

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Kevin McKenny
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
At Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, January 11, 2018

6:00 PM

Regular Meeting

CALL TO ORDER / SALUTE TO FLAG

Chair Morris called the meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Present 7 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Kevin McKenny, Commissioner Ben Shepherd, and Commissioner Brian Mitchell

AGENDA MODIFICATIONS

PUBLIC COMMENTS

CONSENT AGENDA

- 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).

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that this Zoning Item be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 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.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Shepherd, seconded by Commissioner McKenny, that this Zoning Item be approved with amended conditions. The motion carried by the following vote:

- Aye: 3 - Commissioner Morris, Commissioner McKenny, and Commissioner Shepherd
- Nay: 2 - Commissioner Edmonds, and Commissioner Levy
- Abstain: 2 - Commissioner Bongio, and Commissioner Mitchell

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.

A motion was made by Commissioner McKenny, seconded by Commissioner Shepherd, that this Zoning Ordinance be continued to January 18, 2018. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

ADJOURNMENT

Chair Morris adjourned the meeting at 9:27 p.m.

NEXT MEETINGS

*January 18, 2018 Special Meeting
 February 1, 2018 Regular Meeting*

I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.

*SUZANNE LIPPRE
 Planning Commission Clerk of the County of Humboldt, State of California.*