



PLANNING AND BUILDING DEPARTMENT

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

WILLIAMSON ACT COMMITTEE

Agricultural Center
5630 South Broadway, Eureka

June 20, 2018 Draft Meeting Minutes

I. Call to Order

The meeting was called to order at 3:00 p.m. by Chair John LaBoyteaux.

II. Roll Call

WAC Members Present: John Vevoda, John LaBoyteaux, John Rice, Mark Moore
Staff Members Present: Steve Werner, Cliff Johnson, Kimberley Clark, Zsafia Odry, Mari Wilson, Audrey Hanks, Joel Ellinwood, Jeff Dolf

III. Approval of Minutes

Motion to approve the March 28, 2018 minutes made by John Rice and seconded by John Vevoda. Motion carries 4/0

IV. Scheduled Matters:

Item 1. Adesa Organic LLC Conditional Use Permit Application

The Planning and Building Department is seeking a Committee Recommendation regarding a Conditional Use Permit for commercial cannabis cultivation and associated cannabis activities within the existing Mather-Garcia Class "B" agricultural preserve. The project site is located in the Maple Creek area.

Staff report was presented by Kimberley Clark and Zsafia Odry. The committee asked staff about the amount of prime soils and where the structures were proposed relative to the prime soils, and about how much grazing area existed within the preserve. The hearing was opened for public comment. Committee member Rice asked about the disposal of soil and whether they were using perlite. The applicant stated that they plan importing approximately 1,000 cubic yards of soil initially and then on testing their used soil and reusing as much of the soil as they can, and that they do not use perlite in the soil. Public comment was closed.

Motion to recommend approval of the application as consistent with the Williamson Act Guidelines and the Land Conservation Contract. (Rice/Vevoda, Approved 4-0).

Item 2. Hum Sun Ranch Conditional Use Permit Applications

The Planning and Building Department is seeking a Committee Recommendation regarding four Conditional Use Permits for commercial cannabis cultivation and associated cannabis activities within the existing Fearrien/Dewey Class "B" agricultural preserve. The project site is located in the Blocksburg area.

Staff report was presented by Kimberley Clark and Zsafia Odry. The committee asked staff about the amount of prime soils and where the structures were proposed relative to the prime soils, and about how much grazing area existed within the preserve. The committee discussed the fact that

the aerial imagery shows the preserve to be heavily forested. The hearing was opened for public comment. The committee asked the applicant whether he was intending to use the native soil and he replied that the soil is very good in these areas and he was intending to. The applicant stated that he was in escrow to purchase the property and desired to remain in the Williamson Act. Public comment was closed.

Motion to recommend approval of the application as consistent with the Williamson Act Guidelines and the Land Conservation Contract. (Vevoda/Moore, Approved 4-0).

Item 5. Cannabis permitting in Williamson Act lands

The Planning and Building Department is seeking direction to assist with reviewing commercial cannabis applications within agricultural preserves.

Staff report was presented by Cliff Johnson. The committee discussed delegating to staff the authority to make recommendations on Williamson act consistency for cannabis cultivation permits below a certain size, and whether to include the authority to make such recommendations on commercial nurseries and extractive processing. The hearing was opened for public comment and closed after no members of the public wished to comment. The committee discussed the need for enforcement of permits to ensure that grazing is not impacted, and requested that annual reports be submitted to the committee to document this. The committee discussed that the impacts of cannabis on grazing lands includes all associated cannabis improvements, not just the cultivation area.

Motion to delegate to staff the Williamson Act recommendation authority of discretionary commercial cannabis cultivation license types of 2 acres or less. (Hunt/Vevoda, Approved 4-1, Rice opposed)

V. Old Business

Commercial Cannabis Permitting in Williamson Act lands

The Committee intends to discuss the continued permitting of commercial cannabis activities in Williamson Act lands, including making recommendations on monitoring, enforcement, and permit processing.

A discussion was had between the committee members, the Agricultural Commissioner and Planning staff about enforcement of cannabis permits on Williamson Act lands. In particular the committee stated that the county needs to ensure continued Williamson act compliance as part of the annual inspection of the cannabis permits. Planning staff assured the committee and the Agricultural Commissioner that the cannabis permits in Williamson Act lands will be identified as part of the information sent to them for inspection purposes.

VI. New Business

Chairman John Laboyteaux advised the committee that his farm in Humboldt County is in escrow and he expects soon to no longer be a Williamson Act contract holder or property owner in Humboldt County. As a result, he expects this to be his last meeting. Given that his appointment was from the 3rd Supervisorial District, he has advised Supervisor Mike Wilson of the need to find a replacement.

Committee members expressed their thanks to Chairman Laboyteaux for his service and the improvements made to the Williamson Act program under his leadership.

VII. Correspondence None

VIII. Public Comments None

IX. Adjournment Motion to adjourn (Laboyteaux/Moore, Approved 4-0). Meeting was adjourned by Chair LaBoyteaux at 4:10 p.m.

