



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT

531 K Street, Third Floor
Eureka, California 95501-1146
(707) 441-4160 • planning@ci.eureka.ca.gov
www.ci.eureka.ca.gov

NOTICE OF PUBLIC HEARING

EUREKA PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Eureka Planning Commission will hold a public hearing on **Monday, October 14, 2019**, at 5:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider the following application:

Project Title: Clourest Holdings LLC Cannabis Manufacturing Facility

Project Applicant: BILL BIGLEY **Case No:** CUP-19-0004; CDP-19-0010; AA-19-0016

Project Location: 16 2ND STREET **APN:** 001-162-012

Project Zoning and Land Use: ML (Limited Industrial)/LI (Limited Industrial)

Project Description: The applicants are proposing to construct a 15,300 sf building with a metal structural frame, roof, and siding, with a new concrete foundation system, that will cover the entire footprint of the parcel. Once construction is completed, the structure will house volatile cannabis manufacturing (small). Volatile facilities are conditionally permitted uses in the zone and requires a use permit. The site is located within the coastal zone. Conditionally permitted uses and/or development adjacent to environmentally sensitive habitat areas require a Coastal Development Permit. Design Review is also required.

All interested persons are invited to comment either in person at the scheduled public hearing, or in writing. Written comments may be submitted prior to or during the hearing by mailing or delivering them to the Development Services Department, Third Floor, 531 K Street, Eureka. Appeals to the City Council of the action of the Planning Commission, may be made within 10 calendar days of the action by filing a written Notice of Appeal, along with the filing fees as set by the City Council, with the City Clerk.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing or written correspondence received during or prior to the public hearing. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The project file is available for review at the Development Services Department. If you have questions regarding the project or this notice, please contact Riley Topolewski, Senior Planner, rtopolewski@ci.eureka.ca.gov or (707) 268-1971.

EUREKA CITY PLANNING COMMISSION

STAFF REPORT

October 14, 2019

Project Title: *Cloudrest Holdings LLC Cannabis Manufacturing Facility*

Project Applicant: *Cloudrest Holdings LLC* **Case No.:** CUP-19-0004/CDP-19-0010/AA-19-0016

Project Location: 16 2nd Street **APN:** 001-162-012

Zoning and General Plan Designations: ML (Limited Industrial)/LI (Limited Industrial)

Project Description: The applicants are proposing to construct a 15,300 sf building with a metal structural frame, roof, and siding, with a new concrete foundation system, that will cover the entire footprint of the parcel. Once construction is completed, the structure will house volatile cannabis manufacturing (small). Volatile facilities are conditionally permitted uses in the zone and requires a use permit. The site is located within the coastal zone. Conditionally permitted uses and/or development adjacent to environmentally sensitive habitat areas require a Coastal Development Permit. Design Review is also required.

Ground disturbance for utilities is anticipated in soil to a depth of 30 inches.



Figure 1: Subject parcel outlined in red; and Coastal Zone boundary marked in blue (areas to the north of the line are within the Coastal Zone)

Staff Contact Person: Riley Topolewski, Senior Planner **Phone:** (707) 268-1971 **Email:** rtopolewski@ci.eureka.ca.gov

Staff Recommendation:

1. Hold a Public Hearing; and

2. Adopt a resolution of the Planning Commission of the City of Eureka approving a Use Permit, Coastal Development Permit and Design Review allowing a Cannabis Retail Facility at 16 2nd Street (APN 001-162-012).

Suggested Motion:

"I move the Planning Commission adopt three separate Resolutions of the Planning Commission approving with conditions Conditional Use Permit CUP-19-0004, Coastal Development Permit CDP-19-0010 and Design Review AA-19-0016 to allow a small volatile cannabis manufacturing at 16 2nd Street (APN 001-062-012)."

Environmental: The conditional use permit and coastal development permits are discretionary actions subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 32 exemption (Section 15332) from CEQA which exempts in-fill development projects. The proposed project site is vacant, surrounded by light industrial uses, located within the hinge area of Eureka and is approximately 20,000 square feet in area. As specified in §15332 (a-e), the project is consistent with the general plan as discussed in the staff report, does not result in impacts to traffic, and the parcel is less than 5 acres in size, is not habitat for endangered, rare or threatened species, and is served by City water and sewer.

Background: Volatile Manufacturing facilities manufacture cannabis oils. One of two things can be done with the oils that are produced on site. One option is that cannabis oils can be sold wholesale to other businesses. A second option is that cannabis oils can be utilized in additional on-site manufacturing processes to create value-added products such as vape pens, tinctures, or food products. These value-added products can then be sold wholesale to other businesses.

There are several different techniques for creating cannabis oils and concentrates. The Volatile Manufacturing process uses solvents (e.g. butane, propane, hexane, pentane, benzene, etc.) to extract specific compounds from cannabis plant material. These solvents are stored in metal cylinders and then filtered through cannabis plant material utilizing specific manufacturing machinery designed to create plant extracts. The machinery injects the volatile solvents into the cannabis plant material, creates a thick cannabis-infused oil, removes the volatile solvents from the extracted oil, and then recycles the solvents back through the machinery in a "closed-loop" system, where it is reused in another cycle. The solvents used in this process are flammable (volatile) and can be very dangerous if they leak from the system. This is what makes the process "volatile" and why facilities using solvents are heavily regulated by the City, with extensive involvement from the Police, Fire, and Building Departments.

Note that applications for volatile cannabis licenses are reviewed and approved/denied by the Humboldt Bay Fire Department and the City of Eureka Building Department in relation to Fire and Building Codes, which specify requirements for fire suppression, ventilation, air purification, wall construction, and emergency exit plans. Likewise, the Eureka Police Department has review and approval authority for Safety and Security Standards. The applicant's plans for the site will be reviewed by the Fire Department, Police Department and Building Department prior to operation.

Coastal Development Permit

The Local Coastal Program is the foundational policy document for areas of the City located in the coastal zone. It establishes farsighted policy that forms the basis for and defines the framework by which the City’s physical and economic resources in the coastal zone are to be developed, managed and utilized. The Local Coastal Program is divided into two components: the first component is the *Land Use Plan*, which is the General Plan specific to land in the coastal zone. It outlines the existing conditions, permitted uses, and policies needed to achieve the goals of the Coastal Act and includes the general plan map. The second component of the Local Coastal Program is the *Implementation Plan*, which includes zoning regulations and the zoning map for land in the coastal zone, as well as specific coastal zone ordinances necessary to implement the policies of the Land Use Plan. A discussion of how the project complies with these two components follows:

Land Use Plan

Below are goals and policies of the Land Use Plan portion of the adopted and certified LCP, each followed by a brief discussion how the project conforms to that goal or policy.

Project Analysis: Eureka Municipal Code Sec. 10-5.29310.1 requires that a Coastal Development Permit be approved only upon making the finding that the proposed development conforms to the policies of the Local Coastal Program. According to EMC § 10-5.29310.1, a CDP shall only be approved upon making the finding that the proposed development conforms to the policies of the certified Local Coastal Program (LCP). Staff has reviewed the LCP for goals and policies that may affect or be affected by the project and found the following:

1. Overall objectives of the Coastal Zone (EMC §10-5.2902):

Objective 1	Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and human-created resources;
	The site is located 2 blocks south of Humboldt Bay with existing structures located directly north, across the street from the site. Although there may be a slight increase in noise during construction, no impacts to the coastal zone environment are anticipated. The proposed use will be contained within a proposed structure and is located on a parcel zoned Light Industrial, which is intended for uses including manufacturing. The approval of the proposed use and development are not anticipated to have negative effects or impacts on the quality of the coastal zone environment because the use will be contained within the proposed development and it is appropriately located in the Light Industrial zone.
Objective 2	Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of this region, state, and nation;
	No impacts to coastal resources will occur as a result of construction of the structure. The development will ensure balanced utilization and conservation of the coastal zone by taking advantage of a vacant lot, located 2 blocks south of Humboldt Bay, rather than developing directly on the coast or within potentially sensitive habitat area. The proposed use will be contained within the proposed structure in a developed industrial area.

	The project supports the social and economic needs of the region by employing local residents. The approval of the proposed use and development will have no impact on the utilization and conservation of coastal zone resources.
Objective 3	Maximize public access to and along the Humboldt Bay shoreline, and maximize public recreational opportunities in the coastal zone, consistent with sound resource conservation principles and constitutionally protected rights of private property owners;
	The site is not adjacent to Humboldt Bay or any other shorelines or coastal recreational amenities. Cannabis manufacturing uses will be contained within the proposed structure. Construction of the facility and the introduction of an indoor volatile manufacturing facility use contained within the proposed structure will not impact coastal access or conservation.
Objective 4	Assure priority for coastal dependent and coastal-related development over other development on the shoreline;
	The property is not located along a shoreline or waterway. The site is located in a longstanding industrial area and is surrounded by other non-coastal-dependent uses.
Objective 5	Provide a definite plan for development so as to guide the future growth of the City within the Coastal Zone;
	The Local Coastal Program provides for the development and growth of the City within the coastal zone. Cannabis manufacturing facilities that comply with the regulations contained in Eureka Municipal Code Article 30 are consistent with the purposes of the Coastal Land Use Plan and the Coastal Implementation Plan (zoning).
Objective 6	Protect the social and economic character and stability of residential, commercial, agricultural, and industrial areas within the City.
	Cannabis manufacturing uses will be contained within the proposed structure, which will be located within an existing industrial zoned area. Compliant cannabis manufacturing uses and development will not negatively affect the stability of the existing neighboring uses, and will not be inharmonious with the existing industrial character of the area based on the conditions of approval provided.

Use Permit

2. Purposes of the Limited Industrial (ML) District (EMC §10-5.29160): (Findings in bold)

Purpose a	To reserve appropriately located areas for industrial plants and related activities;
	The parcel is currently vacant. By approving a volatile manufacturing use, the parcels will be better utilized through the development of the proposed 15,300 square foot cannabis manufacturing facility.
Purpose b	To protect areas appropriate for industrial uses from intrusion by dwellings and other inharmonious uses;

	<p>The proposed use does not include residential dwellings or sensitive receptors that could be affected by adjacent industrial uses. The proposed use will not affect adjacent industrial areas as odors must be contained to the parcel and not detectable from public rights-of-way or neighboring parcels and the process of cannabis oil extraction does not typically generate excessive noise or heat. A condition of approval for any future facility operators to comply with noise, odor control, and other related requirements has been included. Through the containment of odor, noise, and access for the loading, the use will be made harmonious with the surrounding uses.</p>
Purpose c	<p>To protect residential and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses;</p>
	<p>The proposed business is not anticipated to create nuisances towards residential properties because it is approximately 60 feet from any known residential properties. The proposed business is located approximately 60 feet from any commercial properties, however, with conditions of approval, it is not anticipated to create a nuisance towards the commercial properties or residence. The proposed business will employ an air filtration system to ensure there are no detectable odors. The process of oil extraction does not generate excessive noise or heat. The proposed building is designed to isolate and minimize noxious fumes, fire, or explosion through requirements from the Fire and Building Codes. Additionally, Fire and Building Codes require fire suppression equipment. These design features will be required for any future tenants that decide to operate a volatile cannabis extraction facility.</p>
Purpose d	<p>To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationship to each other;</p>
	<p>The proposed cannabis business would be located in an area where many cannabis licenses have already been issued, including, but not limited to multiple sites allowing cannabis distribution, nonvolatile manufacturing, and indoor cultivation within the Limited Industrial zone district. By approving the cannabis non-volatile manufacturing facility, this will allow industrial uses to further concentrate in this designated zoning district, creating benefits for the cannabis-related businesses. Additionally, cannabis cultivated in Humboldt County could be processed within the County.</p>
Purpose e	<p>To provide adequate space to meet the needs of modern industrial developments, including off- street parking and truck loading areas and landscaping;</p>
	<p>The proposed project is located within the parking assessment district, therefore off-street parking is not required. There is enough area to provide for the required loading space in the southwest portion of the proposed structure, which is measured at 12'x45' which meets the minimum loading space requirement. Landscaping is not required.</p>

Purpose f	To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby residential and agricultural districts; and,
	The proposed structure meets the minimum 10-foot setback for the front and proposes a 20-foot setback on the south side, and a 0-foot setback for the eastern and northern, 2nd Street-facing side which, when compliant with the California Building and Fire Code requirements, provides for sufficient open space around the industrial structure. A Hazardous Materials Business Plan will be required as a condition of approval and all hazardous material usage procedures and practices must meet all local and State requirements. California Building Codes and Fire Codes will minimize the risks posed by noxious fumes, fire, or explosion. Fire and Building Codes also require fire suppression equipment. There are no residential structures or agricultural districts nearby.
Purpose g	To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.
	The proposed lot coverage is approximately 76%, which does not exceed the maximum lot coverage of 120%. Therefore, the building is not of excessive size in the ML zone district, or in relation to the buildings in the area, which are also in the ML zone district. It is not anticipated that traffic generated by the manufacturing use will impose a traffic burden because it is not a commercial use, therefore there will be no customers which may cause traffic congestion. The City of Eureka Public Works Engineering division has not indicated the project would impose an adverse effect relating to traffic.
Purpose h	To provide locations for industries that can operate in close proximity to commercial and residential uses with minimum mutual adverse impacts.
	The project location is near a parcel with known residential uses. Approximately 65 feet to the east of the project site is the Eureka Rescue Mission. Building and fire codes require the necessary protection for close proximity to residential uses. The site is surrounded by the ML zone district to the north, south, east, and west. Located on the west, across A St. is a cannabis manufacturing facility. To the north, across 2nd St., is an industrial yard that sells plumbing supplies. To the south are two separate automotive repair businesses. The site is in close proximity to a commercial zone district, (approximately 60 feet to the Waterfront Commercial zone district) but not adjacent. Given that City regulations will not allow cannabis odors to be detectable outside of the facility and will not allow cannabis plants to be seen from outside the facility, the neighboring properties will likely never be able to tell that cannabis manufacturing is occurring on the parcel.
Purpose i	To protect light industrial and related uses from nuisances associated with heavy industrial uses.
	There are no heavy industrial zoned areas adjacent to the proposed cannabis facility.

3. No detrimental effect to public health, safety, welfare, or materially injurious to properties or improvements in the vicinity (EMC §10-5.2407.1):

Based on the discussion above, the facility, as conditioned, will operate without creating a detrimental effect to public health, safety, and welfare or to properties in the vicinity. Volatile manufacturing facilities must be approved and inspected by the Building and Fire Departments before operating, possess a cannabis license from the City, and are subject to inspections at any time after operations begin.

4. Local Coastal Program (EMC §10-5.29300)

The site of the proposed use is located in the Coastal Zone and the Eureka Municipal Code requires a Use Permit and Coastal Development Permit to be approved by the Planning Commission. The City of Eureka has permit jurisdiction for issuing the Coastal Development Permit. The project is appealable to the state Coastal Commission.

The property is zoned Limited Industrial (ML), which is intended to reserve appropriately located areas for industrial plants and related activities. The proposed small volatile cannabis manufacturing use meets the intention of the zoning designation, as it is a light industrial use appropriate for this industrial area.

The subject property has a Land Use designation of Light Industrial (LI) which is intended for lower-intensity industrial development that has minimal effects on nearby commercial and residential uses. The proposed use as a small volatile manufacturing facility takes advantage of an industrial site for small scale manufacturing. The subject parcel is not located near any residential zones or known residential uses. This proposed use meets the intention of this Land Use.

Based on the discussion above, the proposed cannabis manufacturing use is consistent with the Local Coastal Program's Land Use Plan and Implementation Plan.

Design Review

Site Plan and Architectural Review:

Based on the requirement in §10-5.1801.2., conditional uses in all districts shall be subject to architectural review by the Design Review Committee, and in this case, the Planning Commission has authority over the design review process. The Planning Commission should determine whether the proposed structure will be inharmonious with the surroundings or will have an adverse effect on the value of property or improvements in the vicinity. The ugly, the inharmonious, the monotonous, and the hazardous shall be barred, but originality in architecture, site planning, and landscape and graphic design shall not be suppressed. Review shall include exterior design, materials, textures, and colors but shall not consider elements of the design that do not affect exterior appearance.

The proposed development is a metal building, which will look similar in design to the images below. The structure will be designed and composed of material similar to 26-gauge steel sheeting. The proposed color for the building is green. Located to the rear of the structure, on the west side, will be a loading facility that measures 45 feet in depth. The proposed structure will not be inharmonious with the surrounding area because the materials and design are similar to existing structures in the surrounding area, such as 20 W 3rd Street. Because the lot is currently not developed, it is unlikely the proposed development will have an adverse effect on property value, and will likely improve the value of the property and properties in the immediate vicinity. Further, developing the vacant lot is an improvement to the Limited Industrial zone district because it will activate the dead space with the proposed development, use, and foot traffic, which is likely to decrease the possibility of blight in the area.

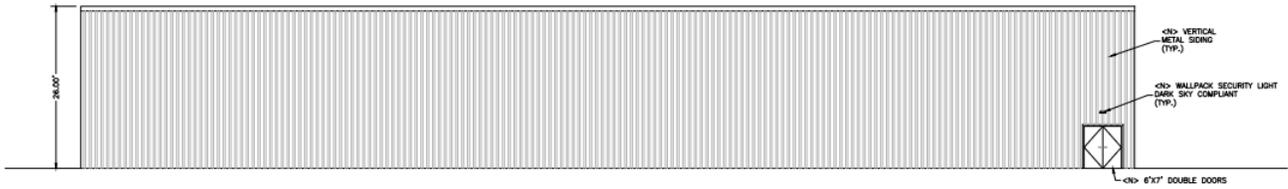


Figure 2- North Elevation

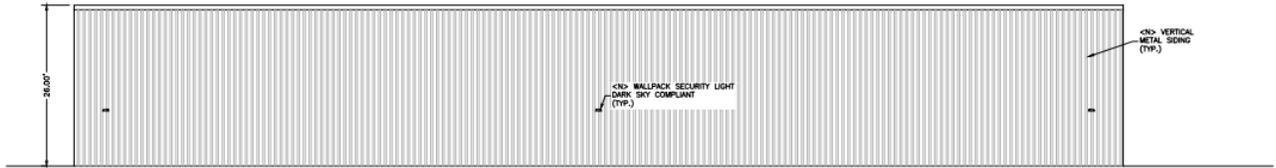


Figure 3- South Elevation

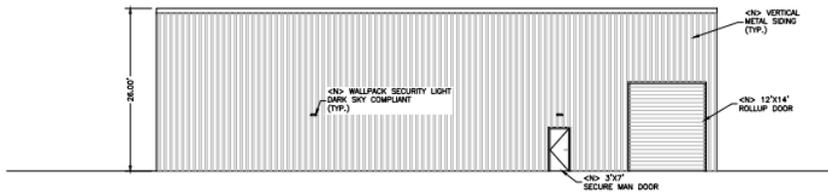


Figure 4- East Elevation



Figure 5- West Elevation

Support Material:

Attachment 1	Proposed Project Plans.....	page 10-15
Attachment 2	Planning Commission Resolutions	page 16-22



VICINITY MAP

NO SCALE



CLOUDREST HOLDINGS, LLC. MANUFACTURING, DISTRIBUTION AND PROCESSING FACILITY EUREKA, CA. APN: 001-062-012

PROJECT INFORMATION:

APPLICANT:
CLOUDREST HOLDINGS, LLC
730 7th STREET, SUITE 202
EUREKA, CA 95501

OWNER:
20 WEST 3rd ST LLC, CO.
1660 CENTRAL AVE
MCKINLEYVILLE, CA 95519

OWNERS AGENT:
WHITCHURCH ENGINEERING INC.
610 9th STREET
FORTUNA, CA 95540

SITE ADDRESS:
APN: 001-062-012
16 SECOND STREET
EUREKA, CA 95501

PROJECT DESCRIPTION:

PROPOSED PROJECT:
CLOUDREST HOLDINGS, LLC (APPLICANT), IS PROPOSING TO OPERATE A COMMERCIAL CANNABIS DISTRIBUTION, PROCESSING, AND VOLATILE MANUFACTURING FACILITY.

WATER = PUBLIC (CITY OF EUREKA)
SEWER = PUBLIC (CITY OF EUREKA)

PARCEL SIZE = ±0.46 ACRES

ZONE: = ML - LIMITED INDUSTRIAL

BUILDING SETBACKS:

FRONT = 10'
SIDE (STREET) = 0'
SIDE (INTERIOR) = 0'
REAR = 0'

SRA AREA: = NO

IN COASTAL ZONE: = YES
IN 100 YR FLOOD ZONE: = NO

DRAWING INDEX:

- 1 - VICINITY MAP & SITE PLAN
- 2 - (P) FLOOR PLAN
- 3 - (P) BUILDING ELEVATIONS
- 4 - (P) SECURITY PLAN
- 5 - (P) VENTILATION & ODOR CONTROL PLAN

PROJECT CONSULTANTS

CIVIL ENGINEERING:
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA 95540
(707) 725-6926

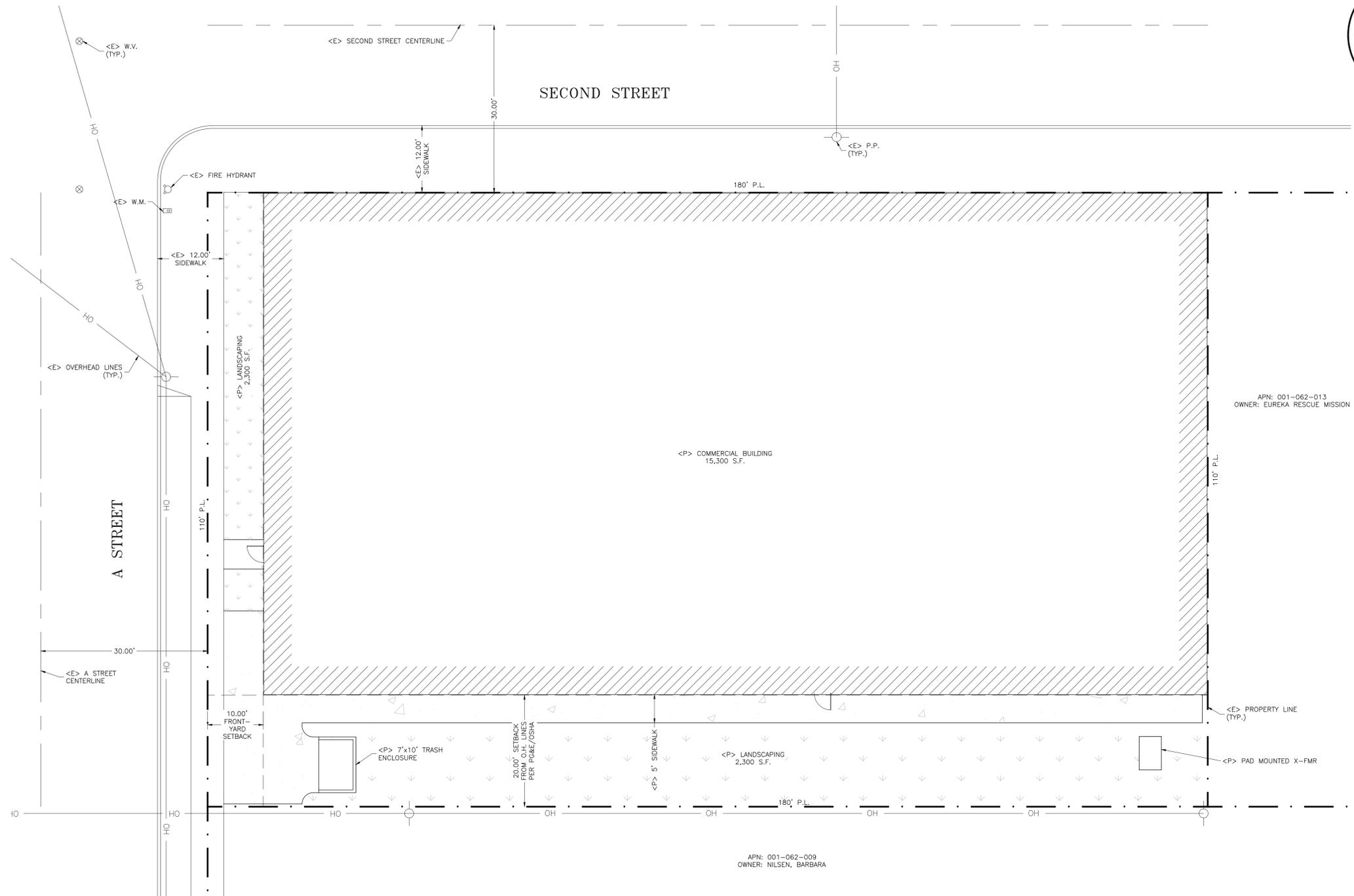
MECHANICAL ENGINEERING:
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA 95540
(707) 725-6926

EXTRACTION EQUIPMENT REVIEW:
PRESSURE SAFETY INSPECTORS, LLC
3750 DACORO LANE, UNIT 155
CASTLE ROCK, CO 80109
(303) 317-6877

ENERGY COMPLIANCE:
ABBAY TECHNICAL SERVICES
1125 16th STREET
ARCATA, CA 95521
(707) 826-1433

SITE NOTE:

NO WETLAND/RIPARIAN HABITAT, CREEKS, OR STREAMS ON OR IMMEDIATELY ADJACENT TO SITE.



OVERALL SITE PLAN

SCALE: 1"=60'



REVISIONS	BY
△ PLN CHK 8-12-19	ZDJ

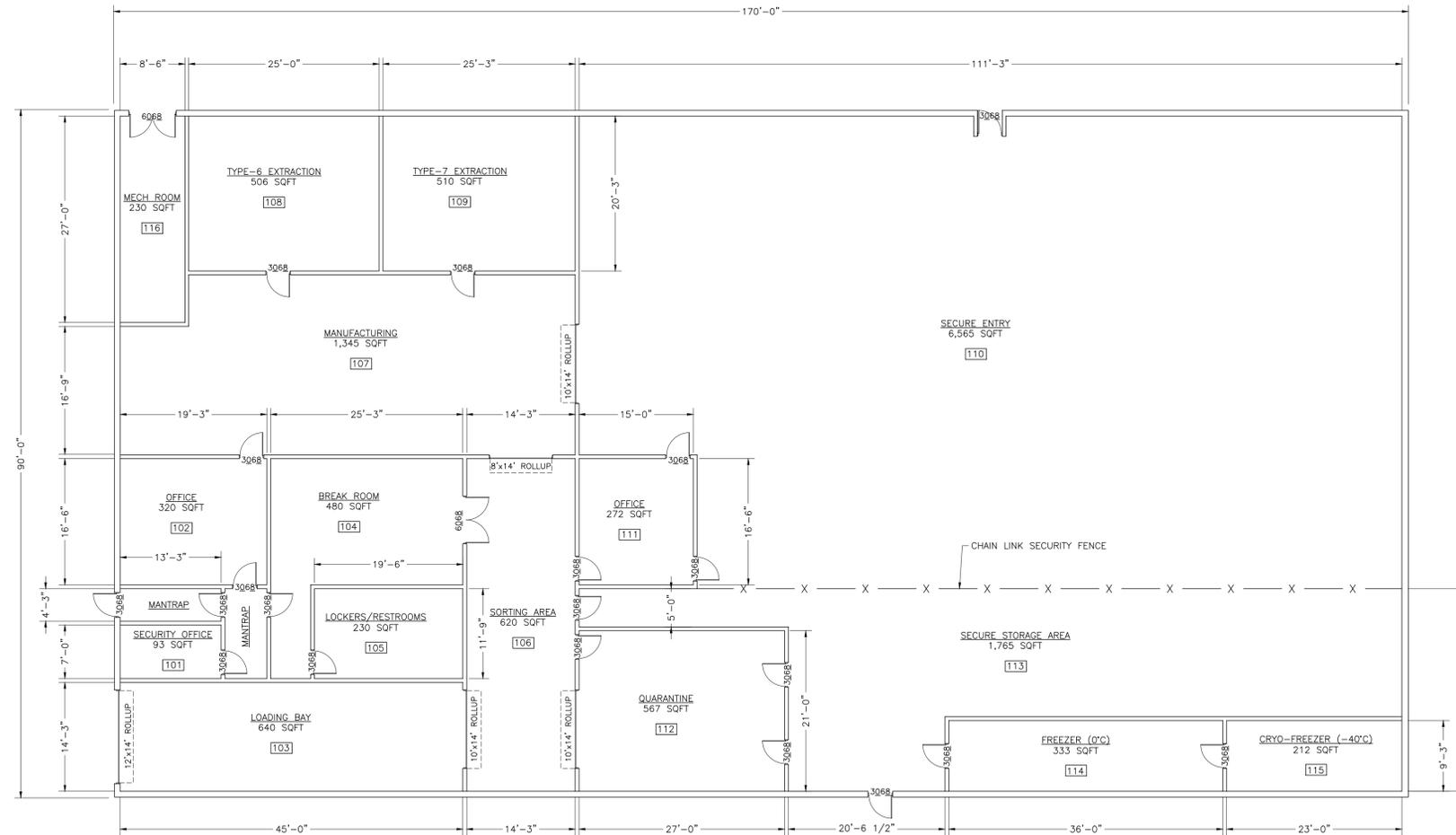
WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

COMMERCIAL CANNABIS APPLICATION
APN: 001-062-012
16 Second Street, Eureka, CA 95501

VICINITY MAP & SITE PLAN
For: Cloudrest Holdings, 730 7th Street, Suite 202, Eureka, CA 95501 (707) 391-7847

Date	JUL 31, '19
Scale	AS NOTED
Design	ZDJ
Drawn	ZDJ
Job	GYT 1901.2
Sheet	1
OF	5

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.



PROPOSED FLOOR PLAN

SCALE: 1"=60'



REVISIONS	BY
△ PLN CHK 8-12-19	ZDJ

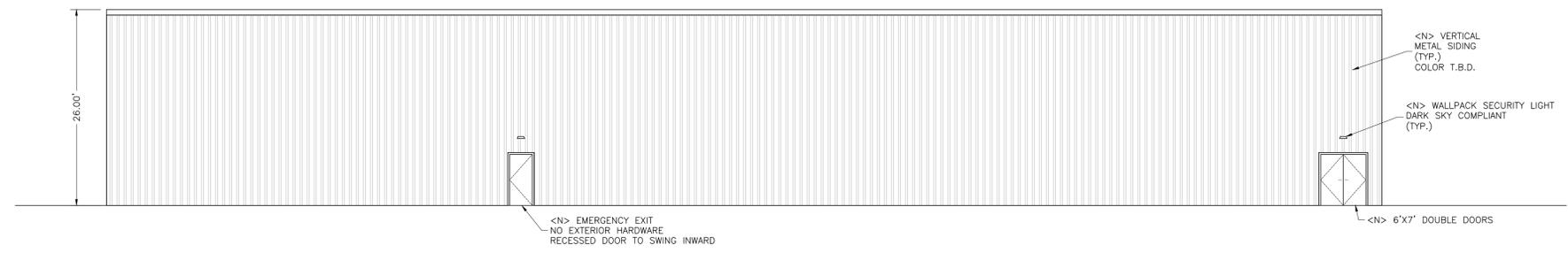
WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone (707) 725-6926

COMMERCIAL CANNABIS APPLICATION
 APN: 001-062-012
FLOOR PLAN
 16 Second Street, Eureka, CA 95501
 For: Cloudrest Holdings, 730 7th Street, Suite 202, Eureka, CA 95501 (707) 391-7847

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Job	GYT 1901.2
Sheet	2

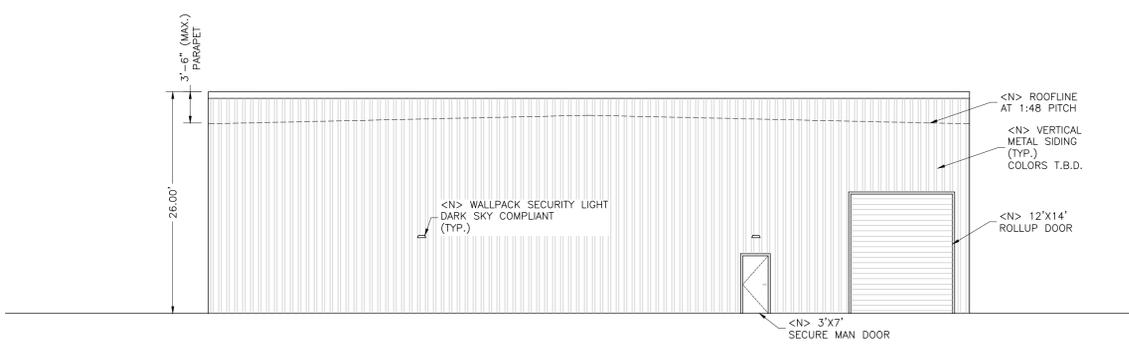
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△ PLN CHK 8-12-19	ZDJ



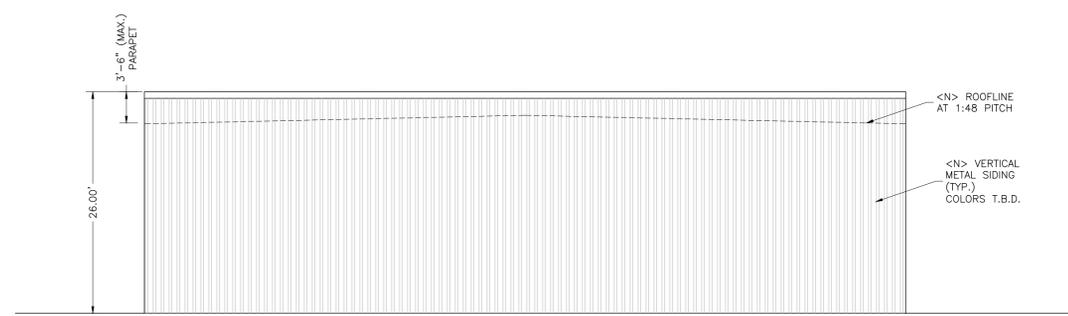
NORTH ELEVATION

NO SCALE



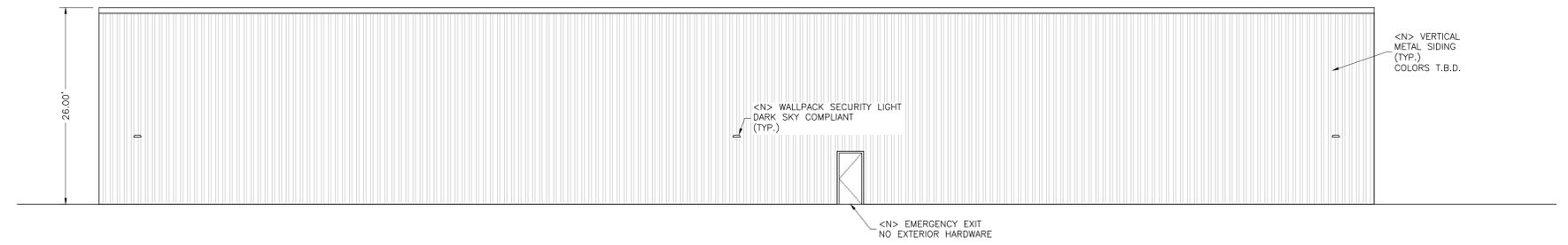
EAST ELEVATION

NO SCALE



WEST ELEVATION

NO SCALE



SOUTH ELEVATION

NO SCALE

WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone (707) 725-6926

COMMERCIAL CANNABIS APPLICATION
 APN: 001-062-012
BUILDING ELEVATIONS
 16 Second Street, Eureka, CA 95501
 For: Cloudrest Holdings, 730 7th Street, Suite 202, Eureka, CA 95501 (707) 391-7847

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EQUIPMENT SCHEDULE

- EF1 - 12" HO MAX. FAN
1700 CFM
225 WATT
- CF1 - 12"x48" PHRESH FILTER
2200 CFM
- UB1 - 12" UPBLAST ROOF VENT
- BV1 - BAROMETRIC INTAKE VENT
w/ HEPA FILTER

SEQUENCE OF OPERATION

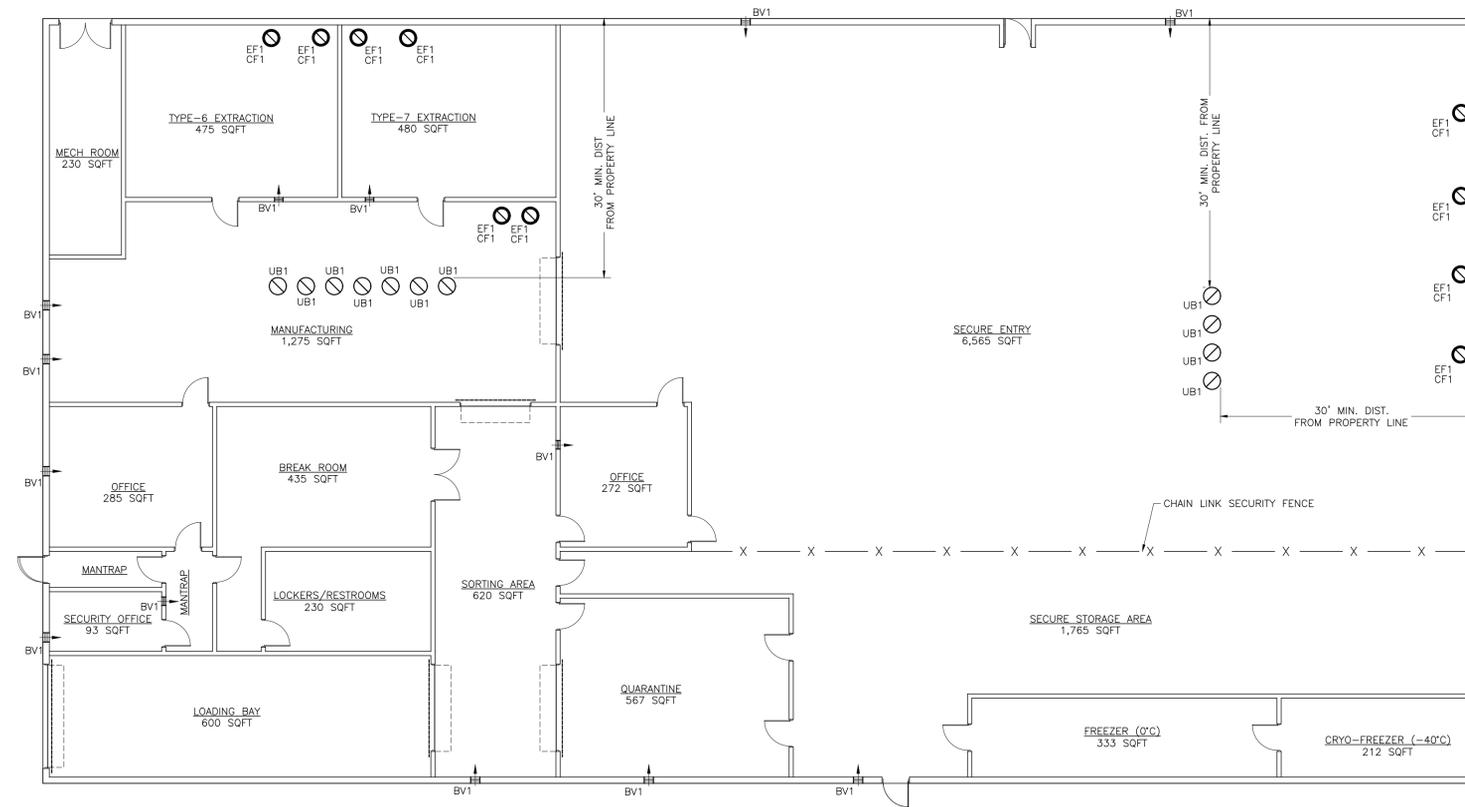
- EF1 TO BE SET TO MINIMUM SETTING OF LOW AT ALL TIMES TO MAINTAIN VACUUM

VENTILATION NOTES:

1. EF1 SHALL BE TIGHTLY SEALED AS CLOSE AS POSSIBLE TO CEILING MECHANICALLY AND CAULKED.
2. DUCT CONNECTED TO EF1 SHALL BE 24-GAUGE SHEET METAL PER CMC 506.2 (WITH ADDED F.O.S.)

INDOOR AIR QUALITY CALCULATIONS

TOTAL SPACE: 15,225 SQ FT X 22 FT = 335,000 CU FT
 WAREHOUSE VOLUME X 0.5 ACH NATURAL LEAKAGE / 60 MINUTES = 2,800 CFM
 2,800 CFM NATURAL AIR LEAKAGE X 1.5 = 4,200 CFM
 ASHRE VENTILATION RATE = 7.5 CFM / PERSON AND 0.06 CFM / SQ FT
 60 EMPLOYEES X 7.5 CFM / PERSON = 450 CFM
 0.06 CFM X 15,225 SQ FT = 915 CFM + 450 CFM = 1,365 CFM
 TOTAL REQUIRED VENTILATION = 4,200 CFM + 1,365 CFM = 5,565 CFM
 DISTRIBUTION ROOM VENTILATION CALCULATED AT MINIMUM 1 CFM / SQ FT
 COMBINED DISTRIBUTION ROOMS: 15,225 SQ FT / SQ FT X 1 CFM = 15,225 CFM



PROPOSED ODOR CONTROL PLAN

SCALE: 1"=60'



WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
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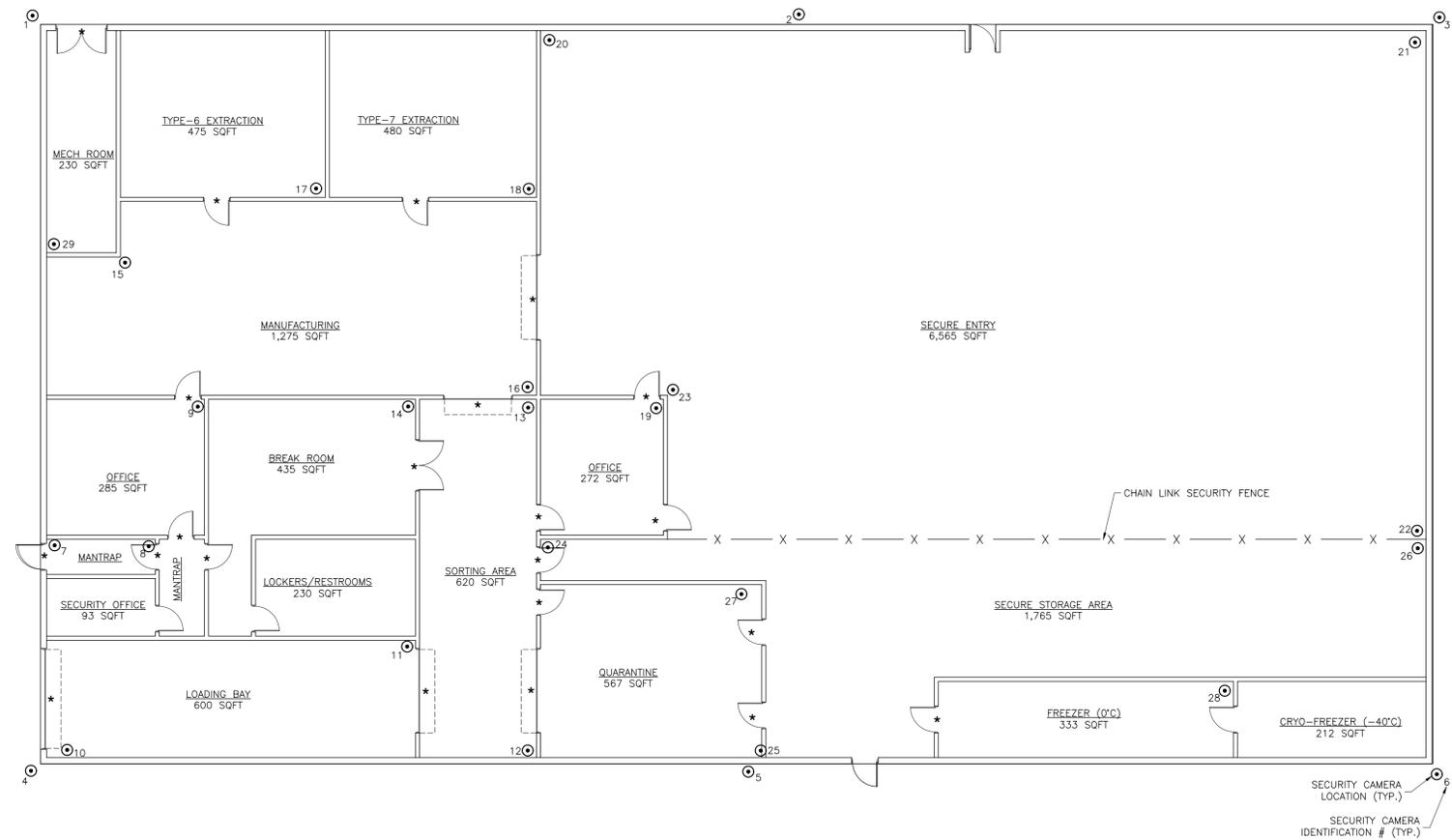
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REVISIONS	BY
△ PLN CHK 8-12-19	ZDJ

EQUIPMENT SCHEDULE

- - APIX P5534 SECURITY CAMERA w/ 360° FIELD OF VISION
- * - LOCKED DOOR w/ KEYPAD & FINGERPRINT ACCESS CONTROLS



PROPOSED SECURITY PLAN

SCALE: 1"=60'



WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone (707) 725-6926

COMMERCIAL CANNABIS APPLICATION
 APN: 001-062-012
 16 Second Street, Eureka, CA 95501
SECURITY PLAN
 For: Cloudrest Holdings, 730 7th Street, Suite 202, Eureka, CA 95501 (707) 391-7847

Date	JUL 31, '19
Scale	AS NOTED
Design	ZDJ
Drawn	ZDJ
Job	GYT 1901.2
Sheet	5

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

PLANNING COMMISSION RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA
APPROVING A CONDITIONAL USE PERMIT (CUP-19-0004) ALLOWING SMALL VOLATILE
MANUFACTURING
AT 16 2ND STREET (APN 001-162-012)

WHEREAS, the applicant is proposing to conduct volatile manufacturing of cannabis; and

WHEREAS, the property at 16 2nd Street is located in the Coastal Zone, is zoned Limited Industrial (ML) and has a land use designation of Light Industrial (LI); and

WHEREAS, “manufacturing, volatile, small” is conditionally permitted in the ML district and requires a Use Permit; and

WHEREAS, the Planning Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on October 14, 2019, at 5:30 p.m. in the Council Chamber and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. Action on the Use Permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 32 exemption (Section 15332) from CEQA which exempts in-fill development projects. The project meets the conditions specified in §15332 (a-e). The use of volatile cannabis manufacturing will take place within a proposed 15,300 square foot structure.
2. The small volatile cannabis manufacturing facility use and its proposed location are in accord with the objectives of Title 10, Chapter 5 of the Eureka Municipal Code and the purposes of the ML zone district in which the site is located.
3. The project location and the conditions under which the cannabis facility would 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 as documented in the staff report.
4. The site is located within the coastal zone, and is consistent with the certified Local Coastal Program.

WHEREAS, in the opinion of the Planning Commission of the City of Eureka, the proposed application should be approved subject to the following conditions:

1. No cannabis plant materials may be visible from the exterior of the property. This includes cannabis plant materials that are present onsite, in any buildings at the site, or in any vehicles at the site. The only exception to this condition is during brief periods of loading and unloading.
2. Any volatile manufacturing facility operator, through the commercial cannabis licensing process, will meet with the City of Eureka Fire Department, Building Department, and Police Department and will implement safety, security, noise, odor control, and other related requirements imposed by those Departments.
3. The property owner, or volatile manufacturing facility operator, will install, operate, and maintain a security system at the subject property which covers the interior and exterior of any building (present or future). The security system(s) must be designed as a means of deterring and

discouraging criminal activity at the property for as long as any business is engaged in the proposed use.

4. Prior to commencement of any demolition, remodeling or construction, the applicant will obtain all required Building and Fire permits to the satisfaction of the City of Eureka Public Works Building and Humboldt Bay Fire Departments.
5. In the event a building permit involving any ground disturbing activity is issued, the City's standard protocol for incidental archeological discovery (cultural or historical artifacts) shall be followed:
 - a) If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, 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. Historic archaeological discoveries may include 19th century building foundations; structure remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.
 - b) If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of Eureka.
 - c) In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code Section 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted at 707-445-7242 to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code Section 5097.98. In part, PRC Section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional provisions of Public Resources Code Section 5097.98 shall be complied with as may be required.
6. When the volatile manufacturing facility operator handles hazardous materials at any one time, in a quantity equal to, or greater than: a total weight of 500 pounds, a total volume of 55 gallons, or 200 cubic feet of gas at standard temperature and pressure, the business will report these activities via the California Environmental Reporting System (CERS) and complete a Hazardous Materials Business Plan (HMBP) submitted via CERS. HMBP information must be updated in CERS within 30 days of beginning to store chemicals, or operation. The non-volatile manufacturing facility operator will maintain and prove compliance with all HMBP requirements and inspections.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka that the non-volatile cannabis manufacturing, small facility, is approved subject to the above conditions. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14th day of October, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jeff Ragan, Chair, Planning Commission

Attest:

Kristen M. Goetz, Executive Secretary

PLANNING COMMISSION RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA
APPROVING A COASTAL DEVELOPMENT PERMIT (CDP-19-0010) ALLOWING SMALL VOLATILE
MANUFACTURING
AT 162ND STREET (APN 001-162-012)

WHEREAS, the applicant is proposing to construct an approximate 15,300 square foot building and conduct volatile manufacturing of cannabis; and

WHEREAS, the property at 16 2nd Street is located in the Coastal Zone, is zoned Limited Industrial (ML) and has a land use designation of Light Industrial (LI); and

WHEREAS, “manufacturing, volatile, small” is conditionally permitted in the ML district and requires a Use Permit; and

WHEREAS, conditionally permitted uses, and new construction in the coastal zone require a coastal development permit; and

WHEREAS, the Eureka Municipal Code §10-5.29310.1 prescribes the findings required to be made by the Planning Commission prior to granting a coastal development permit; and

WHEREAS, the Planning Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on October 14, 2019, at 5:30 p.m. in the Council Chamber; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Title 10 Chapter 5, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. Action on the coastal development permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 32 exemption (Section 15332) from CEQA which exempts in-fill development projects. The project meets the conditions specified in §15332 (a-e). The use of volatile cannabis manufacturing will take place within a proposed 15,300 square foot structure.
2. The construction of the new 15,300 square foot building, and operation of the small volatile cannabis manufacturing facility use as conditioned conforms to the City of Eureka’s certified Local Coastal Program

WHEREAS, in the opinion of the Planning Commission of the City of Eureka, the proposed application should be approved subject to the following condition:

1. Building construction and operation of small non-volatile cannabis manufacturing facilities on the site will conform to and comply with the conditions of approval adopted for Use Permit CUP-19-0004.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka that the non-volatile cannabis manufacturing, small facility, is approved subject to the above conditions. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14th day of October, 2019 by the following vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN:

Jeff Ragan, Chair, Planning Commission

Attest:

Kristen M. Goetz, Executive Secretary

PLANNING RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA
APPROVING A DESIGN REVIEW (AA-19-0016) ALLOWING SMALL VOLATILE MANUFACTURING
AT 16 2ND STREET (APN 001-162-012)

WHEREAS, the applicant is proposing to construct an approximate 15,300 square foot building and conduct volatile manufacturing of cannabis; and

WHEREAS, the property at 16 2nd Street is located in the Coastal Zone, is zoned Limited Industrial (ML) and has a land use designation of Light Industrial (LI); and

WHEREAS, “manufacturing, volatile, small” is conditionally permitted in the ML district, requires a Use Permit, and is located within the Design Review area; and

WHEREAS, sites within the Design Review area and conditionally permitted uses require Design Review; and

WHEREAS, the Planning Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on October 14, 2019, at 5:30 p.m. in the Council Chamber and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The proposed structure is not ugly, inharmonious with the surrounding area, or monotonous because the materials and design are similar to existing structures in the surrounding area. The structure is not hazardous because it is required to comply with Building and Fire Codes.
2. Development of a vacant lot will not have an adverse effect on property value, and will likely improve the value of the property and properties in the immediate vicinity.
3. Developing the vacant lot is an improvement to the Limited Industrial zone district because it will activate the unused space with the proposed development, use, and foot traffic, which is likely to decrease the possibility of blight in the area.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka that the construction of the 15,300 square foot metal building, is approved.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14th day of October, 2019 by the following vote:

AYES: COMMISSIONER

NOES:

ABSENT:

ABSTAIN:

Jeff Ragan, Chair, Planning Commission

Attest:

Kristen M. Goetz, Executive Secretary