and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit:

1. The proposed development is in conformance with the County General Plan 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.
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).

Relevant Plan Section(s)	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 Services (CS): This designation is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs in addition to retail goods and services.	The applicant is proposing to develop cannabis microbusiness that conducts non-volatile manufacturing, distribution and non-storefront retail sales within an existing commercial/industrial building. This commercial activity is allowed in the CS designation.
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 privately-maintained road (Tunnel Road) that intersects with Evergreen Road. The road is the functional equivalent to a Category Road 4 standard. The Public Works Department recommended approval of the proposed project.

Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project does not involve residential development, nor is the project site part of the Housing element Residential Land Inventory. However, the project will not preclude any future residential development. The project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>
Conservation and Open Space Chapter 10 Open Space Section 10.2	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program.</p>	<p>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>
Conservation and Open Space Chapter 10 Biological Resources Section 10.3	<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 3,600-square-foot commercial structure. No new ground disturbance is proposed. The California Department of Fish and Wildlife was referred on October 8, 2019, and did not provide any comments.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation].</p>	<p>The North Western Information Center (NWIC) responded to this project stating study #S-1593 (Origer 1993), covering approximately 100% of the proposed project area, identified no cultural resources within those portions of the proposed project area. The project was referred to the Bear River Band of Rohnerville Rancheria Tribal Historic Preservation Officer (THPO). No Cultural Resource Evaluation was requested. Standard Inadvertent Archaeological Discovery Protocol will be implemented during any project construction activities. Ongoing conditions of approval are incorporated regarding the inadvertent discovery protocol to protect cultural resources.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-G2)</p> <p>Related policies: SR-S4. Light and Glare.</p>	<p>The 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.</p>
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy. (WR-G1, WR-G, WR-G7, WR-G8, WR-G9)</p>	<p>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 project site is not located within a Low Impact Development Area. Drainage patterns will not be altered by the proposed project. The Department of Public Works approved this project with no conditions.</p>

	Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.	
Water Resources Chapter 11 On-site Wastewater Systems	Goals and policies contained in this Chapter relate to adequate public water supply as well as on-site 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) Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P17. On-Site Sewage Disposal Requirements.	Water and sewer services are provided by the Redway Community Services District. The 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 September 24, 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 September 24, 2019.
Noise Chapter 13	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) Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.	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. & E. and does not require use electrical generators.
Safety Element Chapter 14 Geologic & Seismic	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) Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.	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>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 encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that 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-P19, 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 the applicant to have a Redway Fire District Inspection prior to any operation.</p>
<p>Air Quality Chapter 15</p>	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4)</p>	<p>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>

	Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1, Construction and Grading Dust Control, AQ-P7, Interagency Coordination.	
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2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations: The following table documents the substantial evidence which supports the 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 subject project which consist of Assessor Parcel Number (APN 223-311-042) was created in its current configuration by Recorded Map in Book 22 of Maps page 131.
§314-3.1 Business Park	Business Park (MB): 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 a microbusiness within an existing 3,600-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	2.33 acres
Minimum Lot Width:	Sixty feet (60')	298 feet
Maximum Lot Depth:	None Specified	421 feet
Max. Lot Coverage:	Fifty percent (50%)	45%
Min. Yard Setbacks (through the SRA requirements):	Front: Thirty feet (30') Rear: Ten feet (10') Side: Thirty feet (30') where side yard adjoins a public street and ten feet (10') otherwise. SRA: 30 feet, all sides	Front: >30' Rear: >50' Side (east): >10' Side (west): >30' The proposed project occurs within an existing permitted structure that met setbacks at time of construction.

Max. Building Height:	Fifty feet (50')	<50'
§314-109.1.3.4.1 Off-Street Parking Manufacturing Office Retail Warehouse	<p>Manufacturing: The higher of one parking space for each 1500 square feet of gross floor area within all enclosed building areas or one (1) parking space for each employee at the peak shift. A minimum of two (2) parking spaces are required.</p> <p>Office: One (1) parking space for every 300 square feet of gross floor area plus one (1) space for each employee.</p> <p>Retail: One (1) space for every 300 square feet of gross floor area with a minimum of four (4) spaces plus one (1) space for each employee.</p> <p>Warehouse: The higher of one (1) parking space for every four (4) employees or one (1) parking space for each 2,500 square feet of gross floor area.</p>	<p>The proposed project includes a Special Permit to reduce the number of parking spaces required and allow for on-street parking. Additionally, the applicant is requesting an exception to the size requirements for the standard loading zone, which is typically 10' x 60.'</p> <p>The structure has a gross floor area of 3,600 square feet and will be divided into four separate units as follows:</p> <p>A. Office = 900 square feet (sf) B. Manufacturing = 800 sf C. Retail = 800 sf D. Distribution = 900 sf</p> <p>Based on each individual use, the total parking calculation equals 19 as follows:</p> <p>A. Office = 7 spaces B. Manufacturing = 2 spaces C. Retail = 8 spaces D. Distribution = 2 spaces</p> <p>The Special Permit would allow for a reduction in the number of parking spaces and the location. Although the parking calculation would call for 19 spaces, each individual calculation includes the 4 employees that will work on the subject. All employees will work within each distinct space, therefore, the employees only need to be counted once and the parking demand can be reduced. Additionally, because of the anticipated level of use, Planning staff finds that a reduction of the required parking is appropriate based on a parking study that reviewed traffic and parking over several days.</p> <p>The proposed project will utilize up to 4 employees during peak of operations, however, the applicant anticipates on hiring more employees as the business grows. The applicant states there will be at least five parking spaces and one dedicated ADA parking space outside the proposed facility. There will be no storefront transactions, therefore, vehicle traffic will be minimal.</p>

		<p>According to the Parking Study (see Attachment 4) prepared by the Planning Department, there will be more than 5 parking spaces available and one dedicated ADA parking space outside of the facility. Surveillance cameras were installed on "BLDG. A" identified on the Site Plan (see Attachment 3). Video surveillance was analyzed from the following dates July 2, 2020, July 3, 2020, July 6, 2020, July 7, 2020, July 8, 2020, July 9, 2020, and July 10, 2020. The parking study analysis the average amount of traffic coming in and out of the storage facility, the average number of vehicles utilizing off-street parking on Tunnel Road within approximately 700 feet from the subject project site, the average number of vehicles utilizing parking within the storage facility, and the average number of vehicles driving by the facility on Tunnel Road. The study took place during the 10am-5pm timeframe. The Parking Study concluded the following: there was an average of 5 vehicles that pulled into the facility daily, there was an average of 1 vehicle that utilized the front three parking spaces identified on the site map, there was an average of 3 vehicles that parked on Tunnel Road daily, there was an average of 1 vehicle that parked along the side of storages next to BLDG. A, and there was an average of 34 vehicles that passed by the facility daily during the subject timeframe. Because the applicant is proposing four employees and the Parking Study indicates there is a low volume of traffic coming in and out of the facility and identifies more than 5 spaces available for off-street parking, the Planning Department believes there will be a sufficient amount of parking for the subject project.</p> <p>The Building Division approved a permit which allowed for development of the storage units and showed parking spaces required for the storage units. Conditions of approval require the applicant to revise the site plan to show the parking configuration that was previously approved.</p>
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§314-61.1 Streamside Management Area (SMA)	<p>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.</p>	<p>There are no mapped Streamside Management Areas on the subject parcel. No new ground disturbance is proposed.</p>
§314-19 "D" Combining Zone Designations	<p>The reviewing authority shall take the following items under consideration in approving plans within a D zone:</p> <ul style="list-style-type: none"> 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. Architectural treatment of any historical buildings or structures. 	<p>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.</p>

	Location and treatment of the site as related to its natural setting.	
314-55.3 Medical Cannabis Dispensary Ordinance		
§314-55.3.8 Dispensaries	<p>All medical cannabis dispensaries shall operate in compliance with the County code, the MCRSA, and all other applicable state and local laws. Medical cannabis dispensaries are a conditionally permitted use in zone districts C-1, C-2, C-3, MB, ML, MH.</p> <p>Dispensaries shall at all times be operated in such a way as to ensure the safety of patients and staff; to ensure the security of the medical cannabis; and to safeguard against the diversion of medical cannabis for nonmedical purposes.</p>	<p>The proposed project will:</p> <ol style="list-style-type: none"> 1. Receive deliveries from distributors; 2. Make available cannabis products to consumers over the age of 21; and 3. Limit sales to 28.5 grams of cannabis or 8 grams of concentrated cannabis. <p>The subject property is zoned Business Park (MB). The Plan of Operation and conditions of approval require the proposed use is operated consistent with this Code, the MAUCRSA, and all other applicable state and local laws, and to ensure the security of the cannabis; and to safeguard against the diversion of cannabis to the unregulated market.</p>
§314-55.3.9.1 Medical Cannabis Dispensary Requirements	Preparation of a hazardous materials storage, handling, and disposal plan approved by the Division of Environmental Health, if applicable.	The Division of Environmental Health has reviewed the project and recommended approval, with no comment. Additionally, the applicant has filed an application for Commercial Medical Marijuana clearance/permits and will satisfy all applicable requirements from the Division of Environmental Health.
§314-55.3.9.2 §314-55.3.9.3 Medical Cannabis Dispensary Requirements	<p>No medical cannabis dispensaries, operators, establishments, or providers who possess, cultivate, or distribute medical cannabis shall be located within a 600-foot radius of a school.</p> <p>The location of a dispensary proximate to existing uses such as residential neighborhoods, churches, parks, residential treatment facilities, school bus stops, or other dispensaries may be used to deny issuance of a permit if found to have a potential significant impact.</p>	The nearest school is Redway Elementary School, which is more than 600 feet from the site. The applicant's site plan indicates that there are no playgrounds, public parks, libraries, licensed day care facilities, residential treatment facilities, or places of worship within 600 feet of the site.
§314-55.3.10 Operations Manual	Dispensaries shall submit an Operations Manual that includes all the following:	The proposed microbusiness includes a non-storefront delivery retail service. The proposed site is zoned MB, Business Park. A

	<ul style="list-style-type: none"> • Authorization for the County, to seek verification of the information contained within the application • Description of the staff screening processes • The hours of operation; • Text and graphic materials showing the site, floor plan and facilities. • A description of the security measures located on the premises; • A description of the screening, registration and validation process and procedures for qualified patients and primary caregivers; • A description of qualified patient records acquisition and retention procedures and policies; • A description of the processes, procedures and inventory controls for tracking; • Description of measures taken to minimize or offset the carbon footprint; • Description of chemicals stored, used and any effluent discharged as a result of operational activities; • The procedure, documentation, and notice process for assuring the quality and safety of all medical cannabis distributed; and • The procedure and documentation process for determining patient dosage (CBD), and Cannabinol (CBN). 	<p>detailed Operations Manual that contains all of the required elements was submitted by the applicant (see Attachment 3). Authorization for the County to verify the application was provided with the application materials. Hours of operation are limited to 10:00 am – 7:00 pm, Monday through Sunday, as stated by the Dispensary regulations. The last delivery must depart the facility prior to or at 7:00 pm. Due to the passage of the State regulations regarding retail sales, which includes track and trace, dosing and packing and security measures, for example, require the applicant to adhere to State standards. Additionally, the operations will remain subject to annual monitoring and reporting requirements.</p>
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<p>§314-55.3.11 Operating Standards</p>	<p>Cannabis Dispensaries shall comply with all of the following operating standards:</p> <ul style="list-style-type: none"> • Dispensaries that function as cannabis delivery services shall not operate from an address of convenience located in a residential zone. • Cannabis dispensaries may not be operated by any persons who have been convicted of a felony in the last five years. • No dispensing of medical cannabis to an individual qualified patient shall be permitted more than twice a day. • The hours of operation of medical cannabis dispensaries shall be no earlier than 10 a.m. and no later than 7 p.m. • Dispensaries shall only provide cannabis to an individual qualified patient who has a valid, verified physician's recommendation issued in the state of California. Dispensaries shall verify on an annual basis, or more frequently if required by the state of California, that the physician's recommendations of their clients are current and valid. • Dispensaries shall display their client rules and/or regulations in a conspicuous place that is readily seen by all persons entering the dispensary. A copy of the client rules and/or regulations shall be provided to the qualified patient by a medical 	<p>The proposed microbusiness includes a non-storefront delivery retail service. The proposed site is zoned MB, Business Park. A detailed Operations Manual that contains the required elements was submitted by the applicant (see Attachment 3). Hours of operation are limited to 10:00 am – 7:00 pm, Monday through Sunday, as stated by the Dispensary regulations. The last delivery must depart the facility prior to or at 7:00 pm. Due to the passage of the State regulations regarding retail sales, which includes track and trace, dosing and packing and security measures, for example, require the applicant to adhere to State standards. Additionally, the operations will remain subject to annual monitoring and reporting requirements.</p>
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	<p>cannabis delivery service.</p> <ul style="list-style-type: none"> Smoking, ingesting, or otherwise consuming medical cannabis products on the premises of a medical cannabis dispensary is prohibited. Each building entrance to a medical cannabis dispensary shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming medical cannabis or medical cannabis edibles on the premises or in the vicinity of the dispensary is prohibited. 	
§314-55.3.11 Operating Standards	<p>Each building entrance to a medical cannabis dispensary shall be clearly and legibly posted with a notice indicating that persons under the age of 18 are precluded from entering the premises unless they are qualified patients and they are accompanied by their parent or legal guardian.</p> <p>No medical cannabis dispensary or delivery service shall provide medical cannabis to any qualified patient or holder of a medical cannabis recommendation who is under 18 unless their parent or guardian has previously given written permission that is on file with the delivery service and that same parent or guardian is present to accept the delivery of medical cannabis.</p> <p>All medical cannabis dispensaries shall display a copy of the inspection receipt issued by the Humboldt County Sealer of Weights and Measures for all weighing and measuring devices.</p>	All operating standards have been made conditions of approval.

	<p>All medical cannabis dispensed by dispensaries must be obtained in accordance with the MCRSA and other applicable state and local laws.</p> <p>All signs for medical cannabis dispensaries must comply with Sections 313-87.3 and 314-87.2 of the County Zoning Regulations.</p> <p>An up-to-date inventory of all hazardous materials stored and used on-site shall be maintained on the premises of the dispensary with a copy of this inventory provided to the Humboldt County Division of Environmental Health.</p>	
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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 Inztgramz, LLC, applicant, submitted one application, including this application for a microbusiness. 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 utilize 100% renewable energy through P.G.& E. Solar Choice Program. See letter from P. G. & E. regarding enrollment into the Solar Choice Program in Attachment 3.
§ 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 (see Attachment 3).

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)		
§314-55.4.6.4.4 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 3,600-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.
§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 privately-maintained road Tunnel Road, which intersects with Evergreen Road. Tunnel Road is constructed to meet Category 4 Road standards. The Department of Public Works recommended approval of this project.
§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 3,600-square-foot commercial structure. No new ground disturbance is proposed. Water is provided by the Redway Community Services District (CSD). The California Department of Fish and Wildlife was referred on October 8, 2019, and did not provide any comments.

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)		
§314-55.4.12.5 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"> • Grid power supplied from 100% renewable source; and • On-site renewable energy system with twenty percent net non-renewable energy use <p>Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits.</p>	<p>The proposed project is for a micobusiness located in an existing 3,600-square-foot structure. Power is provided by P. G. & E. the applicant will utilize 100% renewable energy through P.G.& E. Solar Choice Program. See letter from P. G. & E. regarding enrollment into the Solar Choice Program in Attachment 3. As conditioned, the proposed project meets this performance standard.</p>

4. Public Health, Safety and Welfare. The following table identifies the evidence which supports finding that the proposed location of the use 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 properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4 Special Permit Findings	<p>The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.</p>	<p>All responding referral agencies have either provided no comment or recommended approval of the proposed use. The proposed microbusiness 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.</p>

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the 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.

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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§15301 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, or minor alteration of existing private structures or facilities where involving negligible or no expansion of

		<p>use. The proposed development will occupy one existing structure of approximately 3,600 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 2.33 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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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, contacts, 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 – see Operations Plan)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the NCRWQCB demonstrating enrollment in Tier 1, 2 or 3, NCRWQCB 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 (CAL-FIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE. (Not Applicable)

11. Consent for on-site inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, 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. (Not Applicable)
14. Acknowledge that the County reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On-file)
15. DEH Worksheet. (On file)
16. Inztgramz Estimated Water Use prepared by Omsberg and Preston, dated July 30, 2019. (Attached)
17. Intent to Serve Letter prepared by Redway Community Services District dated September 24, 2019. (Attached)
18. Letter for P. G. & E. regarding enrollment into Solar Choice Program received September 25, 2019. (Attached)
19. Letter from Ken Wallan dated August 6, 2019, regarding emergency access. (Attached)
20. Parking Study prepared by Planning Department dated July 14, 2020. (Attached)

Microbusiness Operations Plan

Inztgramz, LLC.

2010 Tunnel Rd, Redway CA 95560

APN: 223-311-042



Project/Facility/Site Overview

Inztgramz LLC (IG) is applying for a permit to operate a facility at 2010 Tunnel Rd. that will serve as a center for commercial cannabis activities. Inztgramz is proposing commercial Type 6 (non-flammable) manufacturing activities for non-volatile extraction of essential cannabis oils as well as Distribution and Non-storefront Retail delivery activities as a part of a Micro-Business. Inztgramz intends to apply for a type 12 microbusiness license from the State (BCC) upon local approval of this project.

The facility will be divided into 3 independent units. All units would be ground level units, and each ground level unit will have a separate access point. All areas of access to the 3 units are "common areas" and have locking doors to limit access to the appropriate qualified personnel. The unit housing distribution activities will have a vehicle loading door and people door in the rear of the building. All areas with operations involving cannabis plant materials or concentrates will be considered Limited Access Areas and will have heightened security measures described in the Security Plan.

The non-volatile extraction room/unit will also be equipped with a Safety-Kleen self contained unit for all cleaning of equipment. The remaining space will be used for distribution activities, space for offices, and a common area for employee and personnel lounge and break time.

There will be absolutely NO CULTIVATION taking place on site. Business operations are limited to light processing (sorting and trimming pre-extraction), non-volatile extraction, manufacturing of cannabis infused products in the commercial kitchen, distribution and delivery of retail products. The goal for IG is to ultimately vertically integrate/streamline production, distribution and delivery of concentrated cannabis products and therefore maximize revenue, innovation, and productivity. Inztgramz will not operate at any point without both a local permit and a state license.

IG aims to provide green solutions to business challenges by producing cannabis infused products with ingredients from cannabis material extracted on site, thereby reducing the carbon footprint of our products.

Hours of Operation

The hours of operation at IG will be between 7 am and 7 pm daily.

New Construction/Tenant Improvements

With the property owners' consent, IG intends to apply to the Building Department immediately following the submittal a complete Planning Department application. Proposed tenant improvements for the facility on Tunnel Rd. are reflected on the attached plot plan and are indicated with a (P) for proposed. All existing facilities are indicated with an (E) for existing.

A building permit application packet will be submitted when complete, along with engineered, stamped, building plans.

Wastewater

IG will be applying for a building permit from Humboldt County Building Department for all tenant improvements. This will include an ADA compliant restroom which will hookup to the Redway Community Services District sewage disposal system and will contain a handwashing sink.

Approximately 25-50 GPD of wastewater flow from IG's proposed activities is expected. Grey water will include soap from handwashing and dishwashing. Non-volatile extraction processes will generate wastewater in small amounts (<50 GPD) from cleaning and washing of related equipment. All hand washing and dish washing will take place in sink(s) that have an attached, regularly serviced grease trap.

The wash down process for manufacturing equipment will take place in a California compliant Auquasis Parts washer self contained Safety-Kleen unit model 90.5 adjacent to where the closed loop CO2 extraction occurs. Any cannabis related grey water will be contained in this unit, completely eliminating the potential for water contamination from cannabis oils present at this facility. All the components of the equipment with residue will be removed after the extraction process and placed in the Safety-Kleen unit sink to be cleaned with environmentally friendly solvent and attached scrubber. The Safety-Kleen self contained unit will be serviced every eight weeks or as often as needed by Safety-Kleen. Inztagramz has contacted Safety-Kleen to ensure service at our location. Inztagramz will purchase the Safety-Kleen unit 90.5 and have it serviced as needed by Safety-Kleen.

The facility will have an average of 2 employees during normal operations up to 4 employees during peak operations. The normal hours of operation will be 9 am to 5 pm daily with peak operation hours between 8 am and 8 pm during seasonal work influxes.

Sewage Disposal Plan

The ADA compliant restroom present at the proposed facility will hookup and be serviced by to the Redway Community Services District sewage disposal system for the disposal of all human waste (raw sewage) associated with IG's activities.

Waste Removal of Cannabis Byproduct

All cannabis material that has been used for manufacturing, expired, become contaminated, or otherwise rendered unusable, shall be disposed of by mixing with non-cannabis material so the mixture is more than 50% non-cannabis material as to be made unusable. This cannabis waste material shall be weighed, and recorded before disposal, and/or composting of cannabis material to an appropriate facility. Cannabis byproduct waste material, after being treated with composting material, shall be stored in a locked container onsite. IG will either work with Eel River Disposal, a licensed waste removal expert, to handle the proper removal of cannabis waste or self-hauled by permittee to an authorized green waste drop-off location.

IG shall appoint a Cannabis Waste Manager to create and maintain protocols for the proper disposal of cannabis waste material in compliance with all relevant local and state regulations.

The Cannabis Waste Manager shall oversee the processing and disposal of cannabis waste byproduct which shall be weighed and recorded prior to transportation to a local facility for composting.

All refuse produced by employees and authorized personnel of IG will be separated into recycling vs. waste then picked up by Eel River Disposal on weekly basis.

Product Storage

IG shall designate an employee/owner as "Storage Manager" to create and oversee the maintenance of protocols for the proper storage of cannabis materials received at IG facility. The Storage Manager will insure that Cannabis (raw material) and cannabis concentrates are stored separately in bins made of material that can be sanitized, and are kept secure in the climate-controlled product area. Bins used for the storage of acceptable cannabis or cannabis concentrate will feature tamper-evident seals and be under video surveillance. Cannabis and cannabis concentrate products that have been designated to be rendered unusable will be stored in separate bins, preferably made of stainless steel for easy sanitization, and located in the secure product vault. Bins used for the storing of cannabis or cannabis concentrates that have been designated to be rendered unusable will clearly marked with the language "CONTENT MARKED FOR DISPOSAL." These bins will have tamper-evident seals and remain under constant video surveillance. Before being placed in either bin, each item will be placed in a plastic bag and then sealed using zip-ties that have been uniquely numbered—this will allow processing agents to access a seed-to-sale history for any product, at any time using IG's chosen inventory control system. All product movement will be documented using the track and trace system (CCTT).

Stormwater Management Plan

The existing building located at 2010 Tunnel Rd has a 3,600 sq. ft. roof and adequate drainage features. The building has gutters around the entire perimeter of the roof and several spouts that distribute the rain/storm water evenly during a storm event. This water is then dispersed into the ground and historically has never created any sort of excessive runoff/seasonal stream or excessive sedimentation that could potentially affect nearby waterways. There will be no changes to the existing stormwater drainage facilities therefore the project will retain pre-project drainage conditions and result in no net increase in the volume of stormwater runoff from the property. If requested, a rainwater catchment system that would store a portion of rainwater from the roof is a possibility. This water could be used for cleaning equipment.

Materials Management Plan

The Non-volatile manufacturing, distribution, and non-storefront retail activities conducted by IG will not require the storage and use of any hazardous materials at a reportable quantity. The activities at IG will utilize household quantities of Isopropyl Alcohol, Bleach, and Environmentally friendly surface cleaner for cleaning of equipment and surfaces. These materials will be stored in an enclosed area such as a closet located away from any cannabis products or direct contact with products.

Hazardous Material Site Assessment

The Non-volatile manufacturing, distribution, and non-storefront retail activities at IG will not require the storage and use of any hazardous materials at a reportable quantity. The project at 2010 Tunnel Rd will not require any breaking of ground or substantial construction other than interior tenant improvements. No exposure to hazardous materials is expected to result from this project.

Based on an online Envirostor search, we have determined that the property has never been a hazardous waste facility nor is there one nearby. Also, based on information provided by the property owner, the property historically was not developed for any industrial or heavy commercial use therefore no exposure to hazardous material is expected.

Parking Plan

There will be at least 5 parking space and one dedicated ADA parking space outside the proposed facility at 2010 Tunnel Rd. This will be more than adequate parking for the 2-4 employees of IG and any other authorized personal/visitors. There will be no business transactions conducted on site and all sales of cannabis goods will be delivery only therefore vehicle traffic and parking space requirements are expected to be minimal.

Energy Plan

The electricity for the property is provided by PG&E via a 600 amp power drop. Inztgramz will be creating an account with PG&E for all power needs for the facility (Building A). All grid power provided by PG&E will be supplied from 100% renewable source via their "Solar Choice"

program. There will not be a backup generator system or any other form of electricity generation at 2010 Tunnel Rd in the foreseeable future.

Security Plan

IG shall secure the premises at 2010 Tunnel Rd 24 hours per day, 7 days a week by implementing the following security measures:

- Preventing individuals from remaining on the premises if they are not engaged in activity expressly related to the operations of the permit with the use of security cameras and automatic notification systems. Each exterior camera will be configured to record upon motion detection and during the evening hours will also be configured to email and/or text the appropriate person(s) if motion is detected in any of the predefined areas of the cameras view. The access control system as well as the camera system can be viewed in real time with the ability of the user to view all entry/exit logs, camera logs, and review any previously recorded video by using a smart phone, tablet or PC/MAC computer. If an individual is loitering on the premises or acting suspicious, law enforcement will be notified.
- Establishing limited access areas accessible only to authorized personnel of IG including security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products. On the interior of the building there will be a keyless access control system that uses a authentication code that grants access into each area, (area being defined as a windowless room with single or multiple doors that's located inside the building). Each door will be equipped with an industrial strength electric lock that is opened by using a code that will be changed regularly and only given to authorized personnel.
- Storing all finished Cannabis and Cannabis products in a secured and locked room, known as a "safe room" to prevent diversion, theft, or loss of cannabis materials. The "Safe Room" which will have a secure door and will be used for storage of anything deemed of high value (e.g. finished product, etc.). This room will be secured with industrial strength electric locks that are assigned a specific authentication code only given to authorized personnel.
- Providing tramper proof and tamper evident packaging for all "finished cannabis products" by utilizing a sealer and appropriate packaging on site.
- Preventing off site impacts to adjoining or nearby properties through odor and visibility and noise control. Operations at this facility will not create odor or noise at a decibel level that would disturb adjoining or nearby properties. The operations directly involving cannabis product at this facility will be behind closed doors and there are no windows into secure areas therefore the visibility of operations to the public is not possible.

IG will Prevent access to the manufacturing premises by unauthorized persons and protect the physical safety of employees by:

- Establishing physical barriers to secure perimeter access and all points of entry into the premises by locking primary entrances with commercial grade, non-residential door locks, providing fencing around the grounds and driveway, and securing any secondary entrances including windows, roofs, or ventilation systems);
- Installing a real-time security alarm system operated by Advanced Security to notify and record incident(s) where physical barriers have been breached;
- Establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and visitors;
- Maintaining the premises such that visibility and security monitoring of the premises is possible; and
- Establishing procedures for the investigation of suspicious activities.

IG will Prevent against theft or loss of cannabis and cannabis products. This includes but is not limited to:

- Establishing an inventory system to track cannabis and cannabis products and the personnel responsible for processing it throughout the manufacturing process;
- Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties, including access by outside vendors, suppliers, contractors or other individuals conducting business with the licensee that requires access to the premises;
- Supervising tasks or processes with high potential for diversion, including the loading and unloading of cannabis transportation vehicles; and
- Providing areas in which personnel may store and access personal items that are separate from the manufacturing areas.

IG will Secure and back up electronic records in a manner that prevents unauthorized access and that ensures the integrity of the records is maintained. All electronic records will be stored in a limited access area, accessible only to authorized personnel by key/key code.

IG will notify the Humboldt County Sheriff's Department within 24 hours after discovering any of the following:

- Diversion, theft, loss, or any criminal activity involving the cannabis or any agent or employee of the IG.
- The loss or unauthorized alteration of records related to Cannabis, registered qualifying patients, primary caregivers, or employees or agents.
- Significant discrepancies identified during inventory.
- Any other breach of security

Security breaches will be addressed first by assessing the impact of the breach as well as the type and if warranted contacting the proper authorities (police, fire, ambulance, etc.) within 24 hours. If the breach takes place when management/Owner is off-site from the property and is notified by phone or text an additional step will be taken to physically verify either by watching video footage or in person that a breach has taken place before contacting any entity. This is to help prevent false alarms from being reported.

Noise Source and Odor Assessment/Offsite Impacts

The potential point source noise at 2010 Tunnel Rd. will be minimal. The only sources of noise will be from vehicles coming and going (an average of twice per day), ventilation/odor control systems in the Manufacturing and Distributions areas within the building, and a backup Generator that will only be used in the event of a power outage. All ambient noise levels will always be less than 60 db at the property line. Furthermore, the proposed facility location is in an industrial area located away from any residences and that hosts other businesses creating noise during business hours.

No off-site impacts to adjoining or nearby properties from odor, visibility and noise is expected at 2010 Tunnel Rd. Odor control methods including but not limited to carbon air filtration technology will be implemented at the proposed facility. Operations at this facility will not create odor or noise at a decibel level that would disturb adjoining or nearby properties. The operations directly involving cannabis product at this facility will be behind closed doors and there are no windows into secure areas therefore the visibility of operations to the public is not possible.

Light Pollution

The activities at will not create any light pollution. There will be no cultivation at IG's facility and all interior lights will be on a timer to ensure they are only on during hours of operation.

MANUFACTURING ACTIVITIES (IG)

Delivery of Raw Material and Pick-Up of Finished Product

IG will accept deliveries of cannabis raw material, enter them into the track and trace system, perform light processing and sorting to prepare material for extraction and/or manufacturing, and perform non-volatile extraction of cannabis material.

IG may receive daily deliveries of Cannabis material to the business location. Deliveries shall be made by an employee of IG Distribution or another authorized transporter/distributor operating in accordance with local and state regulations. Deliveries of cannabis material to IG do not require the use of commercial box trucks or triple-axle vehicles. Therefore, there shall be no substantive increase in traffic or need for additional parking to the existing parcel/building parking plan.

Pick-up of finished product shall be handled by licensed transporters conducted in accordance with applicable local and state regulations. Frequency of pick-ups may occur daily during normal business hours.

Inventory

IG will be accepting incoming batches cannabis raw material cultivated by multiple licensed cultivators. All incoming cannabis materials will be individually recorded and stored in designated secure cannabis storage area(s). If IG's cannabis products ever require destruction due to failed testing, they will be quarantined in accordance with the regulations set forth by the MCSB. If IG is ever receiving cannabis material/products that failed testing and require remediation, this material will also be quarantined.

Each incoming batch will be:

- Segregated using sealed and sterile vessels.
- Screened for contaminants; such as pests, mold, and rot.
- Quarantined cannabis material may undergo initial internal testing for pesticide residues or other contaminants.

Preparation & Sanitation

IG will assign one or more trained supervisors to oversee sanitation in compliance with FDA, CGMP, and GLP requirements. IG will adopt sanitation procedures from the AHP monograph. Each of these supervisors will be qualified by education, training, or experience to develop and supervise sanitation procedures. One of these supervisors will be in the room during all processing activities. A "clean room" with lockers and personal storage will be established between the entry area and the operations zone, allowing employees to change into the approved protective clothing, gloves and hair covering. Before processing or handling any raw plant material, all manufacturing equipment will be sterilized. All equipment will, additionally, be sterilized after each use. Personnel will be required to wash hands and exposed areas of the arm before beginning work, before and between glove use, and after using a toilet facility. Gloves will be replaced frequently, when beginning to package a different batch of product (to prevent cross-contamination), and every two hours. IG will require that any scale, balance, or other device used to process, and manufacture cannabis concentrates is routinely calibrated and periodically checked to ensure the accuracy of production. All scales/balances/other measurement devices will be registered with, and calibration techniques shall conform to, the standards developed by the California State Department of Agriculture. The processing/sorting space will have adequate room and appropriate equipment for each team member to safely, comfortably, and efficiently operate. IG will comply with and reference OSHA standards for similar tasks or activities when setting up workstations.

Processing and Sorting

To assure the quality and safety of our product to both consumers and sub-contractors, IG will designate a Manager of Operations to create and maintain a set of protocols outlining BMP's for the onsite processing/sorting of cannabis plant material.

IG shall perform light processing and sorting to prepare material for extraction and/or manufacturing. All individuals engaged in activities related to the processing and sorting of cannabis material, including, but not limited to, trimming and grading, will wear protective outerwear, eye protection, gloves, and appropriate hair covering.

All plant material will be inspected and weighed by the IG before and after processing. Processed cannabis material will be stored for later use on site. Storage of processed cannabis material will follow protocols outlined by the Manager of Operations. Processed cannabis material will be entered into the track and trace system prior to on site extraction or infusion into cannabis products.

Non-Volatile Extraction

IG shall assign a Manager of Cannabis Extraction to create and maintain a protocol for the extraction of cannabis material in compliance with all applicable local and state laws, regulations, and ordinances.

IG will manufacture extracts using, but not limited to dry sift methods, rosin tech, and closed loop CO2 extraction. The facility will extract cannabis concentrates to be sold to adults 21 and over. Extraction will take place in a sanitary environment with a freezer, stainless steel tables, and/or presses. All manufacturing protocols will be compliant with all applicable state and local regulations, and best manufacturing practices.

The Closed loop CO2 extraction manufacturing process is employed using a Standard Operating Procedure (SOP). Edan Labs Hi-Flo CO2 Extraction > 20L 5K closed loop extractor is the extraction machine that IG intends to use. A production cycle of approximately 8 hours is typical to produce "in-process material". Upon completion, ethanol is used as a processing aid and is mixed with the in-process material. The component is removed from the material and is not present in the finished product or in the waste stream. Ethanol is reused or disposed of through a Safety-Kleen self contained unit (which will be serviced regularly) which ensures no residual cannabis material is put into the Redway Community Services District's collection system.

Extraction activities at IG shall be confined to a space which meets all fire and safety codes, requirements, and guidelines provided by the local fire authority (Humboldt Bay Fire Department). Manufacturing activities will be limited to non-volatile methods therefore the extraction area(s) at IG will comply with H1-Occupancy ratings suggested by local fire authority.

Packaging and Labeling

IG's Manager of Processing Operations shall develop, implement, and maintain packaging, labeling, and storage practices that prevent comingling, protect the cannabis and/or cannabis products, and facilitate identification of each batch or lot. This Manager will establish protocols

to accurately identify and label all cannabis and/or cannabis products transferred to bulk storage containers, using a method that is compatible with the track and trace system. Packaging of bulk cannabis will be in food safe bags or containers that have been approved by management. Final labeling and packaging will comply with all applicable laws and regulations and must have management approval.

IG shall develop standard packaging, labeling, and verification procedures to ensure compliance with California state regulations. IG will have the ability to revise packaging procedures as required to ensure continued compliance with regulations.

- Individual packaging will not contain any imagery, logos, or artwork that is designed to in any way mislead the public as to the contents of the package.
- Bright colors, cartoons, and other imagery that is found to be appealing to children under the age of 18 will be prohibited.
- Each product will be accompanied by a label that includes:
 - A statement indicating that cannabis is still federally illegal.
 - A unique tracking number that has been logged into an inventory control system.
 - Contact information for emergency services.
 - Expiration dates.
 - Potency and Recommended dosage.
 - The contact information for the producer of the product.

Quality Control

IG is dedicated to creating products that meet the highest standards of health and quality. To this end, IG's Manager of Operations shall create and maintain a protocol of quality control assurance. All cannabis products produced on site shall be tested for contaminants and levels of CBD/THC. Additionally, all products shall be inspected for uniformity, consistency, and quality in concurrence with IG's BMP and SOP.

IG's quality control SOPs will include protocols to evaluate and analyze initial causes of issues and contamination, and to prescribe preventative procedures in developing industry best practices. Management will frequently review any reports of quality control issues and any practices implemented to prevent or mitigate these concerns.

Testing Cannabis Material

IG will be accepting raw cannabis material from multiple licensed cultivators, therefore all incoming material will undergo initial testing to verify the quality of the product prior to any processing. IG will conduct internal monitoring of quality control to ensure consistency in manufacturing of our products. All raw plant material will be tested for mold, mildew, pesticides, and microbiology. Manufactured batches will be tested for potency and quality internally.

Each batch of non-volatile extract and cannabis infused product produced on-site will be monitored throughout each stage of processing and manufacturing.

Each batch of non-volatile extract and cannabis infused product produced on-site must pass quality control tests for purity, potency, and integrity.

Recall

IG is committed to patient and product safety and will institute an exhaustive product recall plan into IG's operational manual. Once a product has been labeled for recall, Processing Agents will immediately begin an in-house inquiry into the batch and lot number of the products in question.

This inquiry will be conducted with the purposes of:

- Identifying the appropriate products, via batch and lot numbers, that will need to be recalled.
- Batch or lot will be quarantined for 72 hours.
- Identify and dispose any remaining product in question in storage at the IG facility following waste disposal protocol.
- Prevent any further distribution of the recalled product.
- Work with Track and Trace operators following proper protocols to coordinate with the affected parties.

In some cases where remediation of IG's recalled manufactured cannabis products is an option, IG will implement a remediation plan. In an attempt to fulfill state testing requirements, recalled products will be put through a specific remediation process and IG will test the final remediated product for contaminants. If the product remediation was successful, then IG will re-test, package, label, and distribute the remediated product.

DISTRIBUTION ACTIVITIES

General:

A distribution center will be housed in a new proposed structure and will share a building with other proposed activities. IG will be applying for Type 12 Micro-business license including Distribution from the State of California upon local approval. All finished product produced by IG will remain on site and inputted into IG's distribution facility. Other products will be brought to IG through a licensed transporter/self-transport licensee and inputted into IG's distribution facility. Product types will include dried cannabis flowers, cannabis extracts, cannabis infusions, cannabis edibles as well as other regulated cannabis products. There will be no consumption of any cannabis products at the premises. All products will be inputted and organized by batch number as they are received. Inventory procedures are outlined further below. All products will be sampled for testing by an offsite licensed testing laboratory employee by batch number. Lab testing procedures are outlined further below. Final sale of product will be through either IG's proposed retail delivery business, or another licensed cannabis retailer in CA, distributed by IG

distribution. IG distribution will serve as both a distribution center for all cannabis products produced on site as well as cannabis products sourced from other licensees.

Inventory Procedures:

IG distribution will have strict inventory management procedures. IG distribution will utilize unique identifiers (UID) pursuant to the final regulations set forth by the BCC to organize products, secure packaging, and record information of:

- (1) The licensee receiving the product (IG distribution).
- (2) The transaction date(s).
- (3) The cultivator from which the product originated, including the associated unique identifier.

All products will be recorded, weighed and separated into "batches" prior to lab testing. Cannabis flower batches will be separated into "harvest batches" which are determined by strain, cultivation site, and date of harvest or each 50-pound batch, if the harvest is over 50 pounds of flower. Manufactured cannabis products will be separated into "manufactured cannabis batches" based on product type, cannabis products will be inputted into local and state track and trace systems, after testing has occurred and results have been verified.

IG distribution will utilize an electronic database containing the electronic shipping manifests to facilitate the administration of the track and trace program, which shall include, but not be limited to, the following information:

- (1) The variety and quantity or weight of products shipped.
- (2) The estimated times of departure and arrival.
- (3) The variety and quantity or weight of products received.
- (4) The actual time of departure and arrival.
- (5) A categorization of the product.

(6) The license number and the unique identifier issued by the licensing authority for all licensees involved in the shipping process, including, but not limited to, cultivators, manufacturers, distributors, and dispensaries.

Storage and tracking:

IG distribution shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises. IG distribution shall ensure a label with the following information is physically attached to each container of each batch:

- (1) The manufacturer or cultivator's name and license number, who provided the batch.
- (2) The date of entry into the distributor's storage area.
- (3) The unique identifiers and batch number associated with the batch.
- (4) A description of the cannabis goods with enough detail to easily identify the batch.
- (5) The weight of or quantity of units in the batch.
- (6) The best-by, sell-by, or expiration date of the batch, if any.

Quality control Procedures:

IG distribution will maintain quality control procedures at the facility. This includes temperature and humidity control in all storage areas. All products will be stored separately based on product type and batch in appropriate areas. All products stored at IG distribution will be separated into 3 different areas:

1. An area specifically for cannabis products awaiting test results. This area is referred to as "quarantine".
2. An area for staging and organizing products awaiting distribution/transportation.
3. An area for storing product that failed testing and is awaiting remediation/disposal.

Lab testing:

A licensed laboratory will provide testing services to IG for all in house and out of house products. After taking physical possession of a cannabis goods batch, IG distribution will contact a licensed testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a sample for laboratory testing. This licensed laboratory employee will collect a representative sample of each batch of cannabis products based on protocol outlined by the Bureau of Cannabis Control (BCC).

IG distribution will ensure that the batch size from which the sample is taken meets the requirements of the BCC. An employee of IG distribution shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that

the increments are taken from throughout the batch. The sampling will be video recorded with the batch number stated at the beginning of the video and a visible time and date indication on the video recording footage. The video recordings will be maintained by IG for 180 days. After the sample has been selected, both the IG employee and the laboratory employee shall sign and date the chain of custody form, pursuant to BCC regulations, attesting to the sample selection having occurred. No IG employee will assist the laboratory employee nor touch the cannabis goods or the sampling equipment while the laboratory employee is obtaining the sample.

The lab will conduct testing at its licensed facility and return the results to IG. IG distribution will obtain results VIA mail or Email from the licensed lab and verify test result before any product is distributed. If and when IG receives a certificate of analysis stating that the sample meets specifications required by law. Before transporting the cannabis goods to one or more retailers, and employee of IG distribution shall ensure the following:

- (a) The certificate of analysis the distributor received from the testing laboratory is the certificate of analysis that corresponds to the batch
- (b) The label on the cannabis goods is consistent with the certificate of analysis regarding cannabinoid content and contaminants required to be listed by law
- (c) The packaging complies with applicable packaging laws including, but not limited to, the final regulations set forth by the Bureau of Cannabis Control (BCC).
- (d) The packaging is tampered evident. "Tampered evident" means a one-time-use seal is affixed to the opening of the package, allowing a person to recognize whether or not the package has been opened;
- (e) The weight or count of the cannabis batch comports with that in the track and trace system. A distributor shall use scales as required by the Act; and
- (f) All events up to this point have been entered into the track and trace system.

Packaging/labeling:

IG distribution may re-package and label cannabis for retail as long as the packaging and labeling is done in pursuant to all applicable laws applicable packaging laws including, but not limited to, the final regulations set forth by the Bureau of Cannabis Control (BCC).

IG distribution will package, re-package, label, or re-label IG's manufactured cannabis products. IG does not intend to, but may package, re-package, label, or re-label other cannabis and/or manufactured cannabis products.

Transportation Procedures:

The following conditions will be met:

1. All vehicles transporting cannabis goods will have a motor carrier permit pursuant to Chapter 2 (commencing with Section 34620) of Division 14.85 of the Vehicle Code.
2. Cannabis goods transported by IG distribution will only be transported inside of a vehicle or trailer and will not be visible or identifiable from outside of the vehicle or trailer.
3. Cannabis goods will be locked in a box, container, or cage that is secured to the inside of the vehicle or trailer.
4. While left unattended, IG distribution's vehicles and trailers will be locked and secured. IG distribution will not leave a vehicle or trailer containing cannabis goods unattended in a residential area or parked overnight in a residential area.
5. IG distribution shall have a vehicle alarm system on all transport vehicles and trailers. Motion detectors, pressure switches, duress, panic, and hold-up alarms may also be used at the discretion of IG.
6. All packages and containers holding cannabis goods will not be tampered with, or opened, during transport.
7. IG distribution will only travel between licensees, shipping or receiving cannabis goods, and its own licensed premises when engaged in the transportation of cannabis goods.
8. IG distribution's cannabis products will clearly identified and marked as "A" for adult-use cannabis products, or "M" for medicinal cannabis products both on the physical packaging of the cannabis goods and on the shipping manifest. While in transport, the medicinal and adult-use cannabis products shall be secured and separated from each other in the vehicle.

IG distribution will provide the following required transport vehicle information to the BCC:

- a) Proof of ownership or a valid lease for any and all vehicles and trailers that will be used to transport cannabis goods.
- b) The year, make, model, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles and trailers that will be used to transport cannabis goods.
- c) Proof of insurance for each vehicle and trailer used to transport cannabis goods.
- d) IG distribution will provide information to the BCC in writing for any new vehicle or trailer that will be used to transport cannabis goods prior to using the vehicle or trailer to transport cannabis goods.

Transport Personnel Requirements:

- a) No person under the age of 21 years old will be in a commercial vehicle or trailer transporting cannabis goods; and
- b) Only a licensee or an employee of the distributor shall be in a vehicle while transporting cannabis goods.

Prior to transporting cannabis goods, a distributor shall generate a shipping manifest through the track and trace system for the following activities:

- (1) Testing and sampling.
- (2) Sale of cannabis goods to a licensee.
- (3) Destruction or disposal of cannabis goods.

NON-STOREFRONT RETAIL ACTIVITIES (IG)

Inztgramz, LLC (IG) will conduct non-storefront retail sales of cannabis products exclusively by delivery from 2010 Tunnel Rd. as a part of the proposed IG Micro-Business. All Non-storefront delivery activities will be done in accordance with the Final Regulations set forth by the Bureau of Cannabis Control (BCC).

IG will deliver cannabis goods only between the hours of 6:00 am and 10:00 pm. IG will only sell adult-use cannabis goods to individuals who are at least 21 years of age after confirming the customer's age and identity by inspecting a valid form of identification provided by the customer. IG will not sell more than 28.5 grams of cannabis and 8 grams of concentrated cannabis to a single customer in a single day.

IG will only sell cannabis and cannabis products that:

- (a) Have been received from IG's distribution or another licensed distributor.
- (b) Have not exceeded their expiration or sell by date if applicable.
- (c) Comply with all current packaging and labeling requirements set forth by the BCC when received.
- (d) Comply with all current allowable amounts of THC/CBD and allowable dosage requirements set forth by the BCC.
- (e) Have undergone laboratory test in accordance with requirements set forth by the BCC.

Security:

The Non-storefront Retail premises shall be securely locked with commercial-grade, non-residential door locks and is equipped with an active alarm system which shall be activated when employees of IG are not on the licensed premises. Only employees of IG and other authorized individuals will be allowed access the premises. There will be no public access to the premises at any time for any reason.

IG will have security cameras at the licensed premises. Exterior cameras will be shared with tenants in adjacent units and will record the entire exterior of the building. IG will have their

own video surveillance system for interior areas. Areas IG will record on the video surveillance system include:

- (1) Rooms and areas where cannabis goods are loaded, stored, and unloaded or moved within the premises.
- (2) Limited-access areas.
- (3) Security room.
- (4) Room storing the surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area.
- (5) Entrances and exits to the premises, which will be recorded from both indoor and outdoor vantage points.
- (6) Cameras shall record continuously 24 hours per day and at a minimum of 15 frames per second (FPS).

All surveillance footage will clearly display the time and date it was taken. The storage device on which surveillance recordings are stored will be secured from tampering or theft. Surveillance recordings will be kept for a minimum of 90 days and the BCC will be able to obtain copies of the recordings upon request. The video surveillance system at IG will be equipped with a failure notification system that provides notification to IG of any interruption or failure of the video surveillance system or video surveillance-system storage device.

Inventory:

Receiving Shipments of Inventory:

- (a) IG will receive shipments of cannabis goods only from a licensed distributor, including but not limited to IG Distribution.
- (b) IG will accept shipments of cannabis goods only between the hours of 6:00 a.m. Pacific Time to 10:00 p.m. Pacific Time.

Inventory Documentation:

- (a) IG will maintain an accurate record of its inventory.
- (b) IG will provide the BCC with the record of inventory upon request IG will also keep a record of the following information for all cannabis goods in inventory:
 1. A description of each item in the IG's inventory. This description will be such that the cannabis goods can easily be identified.
 2. An accurate measurement of the quantities of the items.
 3. The date and time the cannabis goods were received by IG.
 4. The sell-by or expiration date on any cannabis goods, if any.
 5. The name and license number of the licensee whom delivered the cannabis goods to IG.
 6. The name and license number of the distributor that provided the cannabis goods to IG including IG distribution.

7. The price IG paid for the cannabis goods, including taxes, delivery costs, or any other costs.

Inventory Reconciliation:

- (a) IG will perform a reconciliation of its inventory at least once every 14 days.
- (b) IG will verify that the physical inventory matches the records pertaining to inventory.
- (c) The result of inventory reconciliation will be retained in the KAT's records and will be made available to the BCC upon request.
- (d) If IG identifies any evidence of theft, diversion, or loss, The Bureau and law enforcement will be notified immediately.
- (e) If a significant discrepancy is discovered between physical inventory and the inventory records, IG will notify the BCC and law enforcement.

Record of Sales:

- (a) IG will maintain an accurate record of sale for every sale made to a customer.

Track and Trace:

- (a) IG will participate in both state and local track and trace programs.
- (b) IG will input all cannabis and cannabis products received and sold from the delivery premises into both METRC (state) and CalOrigin (County) systems to document the chain of custody and take inventory the type of product, its test results, strain, origin, and amount to be sold at the storefront. All this information will be recorded and saved.
- (c) Aside from filling state and local requirements, participation in track and trace will allow IG to implement the best possible inventory controls.
- (d) All products sold at IG will have been tested, passed, and inputted into the track and trace systems before reaching the shelf.

Delivery:

- (a) The IG delivery employee will only deliver cannabis goods to a physical California address that is not publicly owned land.
- (b) All deliveries of IG cannabis goods shall be performed by an employee of IG who is over the age of 21.
- (c) All deliveries will be made in person.
- (d) During the process of delivery, the IG delivery employee will not engage in any activities except for cannabis goods delivery and necessary rest, fuel, or vehicle repair stops.
- (e) The IG delivery employee will carry a copy of IG's current license, the employee's government-issued identification, and an identification badge provided by the IG.
- (f) Prior to providing cannabis goods to a delivery customer, a delivery employee shall confirm the identity and age of the delivery customer by checking their valid form of ID as defined by the BCC and place the cannabis goods in a resealable child-resistant opaque exit package.

- (g) The value of cannabis goods in the delivery vehicle at any time will be less than \$10,000.
- (h) The IG delivery driver will be responsible for keeping an accurate inventory ledger and driving log in the vehicle at all times.

Temporary Cannabis Events:

IG may use the Non-storefront Retail license, part of the Type 12 Micro-Business, to conduct temporary sales at licensed Temporary Cannabis Events which are held in compliance with BCC regulations related to such events.



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July 30, 2019



19-2096

Redway Community Services District
Glenn Gradin
PO Box 40
1150 Evergreen Rd, Suite 2
Redway, CA 95560

Re: Inztgramz (William Haug and Chris Nevarez) Estimated Water Usage
APN: 223-311-042

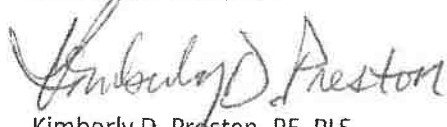
Dear Glenn:

The Inztgramz project, located at the Evergreen Mini Storage facility at 2010 Tunnel Road in Redway (APN: 223-311-042), proposes to convert the existing Building A into a cannabis manufacturing, retail, and distribution facility. Water usage for the facility will be limited to one restroom and a three basin sink in the manufacturing area. Using water supply fixture units, per the California Plumbing Code, the peak water demand for the proposed facility is approximately 5 gallons per minutes (see attachment).

Based on the proposed manufacturing process, Inztgramz has estimated their daily use to be 50 gallons per day. This estimated daily water usage is in the expected range for an office type facility with minimum employees.

Please don't hesitate to contact me with any questions or comments you may have.
Sincerely,

OMSBERG & PRESTON


Kimberly D. Preston, PE, PLS
Owner / Manager

Enclosures

TABLE A 103.1
WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES³

APPLIANCES, APPURTENANCES, OR FIXTURES ²	MINIMUM FIXTURE BRANCH PIPE SIZE ^{1,4} (Inches)	PRIVATE	PUBLIC	ASSEMBLY ⁵
Bathtub or Combination Bath/Shower (fill)	½	4.0	4.0	—
¾ inch Bathtub Fill Valve	¾	10.0	10.0	—
Bidet	½	1.0	—	—
Clothes Washer	½	4.0	4.0	—
Dental Unit, cuspidor	½	—	1.0	—
Dishwasher, domestic	½	1.5	1.5	—
Drinking Fountain or Water Cooler	½	0.5	0.5	0.75
Hose Bibb	½	2.5	2.5	—
Hose Bibb, each additional ⁷	½	1.0	1.0	—
Lavatory	½	1.0	1.0	1.0
Lawn Sprinkler, each head ⁵	—	1.0	1.0	—
Mobile Home, each (minimum)	—	12.0	—	—
Sinks	—	—	—	—
Bar	½	1.0	2.0	—
Clinical Faucet	½	—	3.0	—
Clinical Flushometer Valve with or without faucet	1	—	8.0	—
Kitchen, domestic	½	1.5	1.5	—
Laundry	½	1.5	1.5	—
Service or Mop Basin	½	1.5	3.0	—
Washup, each set of faucets	½	—	2.0	—
Shower per head	½	2.0	2.0	—
Urinal, 1.0 GPF Flushometer Valve	¾	3.0	4.0	5.0
Urinal, greater than 1.0 GPF Flushometer Valve	¾	4.0	5.0	6.0
Urinal, flush tank	½	2.0	2.0	3.0
Wash Fountain, circular spray	¾	—	4.0	—
Water Closet, 1.6 GPF Gravity Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Valve	1	5.0	5.0	8.0
Water Closet, greater than 1.6 GPF Gravity Tank	½	3.0	5.5	7.0
Water Closet, greater than 1.6 GPF Flushometer Valve	1	7.0	8.0	10.0

For SI units: 1 inch = 25 mm

Notes:

¹ Size of the cold branch pipe, or both the hot and cold branch pipes.

² Appliances, appurtenances, or fixtures not included in this table shall be permitted to be sized by reference to fixtures having a similar flow rate and frequency of use.

³ The listed fixture unit values represent their total load on the cold water building supply. The separate cold water and hot water fixture unit value for fixtures having both cold and hot water connections shall be permitted to each be taken as three-quarters of the listed total value of the fixture.

⁴ The listed minimum supply branch pipe sizes for individual fixtures are the nominal (I.D.) pipe size.

⁵ For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (gpm) (L/s) and add it separately to the demand in gpm (L/s) for the distribution system or portions thereof.

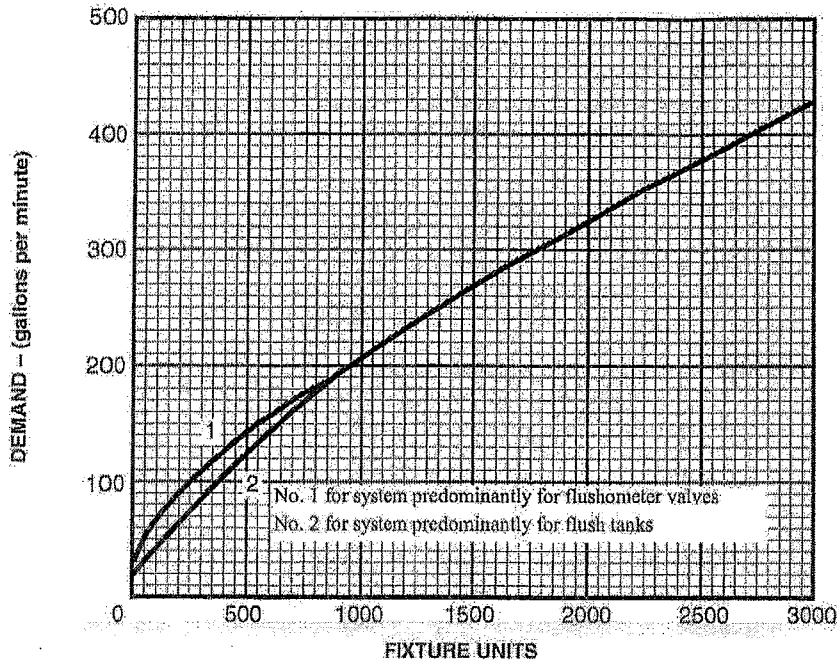
⁶ Assembly [Public Use (see Table 422.1)].

⁷ Reduced fixture unit loading for additional hose bibbs is to be used where sizing total building demand and for pipe sizing where more than one hose bibb is supplied by a segment of water distribution pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.

Total WSFU = 60.5

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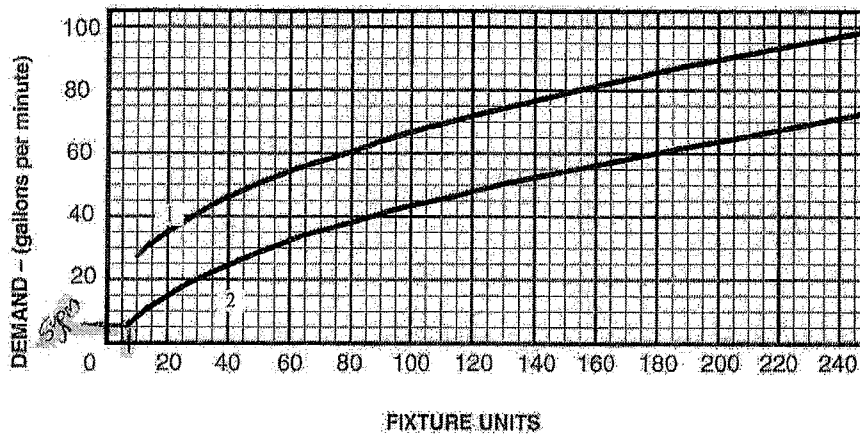
CHART A 103.1(1)
ESTIMATE CURVES FOR DEMAND LOAD



For SI units: 1 gallon per minute = 0.06 L/s

>>

CHART A 103.1(2)
ENLARGED SCALE DEMAND LOAD



For SI units: 1 gallon per minute = 0.06 L/s



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



September 24, 2019

Intent to Serve Letter

To InztaGramz C/O Yvonne Nevarez:

Redway Community Services District (the "District") hereby provides this notification to the Applicant for water and sewer services located at 2010 Tunnel Road, APN # 223-311-042, that the District is willing to provide water and wastewater services subject to the following conditions:

1. That the project proponent, InztaGramz, 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 non-volatile 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.
5. That this intent-to-serve letter is provided based on the enclosed Micro Business Plan. Any deviations from the activities described in this plan will invalidate this letter.

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

CC:

Rodney Yandell
Humboldt County Department of Planning
Cannabis Services



Dear INZTAGRAMZ LLC,

Thank you for your interest in PG&E's Solar Choice Plan and supporting the growth of renewable energy in California!

Effective February 27, 2019, the Service Agreement(s) under Account 0665419206 listed below have been successfully enrolled in PG&E's Solar Choice Plan.

Participation in PG&E's Solar Choice Plan is voluntary and you can cancel at any time with no additional fee. However, if you cancel or change your enrollment level, you may not re-enroll or make an additional change for one year. To cancel or change your request, please call [1-877-743-8429](tel:1-877-743-8429) or residential customers may go to pge.com/myrate/.

We are proud to share with you that PG&E's Solar Choice renewable energy has been certified by Green-e Energy, the nation's leading independent third-party certification for renewable energy. The Green-e Energy logo helps consumers easily identify environmentally superior renewable energy options. For more information on Green-e Energy certification requirements, call 1-888-63-GREEN or log on to www.green-e.org.

Also, please [click here](#) to see your Green-e Energy Product Content Label and Terms and Conditions.

Finally, for the latest program news and answers to many frequently asked questions, please visit pge.com/solarchoice. Otherwise, you may contact us at [1-877-743-8429](tel:1-877-743-8429).

Thank you again for supporting renewable energy.
Sincerely,

Maril Pitcock
Director, Pricing Products
Pacific Gas & Electric



Ken Wallan
PO Box 245
Miranda, CA. 95553
707-943-3109



March 5, 2019

TO WHOM IT MAY CONCERN

This authorizes emergency access thru my property, located at 1980 Tunnel Road, Redway, CA., to Inztagramz, located at 2010 Tunnel, Redway, CA.

Sincerely,

Ken Wallan

Ken Wallan
Owner

		Number of cars pulling into facility	Number of cars leaving the facility	Number of cars parked in the front of facility	Number of cars parked on Tunnel Road
Date: 7/2/2020	Time				
	12:16pm	1	0	1	0
	12:17pm	0	1	1	0
	12:20pm	1	0	0	0
	12:28pm	1	0	0	0
	12:32pm	0	1	0	0
	12:34pm	0	0	0	0
	12:38pm	0	0	0	0
	12:39pm	0	2	0	0
	12:58pm	1	0	0	0
	1:20pm	0	0	0	0
	1:24pm	0	0	0	0
	1:36pm	0	1	0	0
	1:54pm	1	0	0	0
	1:57pm	1	0	1	0
	2:00pm	0	1	0	0
	2:13pm	0	1	0	0
	2:16pm	0	0	0	0
	2:31pm	0	0	0	0
	2:34pm	0	0	0	0
	3:07pm	0	0	0	0
	3:11pm	0	0	0	0
	3:16pm	1	0	0	0
	3:31pm	0	0	0	0
	3:36pm	0	1	0	0
	3:44pm	0	0	0	0
	3:53pm	0	1	0	0
	4:06pm	0	1	0	0
	4:23pm	0	0	0	0
	4:27pm	0	0	0	0
	4:39pm	0	0	0	0
	4:48pm	0	1	0	0
	4:53pm	1	0	1	0
		8	11	0.125	0

Number of cars parked along storages near front entrance	Number of cars parked in the back of the facility	Number of cars driving by on Tunnel Road	Proposed amount of employees
0	2	1	
0	2	0	
0	2	0	
2	2	0	
1	2	0	
1	2	1	
2	2	0	
0	2	0	
1	2	1	
1	2	2	
1	2	1	
0	2	0	
1	2	0	
1	2	0	
1	2	0	
0	2	0	
0	2	1	
0	2	1	
0	2	1	
0	2	1	
0	2	1	
0	2	1	
0	2	1	
0	3	0	
0	3	4	
0	2	1	
0	2	1	
0	1	0	
0	0	0	
0	0	1	
0	0	1	
0	0	1	
0	0	0	
0	0	0	
0.375	1.65625	20	

ATTACHMENT 4

Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Recommendations received are summarized, and the locations of the recommendations are noted.

Referral Agency	Response	Recommendation	Location
Bear River Band	✓	Conditionally Approved	On file with Planning
Building Inspections Division	✓	Approved	Attached
California Department of Fish and Wildlife		No response	
Environmental Health Division	✓	Approved	On file in Accela
Intertribal Sinkyone Wilderness Council		No response	
Redway Community Services District		No response	
Redway Fire Protection District	✓	Conditionally Approved	Attached
Public Works Land Use	✓	Approved	Attached
NCUAQMD		No response	
Southern Humboldt Joint Unified School District		No response	
CAL FIRE	✓	Approved	Attached
Humboldt County Sheriff		No response	
District Attorney		No response	
Agricultural Commissioner		No response	



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

10/8/2019

Project Referred To The Following Agencies:

Environmental Health, PW Land Use, **Building Inspections**, CSD: Redway, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, Bear River Band, Intertribal Sinkyone Wilderness Council, NWIC

Applicant Name Yvonne Nevarez **Key Parcel Number** 223-311-042-000

Application (APPS#) **PLN-2019-15858** **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: 10/23/2019

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 Accels

DATE: 10/31/19 PRINT NAME: Rudy Marenghi



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

PRE-SITE INVESTIGATION FORM

THIS IS NOT A PERMIT DOCUMENT

APPLICATION INFORMATION

Name Yvonne Nevarez
Address 1 PO Box 147 **Address 2**
City Garberville **State** CA **Zip** 95542

OWNERS NAME AND MAILING ADDRESS

Name Evergreen Mini-Storage Llc **Email**
Address 1 **Address 2**
City Redway **State** CA **Zip** 95560

SITE INFORMATION

Parcel Number 223-311-042-000 **Application Number** PLN-2019-15858
Street Address 2010 Tunnel Rd **City** Redway **State** CA **Zip** 95560

PRESITE INVESTIGATION

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

Inspector Notes

10/31/19 15858
-Plot plan and operation plan appear up to date at this time
RM

QUESTIONS? Please contact the County of Humboldt Building Division



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



12/3/2019

Project Referred To The Following Agencies:

Environmental Health, PW Land Use, Building Inspections, CSD: Redway, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, Bear River Band, Intertribal Sinkiyone Wilderness Council, NWIC, FPD: Redway

Applicant Name Yvonne Nevarez **Key Parcel Number** 223-311-042-000

Application (APPS#) PLN-2019-15858 **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: 12/18/2019

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: 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

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:

Date:

Name:

Battalion Chief Comments:

Summary: