

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, January 11, 2018

6:00 PM

Regular Meeting

NOTICE REGARDING PUBLIC COMMENT: For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

1 Humboldt Redwood Healing Conditional Use Permit and Special Permit

Case Numbers CUP16-457 and SP-17-178

Assessor's Parcel Number (APN): 211-383-022

1475 Cathey Road, Miranda area

A Conditional Use Permit (CUP) and a Special Permit (SP) for an existing commercial medical cannabis cultivation operation known as Humboldt Redwood Healing. The CUP is for 13,134 square feet (SF) of existing outdoor cultivation, and the SP is for 5,542 SF of existing mixed-light cultivation. The total cultivation area altogether is 18,676 square feet (SF) on a 45.3-acre parcel. The applicant is proposing to consolidate multiple existing grow sites into two central locations. The source of irrigation water is four permitted groundwater wells on the site. Total water usage is approximately 195,500 gallons per year. Water is stored in eight existing 2,500-gallon tanks, and the applicant plans to install eight additional 2,500-gallon tanks in the future, for a total of 40,000 gallons of water storage on the site. Processing and drying of cannabis takes place in a permitted 1,800 square foot barn. The operation has up to 10 employees working at a time: two full time and eight seasonal workers. Power for the cannabis cultivation activities is supplied by a generator. The applicant has enrolled with the North Coast Regional Water Quality Control Board Cannabis Waste Discharge Regulatory Program as a Tier 2 discharger (WDID#1B16240CHUM).

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Humboldt Redwood Healing project, subject to the recommended conditions.

Attachments: [CUP 16-457 Staff Report](#)

- 2 MCMP, LLC, Zone Reclassification and Special Permit
Case Numbers ZR-16-001 and SP-16-015
Assessor's Parcel Number (APN) 504-161-010
90 Glendale Drive, Glendale -Essex area of Highway 299, near Blue Lake

A Zone Reclassification (ZR) to change the zoning of APN 504-161-001 from Agriculture General (AG) to Heavy Industrial with a Qualified combining zone (MH-Q) in order to implement the General Plan land use designation of Industrial, Resource Related (IR). The proposed zoning change will also better reflect the existing use of the property as Mercer Fraser Company's gravel yard and concrete batch plant operations. Also a Special Permit to develop and operate a cannabis products manufacturing facility of approximately 5,000 square feet in size. The facility will produce medical cannabis products using both nonvolatile and volatile solvents. According to the applicant's plan of operation, the facility may operate 24 hours a day during peak season, and will have a maximum of four (4) full time employees. The facility will not be open to the general public and will not accept visitors. Water is provided by an on-site well and the applicant will develop an on-site septic system to serve the new facility and appurtenant on-site parking facilities. The Zone Reclassification to change the principal zoning of the property from Agriculture General (AG) to Heavy Industrial (MH) must be approved by the Board of Supervisors before the Special Permit for cannabis manufacturing is effective because cannabis activities are allowed on properties zoned MH, but they are not allowed on properties zoned AG. It is being recommended that the Planning Commission consider an Addendum to the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, adopted by the Board of Supervisors on October 23, 2017, and the Program EIR on Gravel Removal from the Lower Mad River, April 1994, (State Clearinghouse No. 92083049) and subsequent Supplemental EIR adopted by the Board of Supervisors December 14, 2014, in accordance with Section 15164 of the State CEQA Guidelines.

Recommendation: Adopt the an Addendum to the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, adopted by the Board of Supervisors on October 23, 2017, and the Program EIR on Gravel Removal from the Lower Mad River, April 1994, (State Clearinghouse No. 92083049) and subsequent Supplemental EIR adopted by the Board of Supervisors December 14, 2014, in accordance with Section 15164 of the State CEQA Guidelines; and finds there is no substantial evidence that the proposed project will have a significant effect on the environment and make all of the required findings, based on evidence in the staff report and public testimony, and approve the MCMP, LLC Special Permit application subject to the approved conditions by adopting the Resolution of Approval #1; and move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors approve the MCMP, LLC Zone Reclassification by adopting the attached Resolution of Approval #2

Attachments: [ZR 16-001 Staff Report](#)
[1993 - Proposed Final- Program EIR on Gravel Removal from the Lower Mad River](#)
[1994 - Proposed Final Draft - Program EIR on Gravel Removal from the Lower Mad Ri](#)
[2014 - Draft Supplemental Programmatic EIR for Gravel Extracation on the Lower Mad](#)
[2014 - Final Supplemental Program EIR for Gravel Extraction on the Lower Mad River](#)

CONTINUED PUBLIC HEARINGS

3 Zoning Ordinance Amendments Commercial Cannabis Land Use Ordinance Case Number OR 17-02

Comprehensive update of the ordinance which regulates the cultivation, processing, manufacturing, distribution and sale of medical and adult use of cannabis in Humboldt County. The project will involve repealing the existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code and the Medical Cannabis Testing and Research Laboratories and on-site consumption prohibitions found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7 and 314-55.3.11.7 of Division 1 of Title III of the County Code to be replaced by the provisions of the proposed ordinance. The proposed ordinance would apply throughout the unincorporated areas of Humboldt County, including the Coastal Zone.

Recommendation: Move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors certify the FEIR and approve the CCLUO Ordinance Amendments by adopting the attached Resolution of Approval (roll call vote).

Attachments: [OR-17-002 CCLUO PC staff report for 1-11-18 hearing](#)
[PC Supplemental #1 comment letters for PC](#)

ADJOURNMENT

NEXT MEETINGS

<i>January 18, 2018</i>	<i>Special Meeting</i>
<i>February 1, 2018</i>	<i>Regular Meeting</i>
<i>February 15, 2018</i>	<i>Special Meeting</i>
<i>March 1, 2018</i>	<i>Regular Meeting</i>

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.