



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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www.mendocinocounty.org/pbs

April 22, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Emergency Services
MCSO

Air Quality Management
Caltrans
CalFire
California Highway Patrol
Redwood Valley Municipal Advisory Council
Redwood Valley Water District

Redwood Valley - Calpella Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0031

DATE FILED: 4/4/2019

OWNER: SWIMMY MENDO OWNER, LLC.

APPLICANT: MICHAEL STEINMETZ

AGENT: JEREMY MAYBERRY

REQUEST: Administrative Permit to allow up to four (4) events at the Flow Cannabis Institute of no more than 300 people. Events include talks, dinners, and live music (10:00 p.m. curfew).

LOCATION: 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Road (CR 238B), 1± mi. west of its intersection with Uva Drive (CR 239), located at 1150 Bel Arbres Rd., Redwood Valley (APN: 162-011-08).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: May 6, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: AP_2019-0031

OWNER: SWIMMY MENDO OWNER, LLC.

APPLICANT: MICHAEL STEINMETZ

AGENT: JEREMY MAYBERRY

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APN/S: 162-011-28

PARCEL SIZE: 80± acres

GENERAL PLAN: Rangeland (RL)

ZONING: Rangeland (RL:160)

EXISTING USES: Cannabis Facility

DISTRICT: 5

RELATED CASES:
CC17-98 – Certificate of Compliance establishing the existing legal parcel.
PAC_2016-0027 – Pre-application Conference focusing on a cannabis institute facility.
AP_2017-0095 – Administrative Permit to allow for cannabis processing business.
CFBL_2017-0004 – Cannabis Facilities Business License for processing.
U_2018-0004 – Use Permit to allow for a cannabis manufacturing, testing, and distribution facility.
UM_2018-0002 – Modification to U_2018-0004 to expand manufacturing to newly acquired building on adjacent parcel.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL)	Rangeland (RL:160)	80±	Residential/Agricultural
EAST:	Rangeland (RL)	Rangeland (RL:160)	30±, 58±, 10±, 30±	Agricultural
SOUTH:	Rangeland (RL)	Rangeland (RL:160)	40±	Residential/Agricultural
WEST:	Rangeland (RL)	Rangeland (RL:160)	60±, 35±, 258±	Residential/Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> CALTRANS	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Department of Transportation (DOT)		
<input checked="" type="checkbox"/> Environmental Health (EH)		
<input checked="" type="checkbox"/> Mendocino Office of Emergency Services		
<input checked="" type="checkbox"/> Mendocino County Sheriff’s Office		
<input checked="" type="checkbox"/> Redwood Valley Fire District		
<input checked="" type="checkbox"/> Redwood Valley MAC		
<input checked="" type="checkbox"/> Redwood Valley Water District		

ADDITIONAL INFORMATION: Parking is located off-site on (APN 162-200-19) and guests are shuttled to the subject parcel.

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate – High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CalFire

4. FARMLAND CLASSIFICATION:

GIS
Built-up and Grazinglands

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
Floodplain

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soils (203, 216, 214)
Eastern Serpentine Inclusions
Naturally Occurring Asbestos

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office
Yes

10. TIMBER PRODUCTION ZONE:

GIS
N/A

11. WETLANDS CLASSIFICATION:

GIS
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
Yes

23. HARBOR DISTRICT:

Sec. 20.512
N/A



**Planning and Building
Services**

Case No: AP-2019-0031
 CalFire No: N/A
 Date Filed: 4-4-19
 Fee: \$1121.00
 Receipt No: PRS-026570
 Received By: Vandy

Office use only

APPLICATION FORM

APPLICANT

Name: Michael Steinmetz

Phone: (646)266-9810

Mailing Address: 1150 Bel Arbres Drive

City: Redwood Valley State/Zip: CA 95470 email: michael@eventhorizontechnologies.net

PROPERTY OWNER

Name: Even Horizon Technologies dba Flow Kana

Phone: _____

Mailing Address: 388 Market Street, Suite 1300

City: San Francisco State/Zip: CA 94111 email: _____

AGENT

Name: Jeremy Mayberry

Phone: (707)357-4112

Mailing Address: 698 Bellevue Ave

City: Santa Rosa State/Zip: CA 95407 email: tulku@eventhorizontechnologies.net

Parcel Size: 78.3 acres, 21 acres (Sq. feet/Acres) Address of Property: 1150 Bel Arbres Dr, Redwood Valley, CA 95470
8400 Uva Dr, Redwood Valley, CA 95470

Assessor Parcel Number(s): APN 162-011-28-00, APN 162-200-19-00

TYPE OF APPLICATION:

- ☒ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

I certify that the information submitted with this application is true and accurate.

Michael Steinmetz
 Signature of Applicant/Agent

3/11/2019
 Date

DocuSigned by:

Michael Steinmetz

4/4/2019

Signature of Owner

Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

For the purpose of community engagement and business development Event Horizon Technologies dba Flow Kana requests permission to host four events at the Flow Cannabis Institute APN 162-011-28-00. These are all private events with controlled guest lists ranging from 100 to 300 people. Activities onsite will range from talks, dinners, and on limited occasions amplified music. In the event that there is music a strict curfew of 10:00 PM will be observed. Flow Kana will utilize their own licensed security team(PSE#1064) and when necessary will contract the outside services of High Rock Security(PPO# 17462). Flow Kana has contracted use of the vacant lot located at APN 162-200-19-00 for off site parking. From here a licensed shuttle will transport guests to the event site at APN 162-011-28-00. An adequate amount of portable toilets will be provided by Silva Septic when necessary. The requested dates for these business development gatherings are: 7/12/19, 9/27/19, 10/12/19, and 12/05/19.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	N/A	N/A	N/A	N/A	N/A
Total Structures Paved Area Landscaped Area Unimproved Area	N/A	N/A	N/A	N/A	N/A
GRAND TOTAL (Equal to gross area of Parcel) N/A					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 0
 Estimated shifts per day: N/A
 Type of loading facilities proposed: N/A

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

N/A

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

N/A

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	<u>N/A</u>
Number of uncovered spaces	<u>0</u>	<u>N/A</u>
Number of standard spaces	<u>200</u>	<u>9 ft X 18 ft</u>
Number of handicapped spaces	<u>7</u>	<u>13 ft X 20 ft</u>
Existing Number of Spaces	<u>0</u>	
Proposed Additional Spaces	<u>207</u>	
Total	<u>207</u>	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

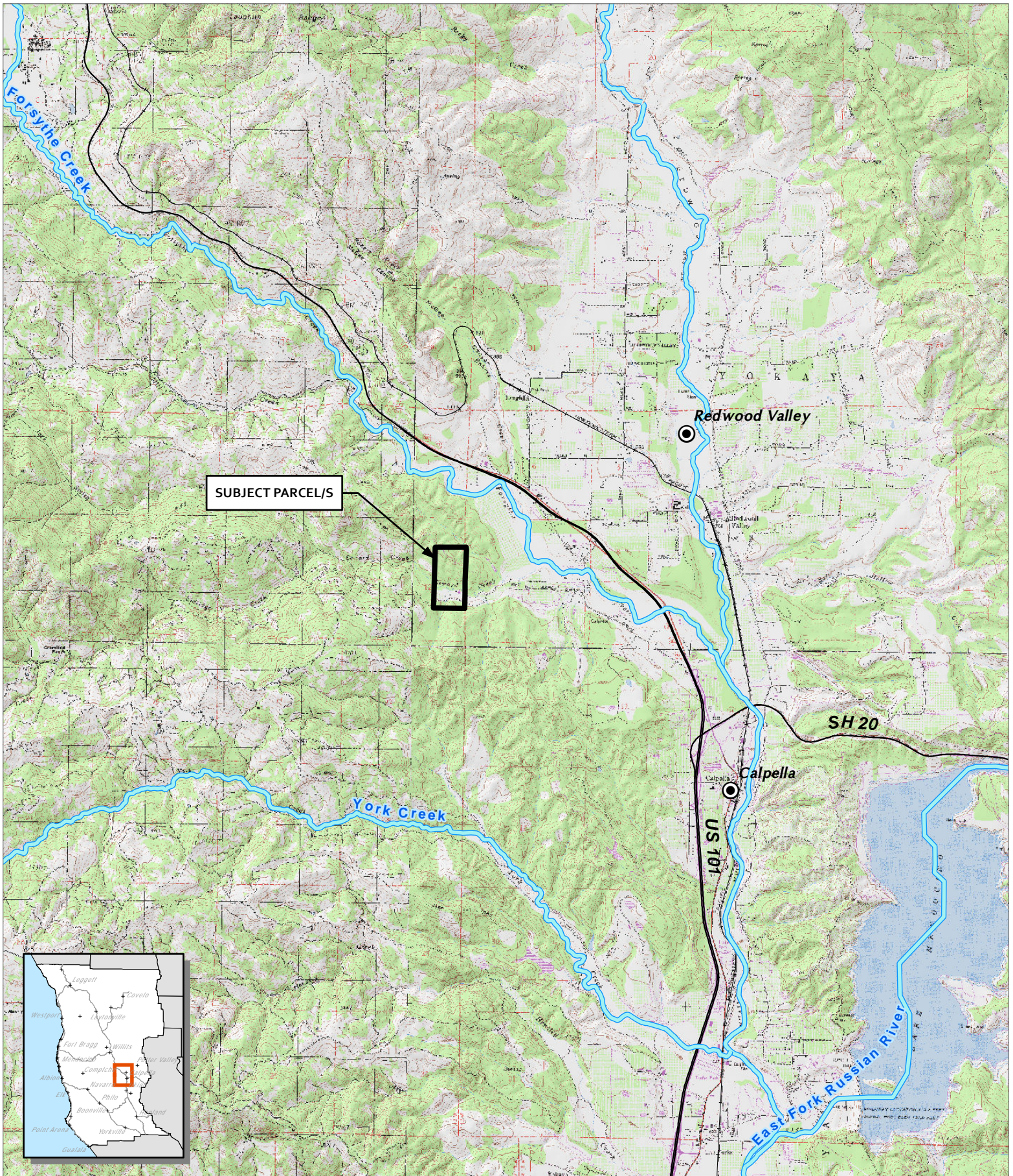
N/A

9. For grading or road construction, complete the following:

- A. Amount of cut N/A cubic yards
 B. Amount of fill N/A cubic yards
 C. Maximum height of fill slope N/A feet
 D. Maximum height of cut slope N/A feet
 E. Amount of import or export N/A cubic yards
 F. Location of borrow or disposal site N/A

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? <u>N/A</u> acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: <u>Panel discussions, workshops and live music.</u> _____ _____ _____</p>	<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? <u>N/A</u> cubic yards.</p> <p>Location of dredged material disposal site? <u>N/A</u></p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>No permanent exterior lighting will be installed.</u> _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input checked="" type="checkbox"/> On Site Generation - Specify: <u>45 KVA Generator rented from Herc Rentals</u></p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input checked="" type="checkbox"/> Other - Specify: <u>Porta Potties rented from Silva Septic</u></p>	
<p>19. What will be the domestic water source:</p> <p><input checked="" type="checkbox"/> Community water system - Specify supplier <u>Redwood Valley Water District</u></p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	





20.	Are there any associated projects and/or adjacent properties under your ownership? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain (e.g., Assessor's Parcel Number, address, etc.): APN 162-190-09-00, APN 162-240-55-00, APN 162-240-56-00 _____ _____ _____																														
21.	List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies: N/A _____ _____																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): In Redwood Valley, 10,580 ft southwest of town center, lying on the west side of Hwy. 101 (US 101) (APN 162-011-28-00) _____ _____																														
23.	Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. N/A _____ _____ _____																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. N/A _____ _____ _____																														
25.	Project Height. Maximum height of existing structures <u>N/A</u> feet. Maximum height of proposed structures <u>0</u> feet.																														
26.	Gross floor area of existing structures <u>N/A</u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>0</u> square feet (including covered parking and accessory buildings).																														
27.	Lot area (within property lines): <u>N/A</u> <input type="checkbox"/> square feet <input type="checkbox"/> acres.																														
28.	Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful. The Big Dog Saloon and Salamander Inn was used by the Fetzer Winery as a tasting room and community gathering place. _____ _____																														
29.	Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful. The surrounding properties are a mix of agricultural lands and rural community. _____ _____																														
30.	Indicate the surrounding land uses: <table border="0"> <tr> <td></td> <td>North</td> <td>East</td> <td>South</td> <td>West</td> </tr> <tr> <td>Vacant</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Residential Agricultural</td> <td></td> <td></td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Commercial Industrial</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Institutional Timberland</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		North	East	South	West	Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Residential Agricultural				<input checked="" type="checkbox"/>	Commercial Industrial					Institutional Timberland					Other				
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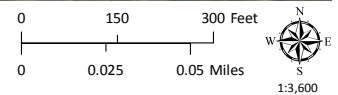




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

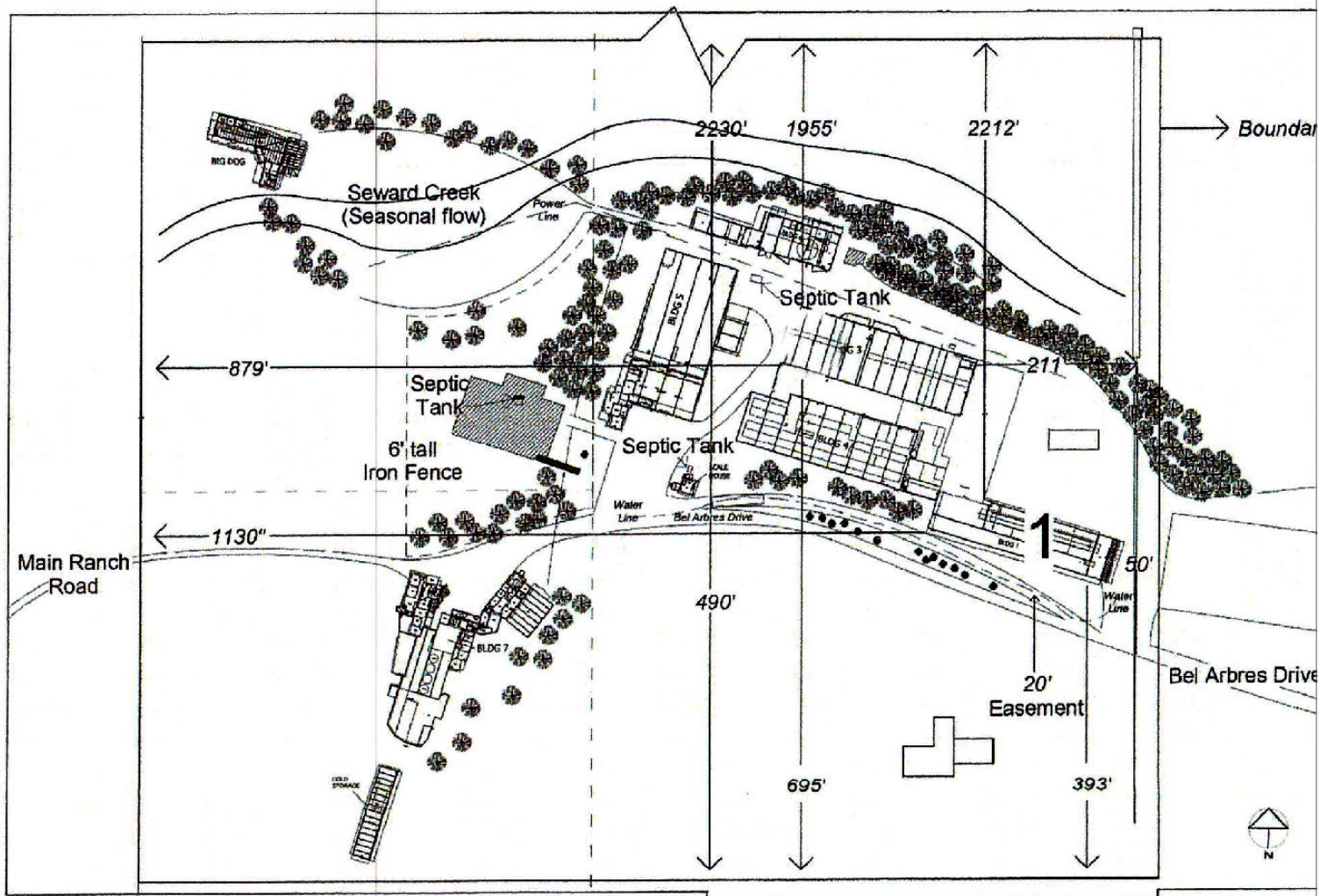
CASE: AP_2019-0031
OWNER: Swimmy Mendo Owner, LLC
APN: 162-011-28
APLCT: Event Horizon Technologies
AGENT:
ADDRESS: 1150 Bel Arbres Road, Redwood Valley

-  Named Rivers
-  Cannabis Facilities
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Applicant Name Event Horizon Technologies

Property Site Address 1150 Bel Arbres Dr
Redwood Valley, CA 95470

APN #162-011-28

Exhibit 11

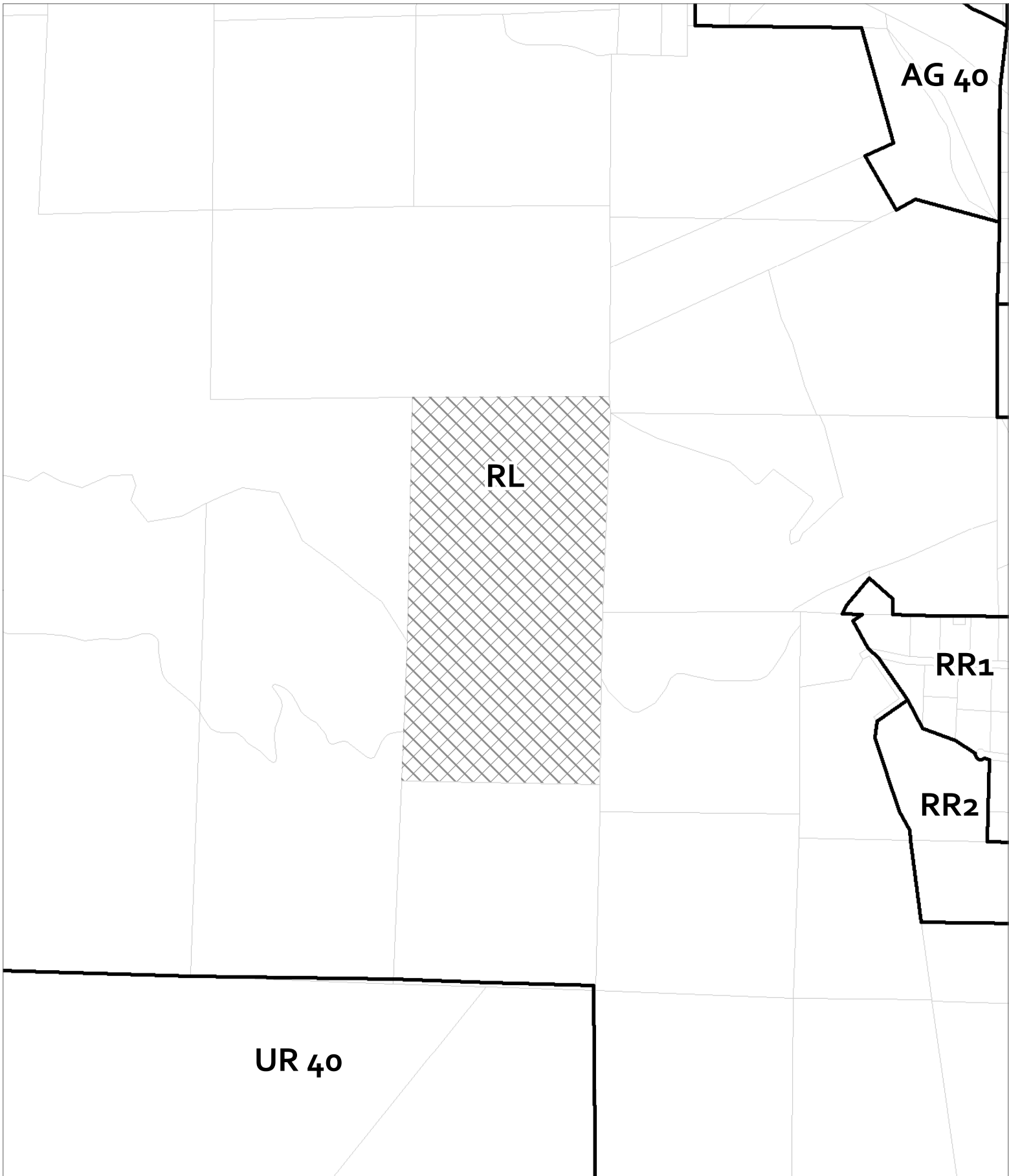
Date 11.13.17

CASE: AP_2019-0031
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NO SCALE

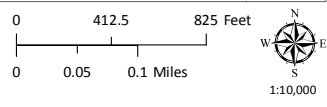
SITE PLAN

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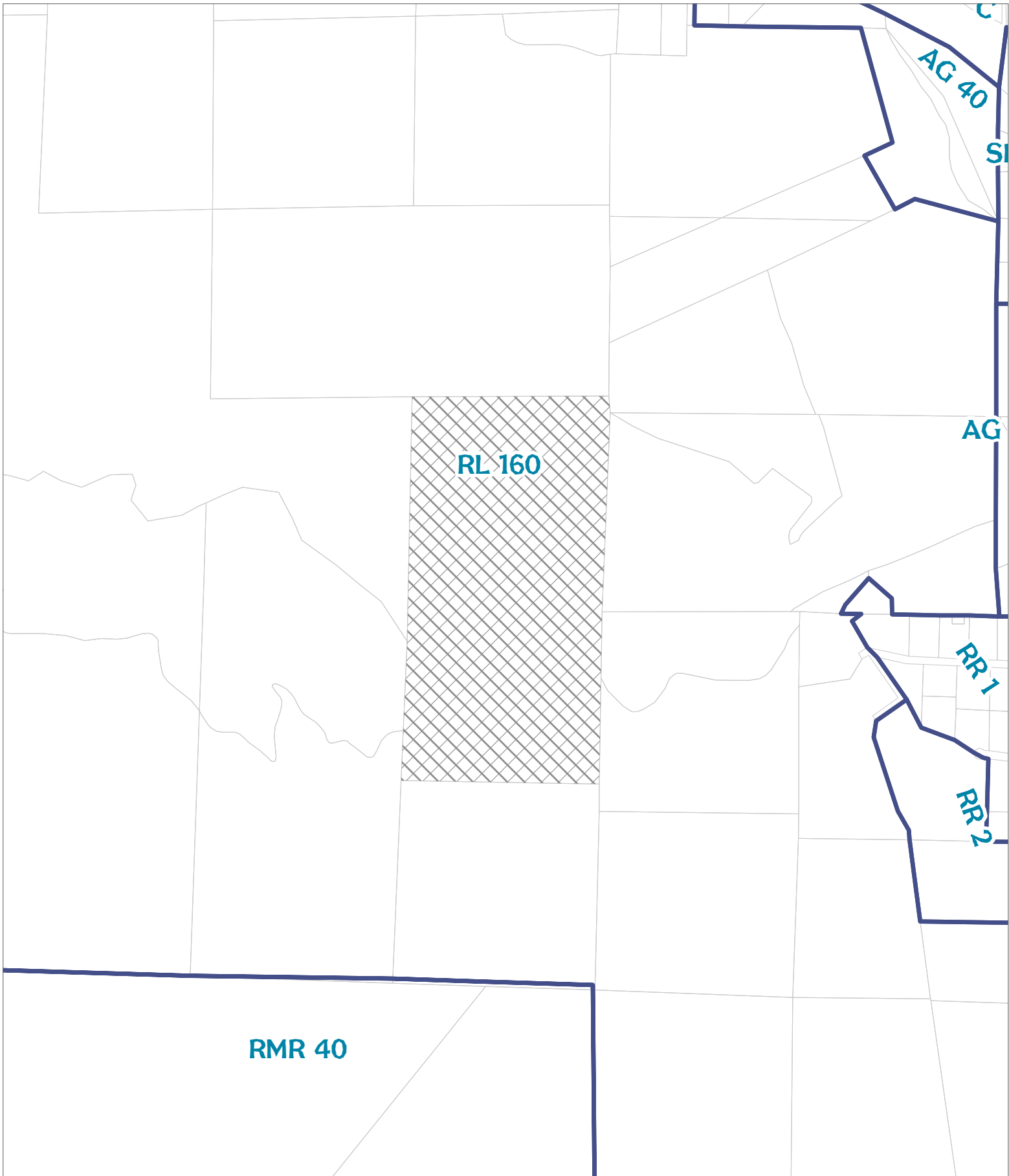
CASE: AP_2019-0031
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 Zoning Districts




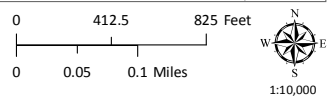
ZONING DISPLAY MAP

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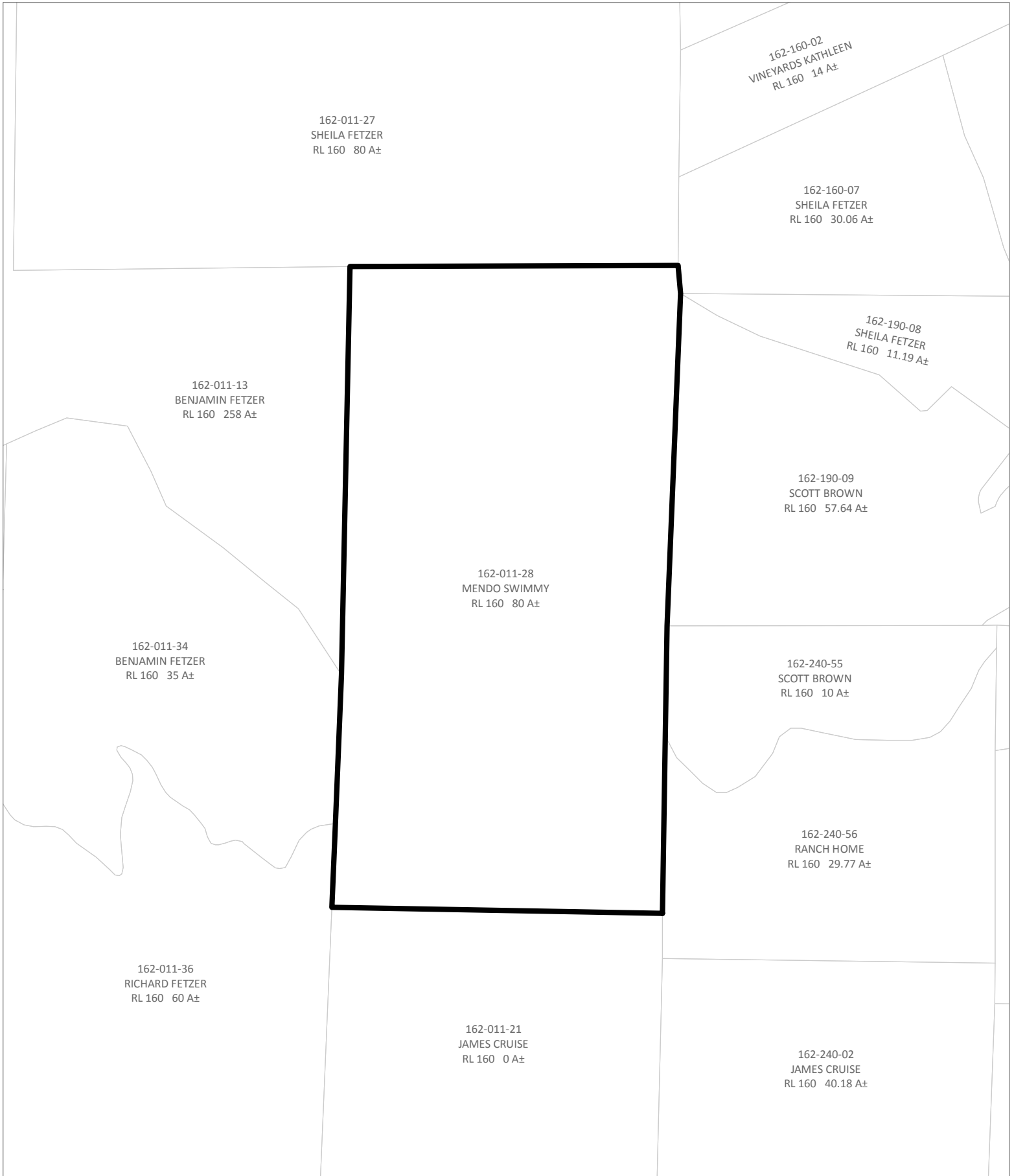
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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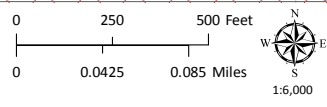


LOCAL

REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

CASE: AP_2019-0031
OWNER: Swimmy Mendo Owner, LLC
APN: 162-011-28
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AGENT:
ADDRESS: 1150 Bel Arbres Road, Redwood Valley

-  County Fire Districts
-  Moderate Fire Hazard
-  Local Responsibility Areas
-  High Fire Hazard

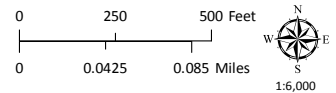


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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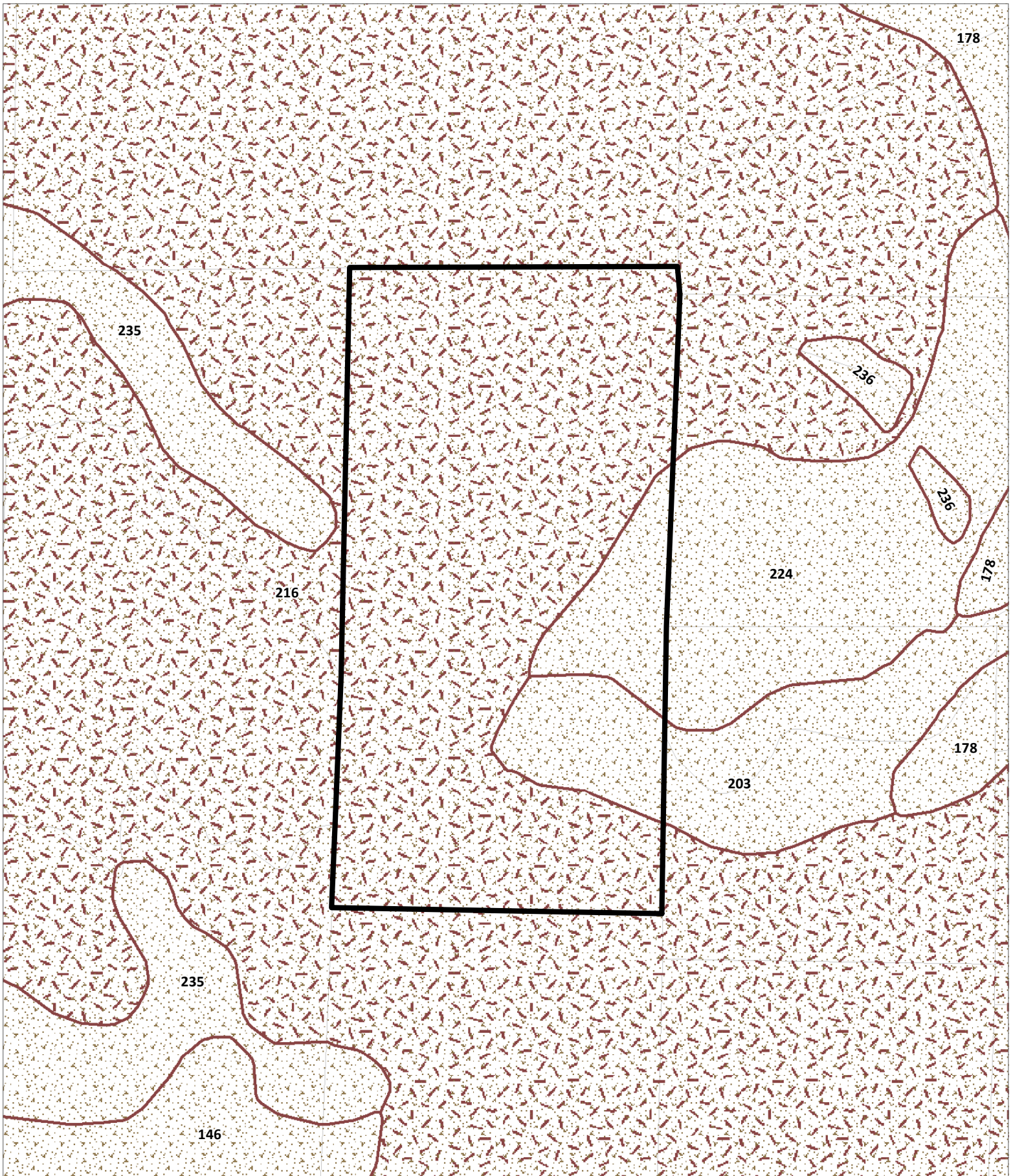


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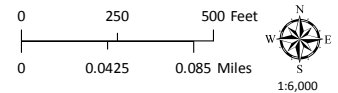
FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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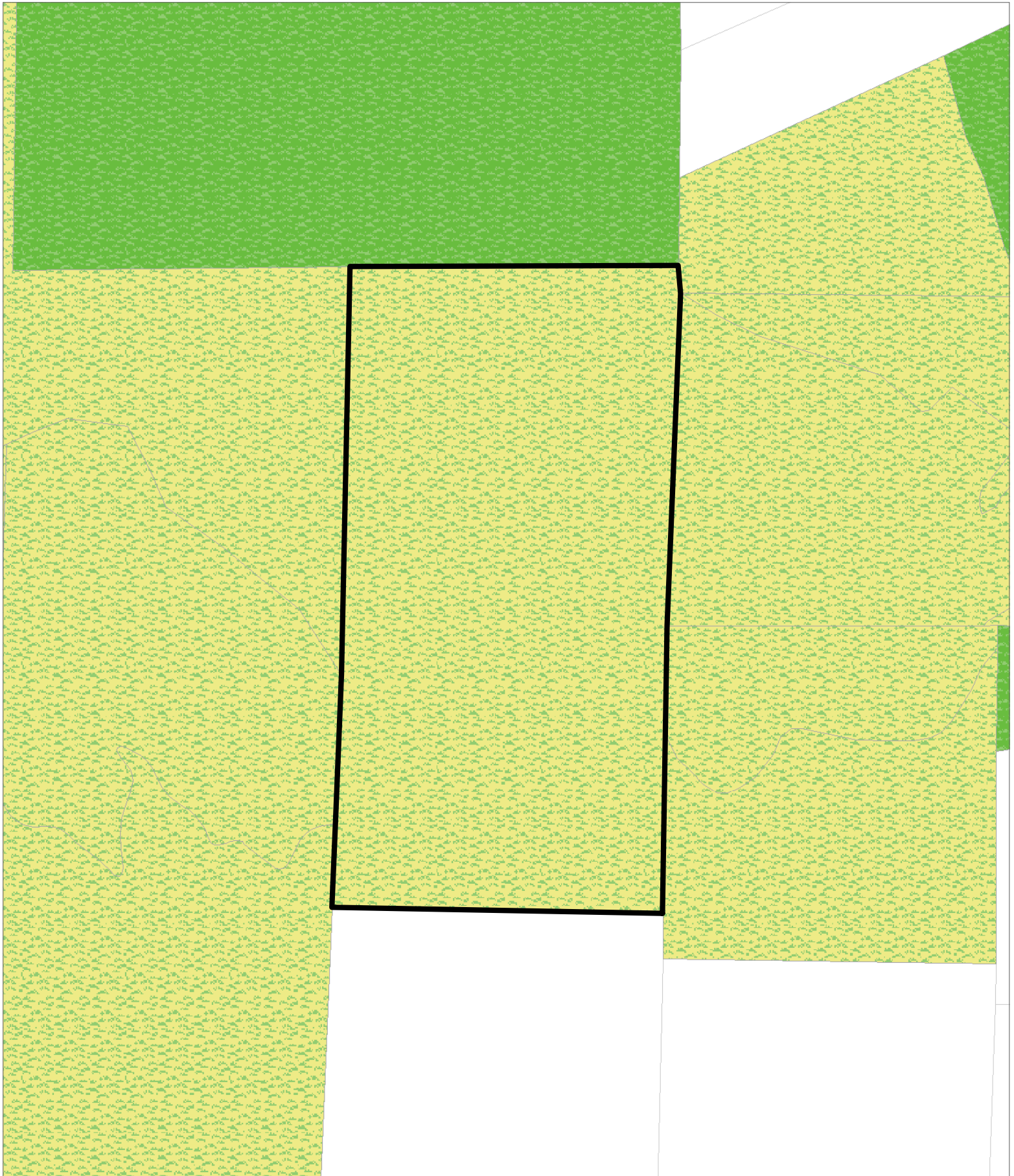
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OWNER: Swimmy Mendo Owner, LLC
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ADDRESS: 1150 Bel Arbres Road, Redwood Valley

-  Eastern Soil Classes
-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions



LOCAL SOILS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: AP_2019-0031
OWNER: Swimmy Mendo Owner, LLC
APN: 162-011-28
APLCT: Event Horizon Technologies
AGENT:
ADDRESS: 1150 Bel Arbres Road, Redwood Valley



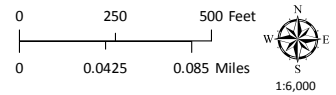
Williamson Act 2017



Prime Ag 2017

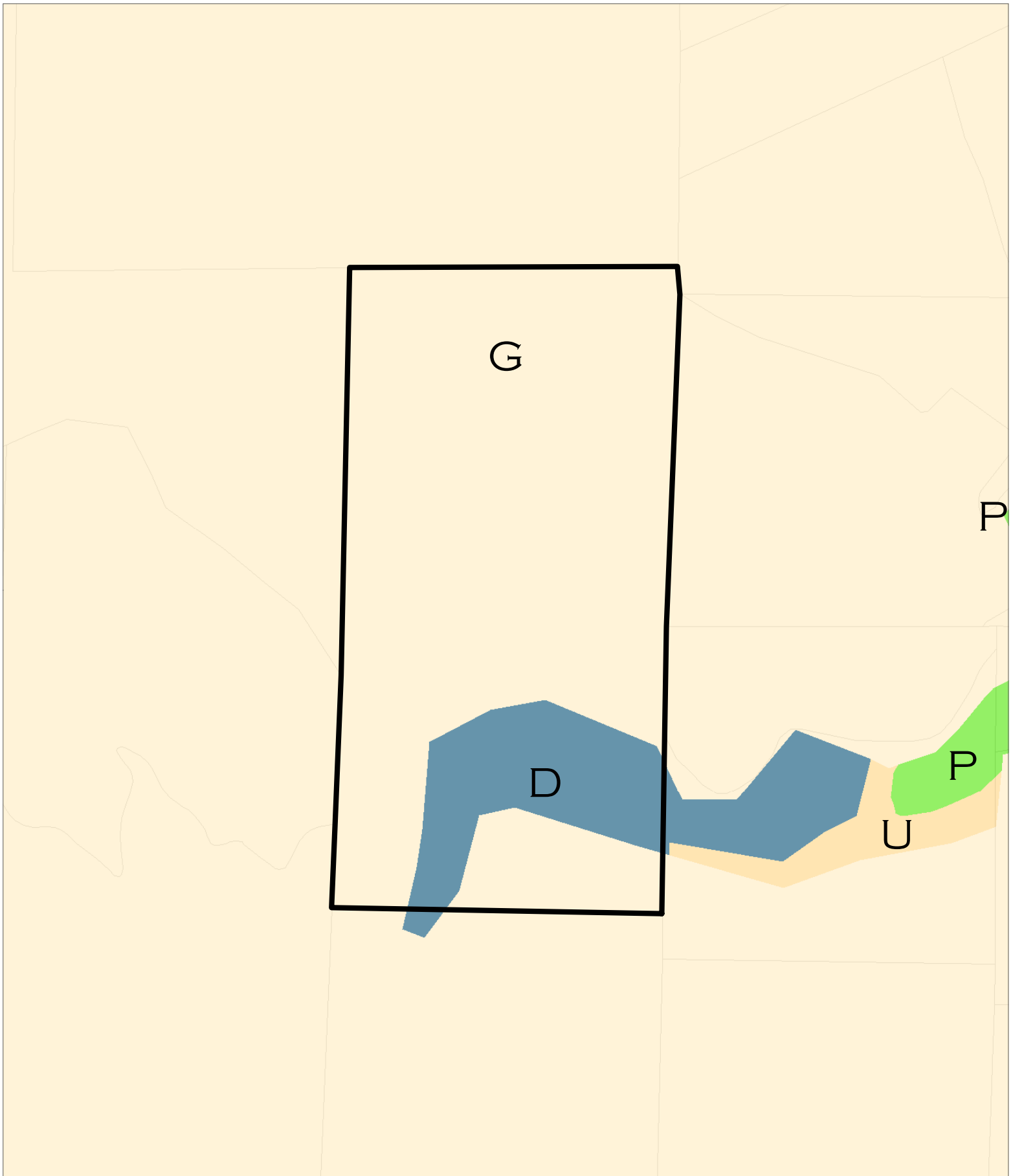


Non-Prime Ag 2017







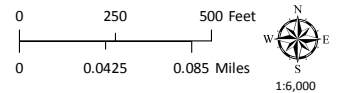
LANDS IN WILLIAMSON ACT CONTRACTS

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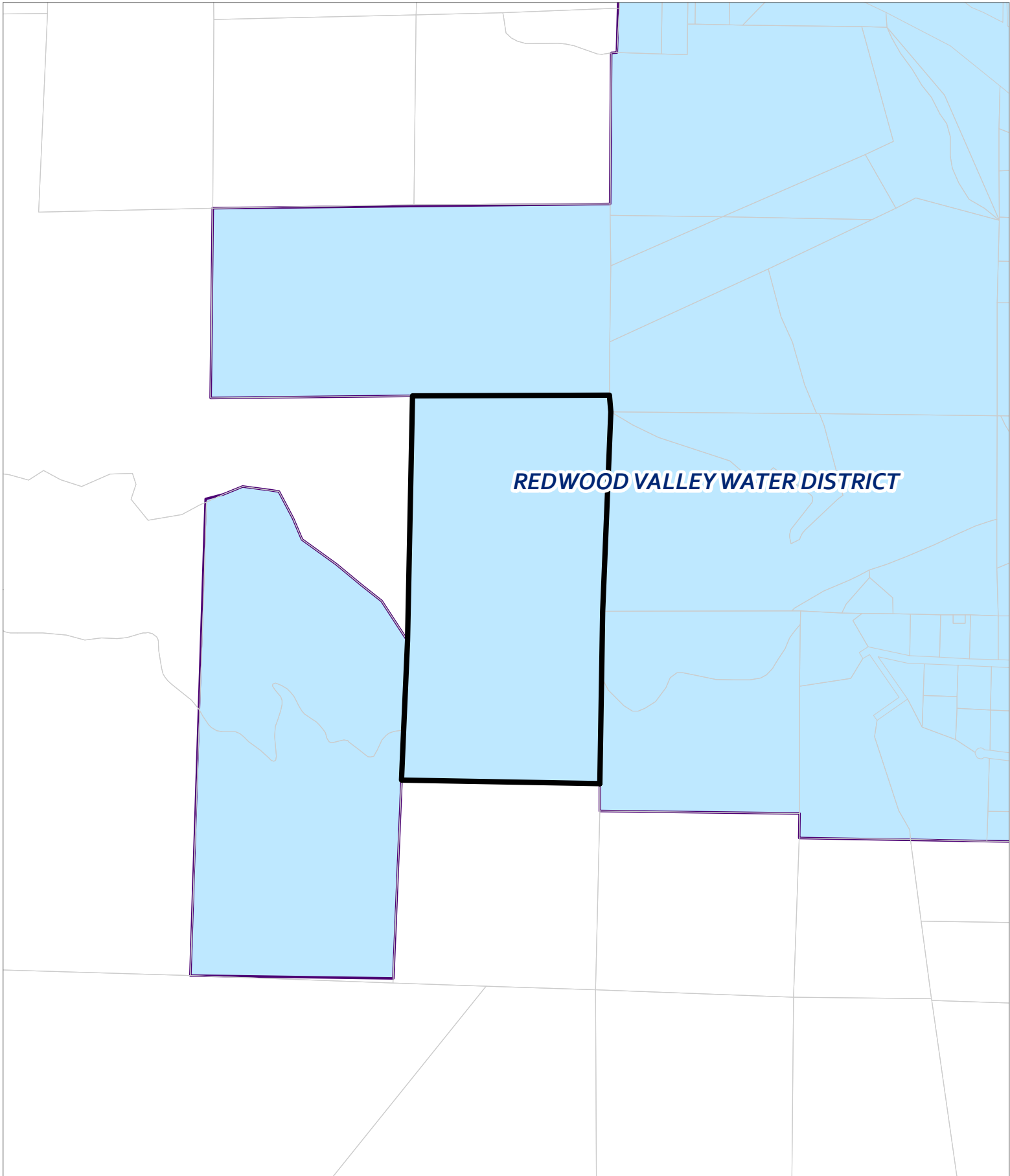
CASE: **AP_2019-0031**
OWNER: **Swimmy Mendo Owner, LLC**
APN: **162-011-28**
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AGENT:
ADDRESS: **1150 Bel Arbres Road, Redwood Valley**

	Urban & Built-Up Land (D)		Unique Farmland (U)
	Grazing Land (G)		
	Prime Farmland (P)		




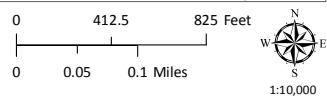
IMPORTANT FARMLAND

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OWNER: Swimmy Mendo Owner, LLC
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 County Water Districts



WATER DISTRICTS

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Flow Kana Events

Location Map

Event Site:

1150 Bel Arbres Dr

Redwood Valley, CA 95470

APN 162-011-28-00

Parking Lot:

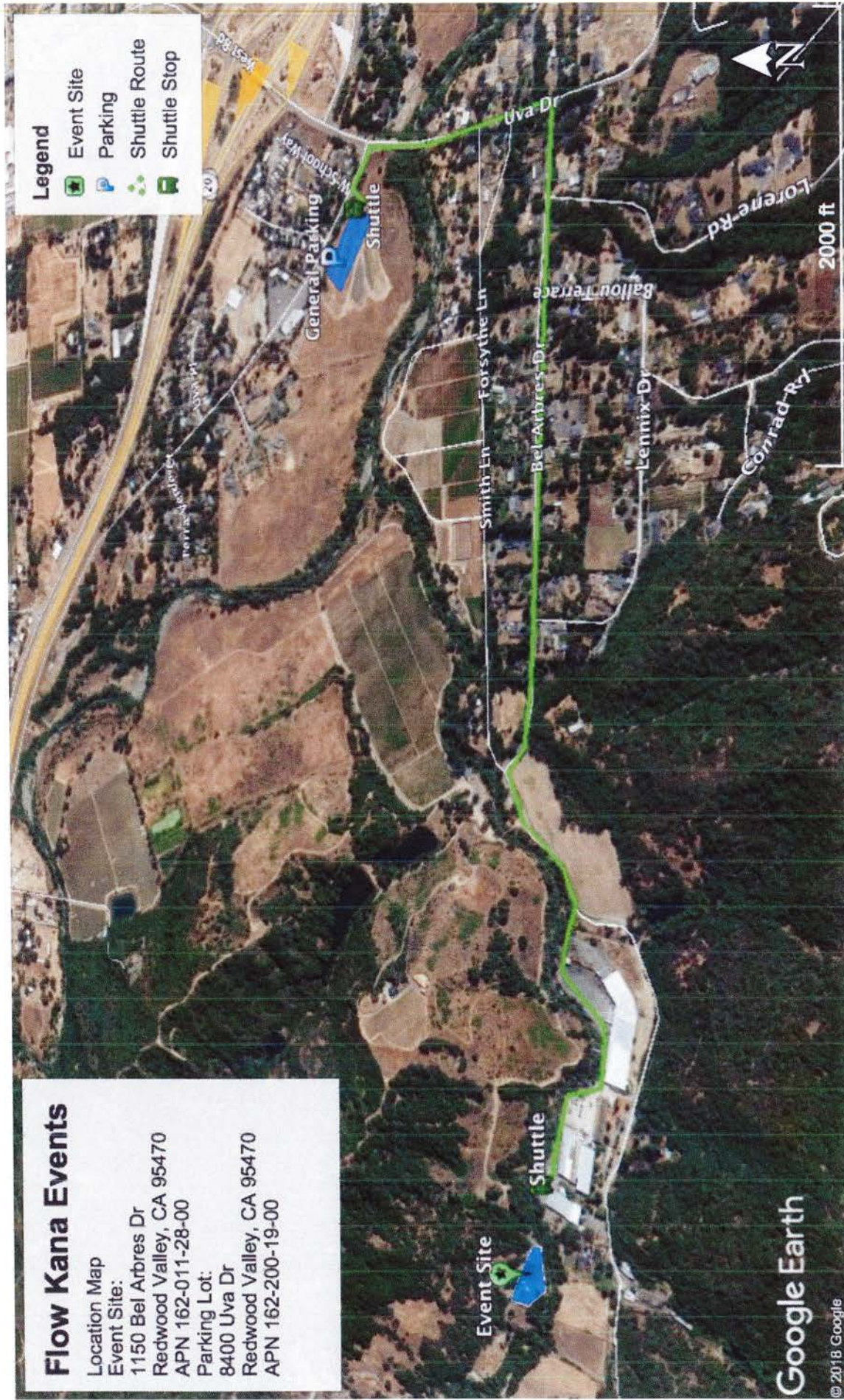
8400 Uva Dr

Redwood Valley, CA 95470

APN 162-200-19-00

Legend

- Event Site
- Parking
- Shuttle Route
- Shuttle Stop



Google Earth

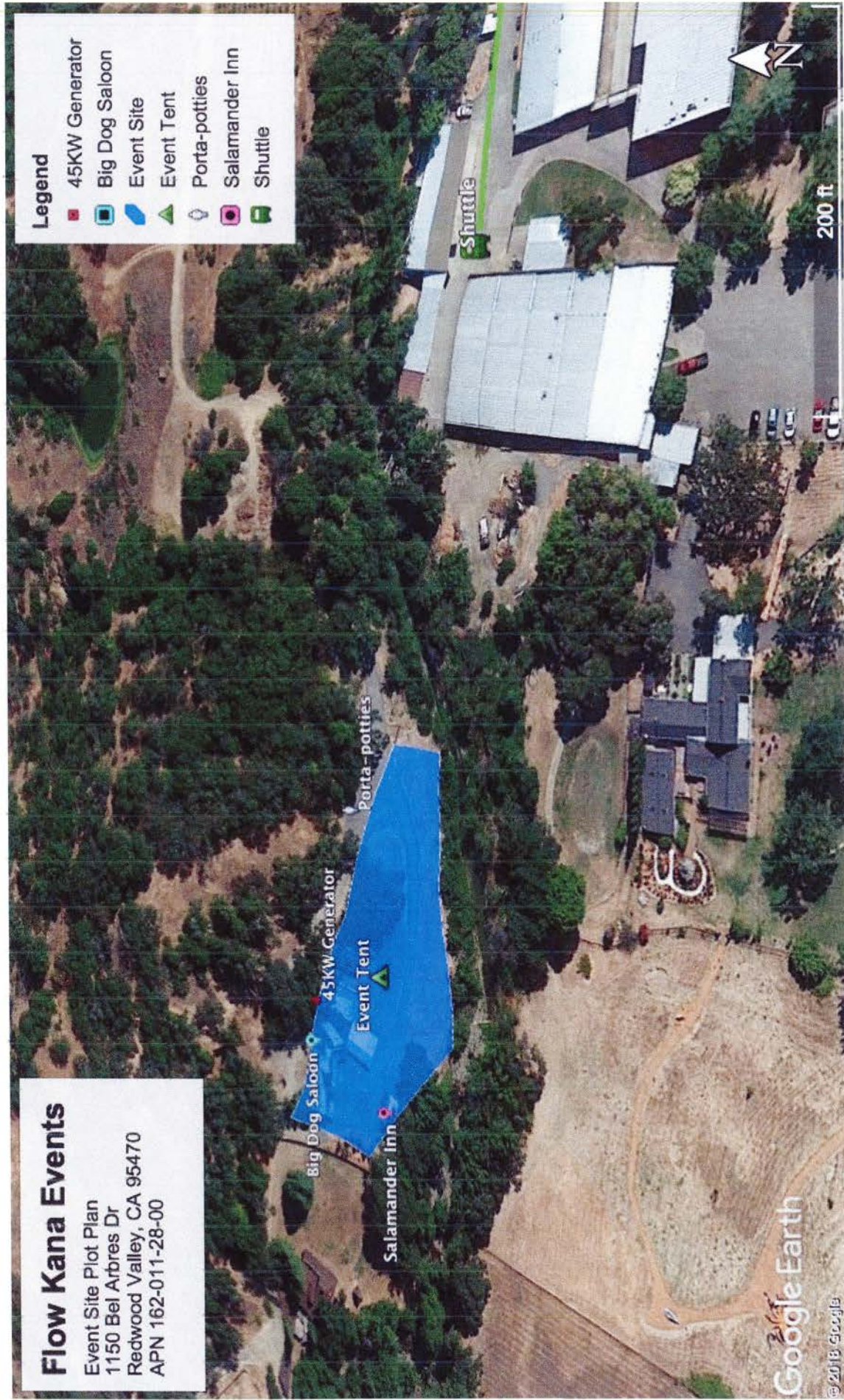
© 2018 Google

Flow Kana Events

Event Site Plot Plan
1150 Bel Arbres Dr
Redwood Valley, CA 95470
APN 162-011-28-00

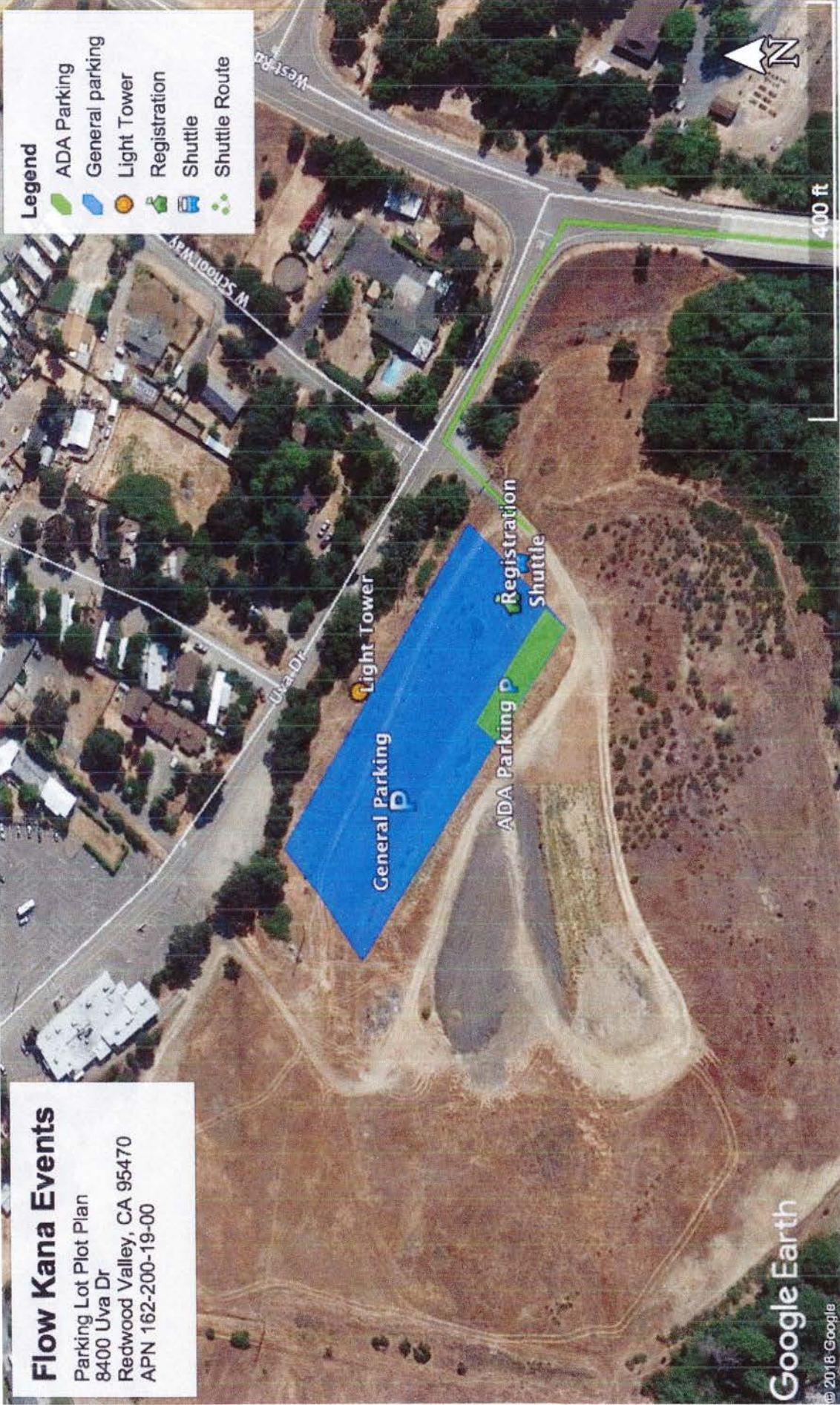
Legend

- 45KW Generator
- Big Dog Saloon
- Event Site
- Event Tent
- Porta-potties
- Salamander Inn
- Shuttle



Flow Kana Events

Parking Lot Plot Plan
8400 Uva Dr
Redwood Valley, CA 95470
APN 162-200-19-00



Operations Plan

Events at Flow Cannabis Institute

**2019
Version 4.1.19**

The following plan is for events at the Flow Cannabis Institute, Redwood Valley, CA. It has been prepared on behalf of Event Horizon Technologies dba Flow Kana. The plan encompasses the following items:

- 1 Security
- 2 Fire
- 3 Traffic Flow & Parking
- 4 Medical
- 5 Waste Management and Sanitation
- 6 Participant Accommodation
- 7 Power & Amplified Sound

This plan is based upon a total attendance not to exceed 300 at any one event. As private events with a controlled invite list, we are basing all our designs and plans off of these numbers.

Security Plan

Flow Kana employs their own private security (PSE#1064) from the hours of 6:30 am to 11:30 pm, Monday through Friday. When third party security is required it will be provided by High Rock Security (PPO# 17462)

Several facets of security must be addressed. First is site safety. We have 1 dedicated roving security guard looking for potential problems, addressing situations, and answering guest questions. Visibility is key, and a supervisor will always be available, via radio, for any circumstances requiring security intervention.

There will be a minimum of 1 security guard posted at the front gate at all times, to address any situations that may arise, to not allow any uninvited or ticketed guests to enter or leave the event grounds, and to enforce any other event rules or directives.

All security will be uniformed and linked via portable radios with the Security Supervisor and the information booth.

The second facet is location security. As this is a remote location, the possibility of attracting a less desirable crowd decreases dramatically. It is a simple task to maintain security within the grounds, but we want to be able to provide a presence in the immediate area as well. Parking lots, as well as arrival points for public transportation, will be staffed with a security guard, to provide visual security, as well as a point of contact for questions.

The last is fire safety. The event management takes the risk of fire very seriously, and will have all staff, security included, constantly looking for unsafe situations and locations. In the event of a fire, all staff will be assigned to certain locations, to assist in evacuation procedures.

Fire Plan

Event Management is dedicated to providing the maximum amount of support to running a safe, comfortable event. The following items will be enforced for the duration of the event.

- 1 The main entrance, as well as any other points of egress will be regularly checked to provide both vehicular access and emergency egress.
- 2 Each vending booth, regardless of product, will have a minimum 10AB extinguisher. In addition, all food booths will have a 3A- 40BC extinguisher.
- 3 All staff will have access to extinguishers, and the information booth will have extras available, if needed.
- 4 All temporary structures will be constructed of fire retardant materials.
- 5 The event will request access to a charged water hose, to allow vendors access to fresh water, if possible.
- 6 All smoking will be restricted to designated areas
- 7 No campfires allowed.

In addition to these items, all staff will be linked via portable radios, and will be prepared to respond to a fire emergency. In case of a small fire, the steps will be:

- 1 Call the Security Supervisor to announce the issue.
- 2 Staff will clear the public away from the affected area.
- 3 If possible, the fire will be controlled via a fire extinguisher.
- 4 If the fire is unmanageable, then 911 will be called.
- 5 If the situation is unmanageable, the guests will be evacuated from the areas via the Promenade, and moved to safe areas in the parking lots, away from trees and structures.

Traffic and Parking Plan

Because of the limited amount of guests, we do not foresee traffic becoming a problem, unless there is an accident or other unforeseen event. In case of such an unforeseen traffic complication we will have a contingency plan ready for implementation that will involve an overflow waiting lane. All guests will be directed to an off site parking lot located at 8400 Uva Dr, Redwood Valley (APN 162-200-19-00) for registration. From here a licensed shuttle will transport guests to the event site located at 1150 Bel Arbres Dr, Redwood Valley (APN 162-011-28-00). To address the concerns of an exhaust fire Event Management has contracted a local outfit to mow the field. Fire extinguishers will be placed prominently near the parking lot as well. Portable toilets will be made available at the registration gate and parking lot. A self-powered light stand will be placed in the parking lot. A two-person parking team will maintain the parking lot throughout entire event.

Medical Plan

All medical staff are at a minimum a licensed EMT, and will provide basic BLS services on site. There will be a minimum of 1 EMT personnel on duty during peak times, with several volunteers to support them.

A fully staffed First Aid station will be located near the center of the event. Maps of the event will plainly show the location. The medical staff will be prepared to provide BLS service to both participants and guests. In addition to basic first aid supplies, there will be oxygen on hand.

In the event of a serious injury, the Security Supervisor will be advised by medical staff to call 911 for additional assistance. Emergency vehicles will be directed to a reserved area, and escorted to the first aid station.

Waste Management and Sanitation Services

Preserving the cleanliness of the venue is of the utmost importance to Event Management. We are committed to a Leave No Trace Policy. Along with educating the participants of our "Leave No Trace" policy. We will provide four 50 gal. trash and four 50 gal. recycling containers located throughout the property. They will be constantly maintained by our waste management team throughout the entire event

Event Management will be providing more than the required amount of portable toilets for event patrons. Service will be provided by Silva Septic, Ukiah, (707) 462-8304 & will include a 24 hour on call service in event of immediate service being required.

Participant Accommodation

All events will end by 10:00 pm. No camping will be provided. Food vendors will be supplying food for participants throughout the event. All food vendors are required to obtain a Temporary Food Facility Permit from the Mendocino County of Environmental Health.

Power and Amplified Sound

In addition to PGE Services, Event Management will utilize one 45K watt generator to provide additional power. It will be located within 30 yards of the stage and is indicated on the Plot Plan. Amplified sound will adhere to a strict 10:00 PM curfew. Event Management will have control over sound levels at all times. Arrangement of the stage & direction of the speakers is engineered with consideration of the immediate neighbors and local community.