



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: November 30, 2017

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Zoning Ordinance Amendments**
Commercial Cannabis Land Use Ordinance (CCLUO)
Case Number OR 17-02

At the November 16, 2017 public hearing on the proposed CCLUO, Commissioners took straw votes on Alternatives 1 - 5, and deliberated on Alternative 6. Attached is a revised draft ordinance that incorporates the Commission's straw votes, and presents language for Alternative 6 that responds to the public comments and Commission's deliberations for consideration. The below list summarizes the straw votes taken by the Commission at the public hearing on November 16, 2017 (the modified text is shown in boxes):

- Alternative 1 - For existing applications, the existing CCLUO will be the standard of review (page 2).
- Alternative 2 - Cultivation area is defined as a discrete area (page 5).
- Alternative 3 - Cap of four acres of cannabis cultivation (page 12).
- Alternative 4 - Cultivation on prime ag soil shall use native soil (page 16).
- Alternative 5a - Setbacks from residences and undeveloped parcels (page 16).
- Alternative 6 - Staff proposed language for Commission review would exempt parcels zoned MH - Heavy Industrial from 1,000 foot setbacks for outdoor grows (page 17).

Other modifications made to the ordinance in response to Commissioner deliberations:

- The Garberville and Redway community plan area was deleted from the list of areas subject to automatic special permit requirements (page 10).
- Cap of 8 acres of cultivation on parcels 320 acres in size or larger. Road standards added for those sites. (page 14)