

SUPPLEMENTAL INFORMATION #1

For Board of Supervisors Agenda of:
March 17, 2020

- Consent Agenda Item
- Continued Hearing Item
- Matters Set for Time Certain # K-2
- Public Hearing Item
- New Business

Re: Redwood Properties' Appeal of the Planning Commission Approval of The Emerald Triangle Group, LLC Co's Special Permits to Allow Cannabis Distribution and Non-Volatile Manufacturing in the C-2(D) Zoning District

Attached for the Board's record and review is (are) the following supplementary information item(s):

1. An updated Attachment 5 - Transcript from the meeting of the Humboldt County Planning Commission on December 5, 2019.

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Humboldt County Planning Commission
Public Hearing
Application of the Emerald Triangle
Group (Item G.1. on the agenda)
December 5, 2019

CORRECTED TRANSCRIPT

1 study.

2 I want to note the project was first
3 noticed for the October 17th Zoning Administrator
4 hearing. The project was then re-noticed for the
5 Planning Commission hearing due to the
6 substantial number of public comments received in
7 opposition. This staff report will be
8 identifying those issues and addressing them.

9 The project site is a 0.12-acre parcel
10 located on downtown Garberville on the commercial
11 frontage of Redwood Drive. The two applications
12 were submitted in December 2016, and are being
13 processed under the commercial medial marijuana
14 land use ordinance, Ordinance 1.0. Public
15 comments were received, stating the project does
16 not comply with required setbacks. The project
17 is within 600 feet of churches. Although now
18 closed due to fire damage, the Presbyterian
19 church was also the site of a preschool.

20 Under the CMMLUO, the setbacks from
21 property lines and sensitive receptors apply only
22 to cultivation and processing operations. This
23 project is for distribution and manufacturing,
24 and therefore is not subject to those setback
25 requirements, nor is it subject to any CCLUO 2.0

1 setback requirements.

2 The site is currently developed with
3 three existing buildings. The first is a three-
4 story wood frame building. The first floor is a
5 commercial frontage, the second floor is office
6 space currently occupied by the Humboldt
7 Independent Newspaper, and the third floor is a
8 two-person residence. No changes are proposed
9 for the second-floor office or third-floor
10 residence. A two-story concrete building is in
11 the middle of the lot, and a two-story metal
12 building in the rear of the lot is currently used
13 as a 20-unit storage facility.

14 The concrete building was identified as
15 possibly having historical significance. An
16 investigation was conducted by Archaeological
17 Research and Supply Company in February 2019 and
18 found no historic significance that for the
19 purposes of CEQA would be considered a historic
20 landmark.

21 The applicant was proposing minor
22 interior improvements, including development of
23 an ADA accessible restroom to use the first floor
24 commercial frontage for non-volatile
25 manufacturing and distribution of cannabis. The

1 project will manufacture solventless extracts
2 utilizing the mechanical methods of water, ice,
3 screens, presses, centrifuges and steam
4 distillers. Distribution will involve the
5 weighing, packaging, labelling and loading of
6 cannabis. No trimming of cannabis will occur
7 onsite.

8 Public comments raised concerns about
9 odor and conditions require the applicant to
10 install a ventilation system for odor control.
11 The applicant has a conditional will serve letter
12 from the Garberville Sanitary District to provide
13 a water and wastewater services to the site. The
14 conditions of the GSD are included in Attachment
15 3 in the packet before the Commission tonight,
16 and these improvements have also been included as
17 conditions of approval.

18 The site will not be open to the
19 public, and it will be equipped with security
20 cameras and secure entry. The hours of operation
21 are Monday through Sunday, 7:00 a.m. to 7:00 p.m.
22 The operation may run up to 24 hours during peak
23 seasonal demand. The applicant has submitted a
24 neighborhood design survey, demonstrating the
25 proposed project conforms with neighborhood

1 character. That study is available in Attachment
2 3 of the packet before the Commission tonight.

3 The applicant is proposing to demolish
4 the concrete building and construct in its place
5 a single-story 12-by-15-foot metal building to
6 house an ethanol extraction unit. The storage
7 unit building will be renovated with a
8 refrigeration unit and be used to store cannabis
9 and cannabis products. Staff conducted
10 environmental review, and finds the project is
11 exempt from CEQA per Class 1 for existing
12 facilities, and Class 3, new construction of
13 small structures. The site is zoned Community
14 Commercial, with a design review combining zone,
15 C2D. The CMMLUO allows distribution and non-
16 volatile manufacturing in this zone with a
17 special permit.

18 Several public comments were received
19 stating that the proposed activity is not an
20 appropriate commercial use at this location. The
21 site does have a General Plan designation of
22 community general, commercial general, excuse me.
23 the use types that are allowed and not allowed do
24 not neatly align with the proposed commercial
25 cannabis activity. However, this designation is

1 intended to apply for lands that are suitable for
2 commercial development, and services that are
3 geared for regional needs. There is a regional
4 need in Southern Humboldt for services to
5 manufacture value-added products and distribute
6 them to market. The Planning Commission must
7 consider, whether the proposed use is consistent
8 with the CG land use designation.

9 Onsite parking consists of four spaces,
10 residential use in the rear of the lot. The
11 Commercial frontage of the site is accessed off
12 Redwood Drive. There are 13 on street parking
13 spaces on the block, one of which is designated
14 ADA. There will be five employees per work
15 shift, so the variable parking demand is five
16 spaces, and the site will not accommodate these
17 spaces off-street.

18 A review of historic imagery supports
19 the finding that the proposed use is a substitute
20 non-conforming use. This historic image dated
21 circa 1950 shows the building with a business
22 sign reading Beauty Shop. The evidence
23 demonstrates the premises was in use as a
24 commercial establishment prior to the 1965
25 adoption of the Zoning Code, and per Humboldt

1 County Code, no additional parking spaces are
2 required when existing uses are transferred to
3 new operators who will continue the use without
4 significant change.

5 The loading zone for distribution is
6 accessed in the rear of the lot by an alley off
7 Maple Lane. Public comments raised concerns
8 about the alley access. The applicant does have
9 deeded, non-exclusive easement access through
10 this alley. The proposed project will have a
11 designated loading zone of 15 feet by 34 feet at
12 the rear of the lot. There will be one to two
13 deliveries of product per day using up to two
14 vans that are about 18 feet in length.

15 The applicant has requested an
16 exception to the loading space size requirement,
17 which is typically 10 by 60. But due to the size
18 and scale of the business operation and the
19 vehicles used, the applicant does not require
20 that space. In addition, the applicant has a
21 lease agreement for two parking spaces at the
22 Hemp Connection parking lot, and the vans will be
23 parked at this site overnight.

24 Finally, public comments were received
25 about the potential for fire risk resulting from

1 the manufacturing activities onsite, specifically
2 the ethanol extraction. The project proposed to
3 use non-volatile manufacturing methods to extract
4 cannabis products. And in response to these
5 concerns, language was added in the conditions of
6 approval to clarify that no ethanol extraction
7 will be occurring in the three-story wood frame
8 building. Ethanol extraction is proposed to
9 occur in the new, fully-contained 180 square foot
10 metal building. The applicant proposed to use a
11 closed-loop extraction unit.

12 The building will be required to comply
13 with California building and companion codes.

14 The Operations plan states there will be between
15 55 to 110 gallons of ethanol in the metal
16 building, and the operation must file a hazardous
17 materials business plan for this. The new
18 building will require an H or high hazard
19 occupancy from the Building Division. This means
20 the walls of the building will need to have a
21 minimum blast proof fire rating of two hours.

22 The H occupancy further requires signoff from the
23 state fire marshal.

24 In response to these concerns about
25 fire, a condition of approval was added,

1 stipulating that no ethanol extraction is allowed
2 until the new building is permitted and received
3 final occupancy signoff. The project was
4 referred to the Garberville Fire District. The
5 response was denial, with the comment that the
6 District objects to volatile manufacturing.
7 Ethanol is considered a nonvolatile solvent under
8 county definitions. In addition, the applicant
9 will be required to obtain a Type 6 manufacturing
10 license from the manufactured cannabis safety
11 branch, and state regulations also define ethanol
12 as a non-volatile solvent.

13 In conclusion, staff's recommendation
14 is the Commission find the proposed project is
15 exempt from environmental review per Section
16 15301 and 13303, make all the required findings
17 for approval of the special permits, and adopt
18 the resolutions approving the special permits
19 subject to the condition of approval. And that
20 concludes staff presentation.

21 CHAIR ROBERT MORRIS: Thank you. Any
22 questions from the commissioners relative to the
23 staff report? Seeing none, we'll open it up to
24 the public comment. Anyone wishing to publicly
25 comment on this project, please approach the

1 podium at this time.

2 ALLISON JACKSON: Good evening,
3 Commissioners. Allison Jackson, I'm with the
4 Harland Law Firm, and I represent one of the
5 neighbors, neighboring properties, Craig Lehman.
6 I wrote a letter earlier, and I'm not going to go
7 through that letter gain. It was written much
8 before this last staff report.

9 But there are two issues I want to take
10 straight on. One is the proposition that this is
11 not subject to CEQA, because there is an existing
12 facility, new construction exemption, and the
13 other one with respect to ordinances, the
14 County's ordinances and sensitive receptors.
15 Under Title 14, 15031, the existing facility
16 exception is utterly inapplicable to this
17 situation. This is not a situation where you
18 have an existing distribution and manufacturing
19 facility that is renewing its permit, or someone
20 has purchased it. This is a new one that needs
21 to be specially permitted, and you may not
22 lawfully use those exemptions, period.

23 With respect to the ordinance
24 preclusions, one of the major problems here is
25 the location within the sensitive receptors. Now

1 with all due respect to staff, I disagree with
2 their assessment based on my readings of the
3 ordinances. Under Humboldt County Ordinance 314-
4 55.4 that regulates commercial cultivation and
5 manufacturing.

6 If you look at 314-55.4.2, it
7 explicitly finds that it applies to cannabis for
8 medicinal purposes. It's clear in the reading to
9 the statute, I mean, I can quote it exactly, but
10 it applies to medicinal cannabis. Now, under
11 314-55.4.6.4.13, that describes the sensitive
12 receptors, which are churches within 600 feet.
13 Now, if you follow along and go down to the other
14 ordinances, under 314-55.4.7, it describes
15 cannabis support facilities as being
16 distribution, distribution of medicinal cannabis,
17 and specifically precludes it in areas defined
18 with respect to sensitive receptors. It also
19 does that with respect to manufacturing under
20 314-55.4.8.2.

21 So, I'm reading specifically from the
22 County's own ordinances, and given that there is
23 sensitive receptors within this -- within a 600-
24 feet range, there is no way that even if you do
25 apply CEQA, that you could get over that hump.

1 But in any event, between the failure to comply
2 with CEQA, this is not an existing facility that
3 has been in operation, and your own ordinances, I
4 don't see how this can be passed at all. Thank
5 you.

6 CHAIR ROBERT MORRIS: Thank you,
7 Speaker.

8 COMMISSIONER NOAH LEVY: Ms. Jackson,
9 could I ask you a quick follow-up? I didn't have
10 the relevant sections of the ordinance in front
11 of me, but were you citing from the first
12 ordinance or the second ordinance?

13 ALLISON JACKSON: I'm citing from the
14 ordinance that I copied this afternoon from the
15 County's own website.

16 COMMISSIONER NOAH LEVY: Okay, because
17 I think the issue is that this project is judged
18 by the standards of the ordinance that was in
19 effect when it applied, not the one that was
20 subsequently passed.

21 ALLISON JACKSON: It could, if you
22 wanted to try to apply, but I'm reading you what
23 the ordinance says now, and it's supposed to
24 apply. And in any event, you have got an
25 insurmountable problem with CEQA. This is not an

1 existing facility.

2 COMMISSIONER NOAH LEVY: Your letter
3 was -- definitely raised some really serious
4 concerns. Thank you.

5 BROOKE LEBEN EPPERLY: Good evening, my
6 name is Brooke Leben Epperly. My family owns a
7 building immediately to the south of this
8 project. As I understand it, one of the aspects
9 of zoning laws is to protect the value and
10 enjoyment of properties by separating
11 incompatible land uses and minimizing their
12 potential negative impacts upon each other. The
13 applicant is requesting that this facility with
14 an ethanol extraction be placed in an area
15 currently not zoned for this type of business.
16 To me, that is incompatible. Placing this type
17 of facility in an area currently zoned for it,
18 would be more appropriate, minimizing the
19 negative impact on the surrounding commercial
20 areas.

21 I was happy to hear tonight that there
22 is safe guards for this potential ethanal
23 extraction. But I am sure that the citizens of
24 Minneola, Kansas, Hennepin, Illinois, Fort Wort,
25 Texas and Crockett, California all believed that

1 the facilities near their homes also had
2 safeguards.

3 Last October, when the fire broke out
4 near Crockett, Highway 20, excuse me, Highway 80
5 was closed for quite some time. I cannot imagine
6 what a fire of that magnitude would do to the
7 main street in Garberville. And what would
8 happen to the livelihoods of the owners and
9 operators of neighboring properties if this
10 horrible thing should ever happen?

11 I understand that there are other
12 permits that have already been granted, but by
13 looking at Google Earth, it appeared that those
14 were in buildings not nearly as close together as
15 what we're looking at in Main Street,
16 Garberville.

17 The shared alley is not county
18 controlled; it is private property. And I do not
19 really believe there is sufficient room for
20 parking and loading zones without blocking this
21 narrow alley. This would prevent the people who
22 work in the two-businesses housed in the building
23 we own, from accessing their parking.

24 We would have no objections to this
25 building being used for retail or strictly

1 packaging, something that does not include an
2 ethanol extraction. That is what it is currently
3 zoned for. This would maintain the safety of the
4 neighboring buildings, businesses and homes. But
5 the project as it is, is not a good fit for this
6 location.

7 I would also ask that the Building and
8 Planning Department please review their
9 notification system for these meetings when
10 things are moved. A good deal of people did not
11 realize that this would be occurring tonight.
12 Thank you very much for your time.

13 CHAIR ROBERT MORRIS: Thank you
14 speaker. Next speaker.

15 KEN SILOSKY: It was kind of glossed
16 over, staff showed a chart. The way I
17 interpreted it, they said this is not zoned or
18 designated correctly for this use. That's plain
19 and simple what's there. So, you have to find
20 some extremely overriding concern. And it was
21 mentioned that this addresses a need within the
22 community because they don't have enough places
23 to do this. And I believe that's the bar you
24 have to reach because of it not being correctly
25 zoned, and you may go back to it either as little

1 boxes on there, and didn't seem to be complaint
2 with the zoning. Me, sitting on a planning
3 commission before, those are concerns that always
4 have to be addressed.

5 Part of what your thing is, the
6 character of the neighborhood. Now, obviously,
7 this is not a beauty shop. And that's the
8 historical use, that was used, referenced here.
9 It is a new use. I've noticed some of your
10 things as far as the character of a community
11 being on a major street like this -- in Willow
12 Creek you went ahead and approved a facility in
13 the middle of Willow Creek over the objection of
14 some people. I maybe see one car there and the
15 building looks totally boarded up. That's the
16 appearance you have. That's the appearance that
17 these particular facilities give. If you drive
18 through Eureka, looking at the building on the
19 right-hand side, they say, "Well, we're going to
20 get all these things redone." They look like
21 they're boarded up because that's the atmosphere
22 you have for these processes.

23 That's not friendly to a community.
24 That's not what induces people to want to develop
25 in a community. And part of your overriding

1 concerns are to take the character of a
2 neighborhood and ensure that this is not going
3 down a path, in my opinion, of this nature,
4 especially when you have to have all these
5 overriding concerns regarding the existing
6 zoning. Maybe I didn't understand staff report,
7 but that's what I took away from that particular
8 project.

9 I really like the concrete building.
10 Hate to have to say that, but I think the neat
11 little building there, hate to see it go but from
12 a construction thing, and from looking at this
13 kind of project, it just doesn't seem to be the
14 correctly located place. Have them go to
15 somewhere where it's correctly zoned and
16 designated, with (indiscernible) exceptions.
17 There was a whole bunch of constrains listed.
18 This is not an explosive product, and yet they're
19 being required to put it within an explosive
20 facility. So, there is kind of a contradiction
21 there. If that is not explosive, then I guess
22 you just have a metal building, or actually,
23 could go inside an existing building. I don't
24 quite understand. There seems to be a
25 contradiction in the advice you're getting from

1 staff regarding requirements and the assertion
2 that this is not having any potential of causing
3 problems.

4 So, this is a little bit troublesome.
5 Hopefully, you'll look at this from the
6 neighbor's viewpoint and maybe go through Willow
7 Creek some time and see what those projects that
8 you went ahead and looked like boarded-up
9 projects now, that does not make it friendly for
10 the people who want to have business in town.
11 Thank you.

12 CHAIR ROBERT MORRIS: Thank you,
13 speaker. Anyone else wishing to comment, please
14 approach the podium.

15 DUSTIN OWENS: My name is Dustin Owens.
16 I am the attorney for Emerald Triangle Group,
17 LLC. I just wanted to address briefly some of
18 the comments that have previously been made,
19 including Ms. Jackson's comments.

20 With regard to CEQA, I'll tell you that
21 staff got it exactly right, because it is exempt
22 under section 15301 and 15303. But it's also,
23 probably, exempt under the common sense exemption
24 of California Code of Regulations, section
25 15061(b)(3). That applies to a project where

1 there's no significant effect on the environment.
2 What CEQA defines as an effect on the environment
3 or a project, is something that has either a
4 direct physical change to the environment or an
5 indirect physical change to the environment.

6 This particular project, the physical
7 things that are happening to the environment are
8 taking down an old building, putting up a new,
9 small, metal building in its place, which is
10 exempt under 15303, and interior changes to the
11 existing commercial use of the property, and some
12 interior remodel. Those are plainly outside of
13 CEQA's gambit and plainly exempt from CEQA.

14 I also wanted to address the comments
15 regarding the sensitive receptors. This is an
16 application under the 1.0 Ordinance.
17 Essentially, all of the zoning ordinance
18 citations that Ms. Jackson gave are from the 2.0
19 Ordinance. They do not apply to this
20 application. The setbacks do not apply. Staff
21 has that correct.

22 With regard to the ethanol extraction,
23 it is not hydrocarbon extraction. It's not going
24 to explode. There's probably more ethanol
25 sitting on the shelves of the grocery store

1 that's next door, or slightly down the street,
2 than there would be at this facility. We have an
3 expert here who is going to talk about the safety
4 of ethanol, and who is going to confirm that all
5 of the fires that the other public testimony
6 talked about were from hydrocarbon extraction
7 units, not ethanol, which is much more stable.

8 With regard to the shared alley
9 easement, this particular property is at the end
10 of the alley and there's a wider space. We do
11 have a traffic engineer who is going to talk
12 briefly about that; they prepared a report, they
13 found that it could work.

14 And I will just end my comments there
15 unless you have any questions for me. I'm
16 probably not the best person to ask about the
17 engineering type stuff, but legal stuff I can
18 answer.

19 CHAIR ROBERT MORRIS: Thank you,
20 speaker. Anyone else wishing to comment?

21 DAVE NICOLETTI: Good evening. My name
22 is Dave Nicoletti, I'm the owner of DTN
23 Engineering. I'm a civil engineer representing
24 the Emerald Triangle Group. I'm doing the design
25 on the building and I also performed the traffic

1 analysis for the parking special exemption for
2 the loading zone.

3 First of all, as you could see, we've
4 got an exhibit up there for the loading zone.
5 The turning movements for these vehicles were
6 modeled using software that, basically, indicated
7 that the 18-foot-long vans would have the ability
8 to pull in and out of the property for loading
9 and unloading without impacting any of the other
10 residents' ability to perform parking or loading
11 and unloading around the building in the back.

12 The other thing that I'd like to also
13 bring up is that regarding the metal building,
14 explosion proof -- that's kind of a misnomer
15 regarding this application. Basically, the two-
16 hour fire rating of that building is a more
17 applicable term which I think staff had presented
18 and spoke to. And two-hour fire rating, it would
19 be nothing more than the appropriate amount of
20 interior sheet rock, basically, and wood framing
21 inside the metal building itself, to prevent that
22 and to, basically, make sure that we do have a
23 two-hour fire rating on the building.

24 In addition to that, state law, county
25 ordinance, requires that for any permits to be

1 issued for manufacturing or distribution, the
2 buildings in question will have to be brought up
3 to current code and approved by the state and
4 local agencies prior to any occupancy occurring.
5 And that does also include ADA compliance. And
6 that ADA compliance is going to enhance the front
7 of that building due to the installation of a
8 mantrap as well as an appropriate entryway and
9 exit way for ADA access.

10 The exterior of the building will be
11 painted and that approach, for ADA access, has
12 occurred at other buildings along Redwood Drive
13 in Garberville.

14 One thing I would like to say is that I
15 did do the civil engineering on a project here in
16 Eureka on Fourth Street, coming into town for
17 Kisco. It's been in operation for a year. That
18 building does not look like a boarded-up
19 building. That actually was an old used car lot
20 that was abandoned and it was sitting vacant.
21 There's a lot of vagrancy occurring there. Now
22 that there's somebody occupying that building,
23 the building has been painted, it's been brought
24 up to code, and it actually is no longer an eye
25 sore, being empty as it was. Thank you very

1 much.

2 CHAIR ROBERT MORRIS: Thank you
3 speaker. Next speaker, please.

4 NATALYNNE DELAPP: Good evening
5 Commissioners. Natalynne DeLapp, Operations
6 Director for the Humboldt County Growers
7 Alliance. I'm here tonight asking you to approve
8 the project for Emerald Triangle Group. Joe and
9 his company have been members of our organization
10 for almost three years from the beginning, and is
11 one of the people who we asked to come into
12 compliance. Back in late 2015 and early 2016
13 when we were writing this Ordinance 1.0, we
14 specifically designated commercial community
15 districts for this type of activity.

16 Joe went through the process, bought
17 the building, and has been able to move forward
18 all the way to this point, which has been a
19 three-year process.

20 Since that time, we've had multiple
21 different laws have changed, Water Board stuff
22 has changed; we have new state laws, new state
23 regulations. And through that process we've
24 repeatedly asked, please do not continue to move
25 the goal post on these applicants as they've

1 moved forward. He has followed all of the
2 requirements of Ordinance 1.0. There were no
3 setback requirements during that process.

4 We also got smarter. And when we did
5 update 2.0, we figured that stuff out and we've
6 included that. I don't know how many projects
7 are still in the hopper under 1.0, but I don't
8 think it's probably that many. So, I don't think
9 that there's a real big risk that we're going to
10 see a lot more stuff that's going to be degrading
11 or impacting sensitive receptors.

12 I think that the products that are
13 being made and developed by this company are a
14 high-quality product that bring value to our
15 community and are a value-added product that is
16 exported out to the other parts of the state, and
17 that's something that we want to continue to
18 build and support.

19 So, with that, I say please approve
20 this project tonight. Thank you.

21 CHAIR ROBERT MORRIS: Thank you,
22 speaker. Anyone else?

23 NICK BARRETT: My name is Nick Barrett.
24 I'm a Product Specialist at Delta Separations.
25 They would be using our ethanol extraction

1 equipment. And I just kind of wanted to go over
2 some facts about our equipment and ethanol
3 extraction in general. It is not hydrocarbon
4 extraction. Ethanol is not a volatile gas that
5 evaporates at room temperature. A lot of the
6 explosions are accidents that are brought up by
7 the opposition, were with hydrocarbon extraction,
8 which does require a C1, D1 build, and a lot more
9 extensive build out. Everything has to be
10 hardwired into the building. The four-hour fire
11 walls -- it's much more extensive.

12 Ethanol extraction does not require
13 that. It's a C1, D2. So, there are some things
14 like the two-hour firewall. Some guys will put
15 sprinklers in their rooms to upgrade the building
16 class so they can process more. John's group is
17 actually processing a pretty low amount of
18 ethanol using only 55 to 110 gallons in use.
19 This ethanol will be enclosed in the system at
20 all times. It will never be exposed to
21 atmosphere.

22 Our system is a centrifuge. A good way
23 to think about it is a fancy washing machine.
24 They're packing bags of biomass that would go in
25 the machine. The ethanol will go into that.

1 There'll be a wash cycle and a spin out. We
2 recover 98 percent of our ethanol, so the
3 material is going into the machine dry and coming
4 out dry to the touch, which fire marshals really
5 like.

6 We have over 500 systems here in the US
7 and in other countries. We've never had an
8 accident with our gear when it's being run
9 properly (indiscernible). And everything is
10 commissioned by our team and fire marshals are
11 very familiar with our gear as well.

12 I just really wanted everyone to
13 understand that it is not hydrocarbons and
14 shouldn't be looked at as hydrocarbons. It is
15 very safe. When you look at other industries
16 such as distilleries, breweries, wineries, they
17 typically have more ethanol on site and do not
18 have to go through the same kind of regulations
19 that canvas operations have to go by. Beauty
20 salons actually, usually, have a tone of acetone,
21 so there's probably been a lot more volatile
22 stuff in a non-certified building back in the day
23 than there would be now, currently.

24 CHAIR ROBERT MORRIS: Thank you,
25 speaker. Anyone else wishing to comment?

1 JULIE WILLIAMS: Good evening ladies
2 and gentlemen. Welcome Melanie. I've not spoken
3 before you. So, I know you're not new but you're
4 new to me.

5 My name is Julie Williams. I'm with
6 Omsberg and Preston. And I am speaking in
7 support of this project this evening, from a
8 little bit of a different perspective. I think
9 the speakers tonight have had some valid concerns
10 and I think that the project proponents are more
11 than prepared to address any concerns that may or
12 may not come up.

13 From a common sense perspective, the
14 concrete building in Garberville was an old
15 septic tank building. I'm old enough, I
16 remember. And it would not be a up to code. So,
17 the replacement of it with a metal building is
18 going to be an improvement for the whole system,
19 and it will be built to all of the different
20 codes that are applicable. So, I think that's a
21 good idea.

22 The other issue was, it's not a
23 replacement of a cannabis -- well, obviously,
24 it's not because cannabis wasn't legal back in
25 the day of beauty shop. So, having said that, if

1 you consider the issue with the project is the
2 ethanol and whether or not is combustible or not,
3 there are certainly chemicals used in beauty
4 shops, liquor stores, gas stations, refrigeration
5 systems of grocery stores, that are just as
6 combustible, if not more so.

7 So, I think you have a good project in
8 front of you. I hope you can vote to support it
9 tonight. And I think if you do come up with the
10 conditions of approval, I think the applicant
11 really does want to fulfill the need of a
12 cannabis support business, and we're short of
13 that.

14 And the other good, positive thing
15 about this is, he wants to provide that support
16 to a community that doesn't want to have
17 everybody go back into the black market. That's
18 another really big deal, okay. He wants to be
19 permitted. Please help him. Thank you.

20 CHAIR ROBERT MORRIS: Thank you,
21 speaker. Anyone else wishing to comment?

22 CHUCK STUDEBAKER: Chuck Studebaker. I
23 own Gitti Up Coffee, which is about 100 feet
24 downwind from where these exhaust fans are going
25 to be put in to exhaust smells and so forth, that

1 we just heard about. So, naturally, I really
2 don't want to smell that.

3 I think if you asked this engineer over
4 here, if you could find a worse place to put an
5 extraction building in southern Humboldt, you
6 might say, well, maybe the high school gymnasium,
7 maybe a church. This is a three-story building.
8 It's been there 100 years. It's a matchbox.
9 There isn't enough parking anywhere. I'm sure
10 anybody can sit down and say that there's lots of
11 parking here. There really isn't.

12 And I know this guy John, right here,
13 he bought this building. That was his mistake
14 right there. He should not have bought this
15 building. You can't find a worse place to have
16 an extraction place, right downtown Garberville,
17 (indiscernible) wood building. That concrete
18 building is not a septic tank. That building has
19 got ten-foot walls. It was an old ice house and
20 I've seen old pictures of Garberville, and about
21 the only thing that showed up was that concrete
22 building. That thing has been there about 100
23 years or so.

24 And I heard the word common sense from
25 this attorney. Common sense would dictate that

1 if you're going to have a unit like this, you
2 don't want to have it in the middle of the town.
3 The distribution part and extraction, it's all
4 good. Any time you can employ and put somebody
5 in Garberville, that's great. But it needs to be
6 somewhere else, not in downtown Garberville in an
7 old wooden building right in the middle of town,
8 where if it explodes, everything down wind or
9 everywhere around it, it's going to be bad.

10 And you heard the guy talking about the
11 extraction. He said when they're used properly -
12 - yeah, maybe. How do we know it's going to be
13 used properly? How do we know it's not going to
14 be butane in it instead of alcohol? We don't
15 know that. As soon as you put the rubber stamp
16 on it, these guys can do anything they want
17 unless you got a county employee standing there
18 watching over them. And they will.

19 So, that's my opinion. I've been there
20 18 years, right there beside it. We don't need
21 this thing there. It would be great to have
22 something like that around the area I think, but
23 not there. That's a bad, completely bad
24 location. Thank you.

25 CHAIR ROBERT MORRIS: Thank you,

1 speaker. Anyone else wish to comment?

2 WOMAN 1: Hi. I own a property in
3 front of, on Lucas Street, single-family
4 residence; be a little weird to have something
5 like this in that property, or close to that
6 property. I don't know this guy who just talked,
7 but he has the same notes that I have here -- the
8 lawyer saying common sense. Common sense? No,
9 that's not common sense to put this kind of thing
10 in the middle of town. There's plenty of places
11 outside town to do something like this, and I'm
12 sure it's needed and it's a thing that people
13 want, but in town, in the middle of town, is
14 crazy. It doesn't make any sense at all.

15 I had other comments, but I'm nervous.
16 Yeah, this is not a good thing to put in a cute
17 little town that is going to have this -- I hope
18 you vote it down. Just ask them to move it
19 somewhere else. Thank you.

20 CHAIR ROBERT MORRIS: Thank you,
21 speaker. Anyone else wishing to comment? You've
22 already commented, so if we have a question, we
23 can certainly ask to bring you back.

24 MAN 1: I just wanted to rebut.

25 CHAIR ROBERT MORRIS: That's fine.

1 list of types of things that might apply.

2 And then 15303 talks about new
3 construction or conversion of small structures,
4 which would be that building in the back.

5 Subsection E is accessory or appurtenance
6 structures including garages, car ports, patios,
7 swimming pools and fences. Class three consists
8 of construction and location of limited number of
9 new small facilities or structures, installation
10 of small, new equipment and facilities and small
11 structures, or the conversion of existing small
12 structures from one use to another.

13 This is what we are using for the
14 construction of that small 150-square-foot
15 building or shed.

16 COMMISSIONER BRIAN MITCHELL: And just
17 to be clear, there's no requirement under the
18 existing facility exception that the use be
19 identical to the previous use of the building.
20 Is that what you're saying?

21 WOMAN 2: The theory here is that the
22 use would still be a commercial use, which is
23 consistent with the character of the existing use
24 of the building as has been over time.

25 COMMISSIONER BRIAN MITCHELL: Okay.

1 Thank you.

2 CHAIR ROBERT MORRIS: Any other
3 comments, questions? Well, since it's quiet, I
4 guess I will make a couple of comments here.

5 I've read this and I was born and
6 raised in Humboldt. I know Garberville quite
7 well. And we had a project very, very similar to
8 this about a year ago, maybe two blocks behind
9 this. If I remember right, the problem always
10 was, and always is, parking. And this project a
11 year or so ago, somebody wanted a cemetery. Are
12 you going to park in the cemetery and bring your
13 commercial trucks down through the cemetery? And
14 so, parking always has been a problem.

15 I guess, a couple of questions for
16 staff that I have on this parking is, there's a
17 four-bedroom residence above. And there is a, on
18 the second floor, there is three or four office
19 buildings, which only one is currently occupied.
20 So, the other two could be occupied. And there's
21 only a limited number of off-street parking,
22 excuse me, on-street parking. And the off-street
23 parking indicated that on this particular partial
24 there's not enough room for anymore off-street
25 parking.

1 problem in Garberville. And I think public works
2 has a recommendation in here, something along the
3 lines of some kind of parking review authority or
4 something. I don't remember the exact wording in
5 there. But I would say that that's something
6 entirely appropriate that Garberville needs to
7 look at, because we can't sit here, I don't
8 think, and individualize, permit by permit, and
9 address this overhanging parking problem that we
10 have, and has always been there.

11 And so, I'm a little bit conflicted
12 because I think this is a good project. I think
13 it's just in the wrong spot. Now, I've said that
14 about other projects too. I voted against the
15 one in Willow Creek, which I believe didn't get
16 approved because it was, in my opinion, the same
17 thing: It was a good project in the wrong spot.

18 And we've had a speaker talk tonight,
19 and he talked about the character of the
20 community. In fact, I think we've had two
21 different speakers tonight bring up kind of
22 neighborhood community character. I think it's a
23 stretch, a real stretch for us to take a 1950
24 building that still has a beauty sign on there,
25 move forward 70 years and say it's kind of an

1 existing use, it's kind of the same thing so,
2 therefore, we can transfer all the parking rights
3 and everything that were there in 1950. because
4 if you remember what was on the screen there,
5 those cars you saw on there, they were 1950
6 vintage cars.

7 And so, I think it's a stretch for us
8 to say that we can transfer the parking rights
9 from 1950 beauty shop to a manufacturing facility
10 that's now in the middle of a community which is
11 kind of characterized by retail. And for that, I
12 think that it's a good project, it's in the wrong
13 spot. It needs to find more of a location that's
14 more manufacturing, more industrial oriented, as
15 compared to retail. That's my take on it.

16 COMMISSIONER BRIAN MITCHELL: How many
17 employees is the business expecting to employ?

18 STEPHEN LUTHER: There would be five
19 employees per shift. There could be up to three
20 shifts, so there could be 15 people total
21 employed. But the number working at a single
22 time would be five.

23 COMMISSIONER BRIAN MITCHELL: Thank
24 you.

25 VICE-CHAIR ALAN BONGIO: I'll agree with

1 just about everything that Commissioner Morris
2 said. He took most of my points. We've had it
3 thrown out twice, the common sense went out the
4 window when we made the cannabis ordinances, so I
5 don't even know why we talk about that.

6 Minor alterations. I am a building
7 contractor and there's nothing minor about the
8 alterations that this project is doing, building
9 that building in the back is a major undertaking.
10 Bringing that building up to ADA, I'd have
11 concerns with the apartment and such above that
12 kind of a building. So, I think I wouldn't be in
13 support of this project.

14 MELANIE McCAVOUR: One of the public
15 commenters brought up the exceptions argument for
16 the CEQA exemption. And there are only a few
17 circumstances where you would have an exception
18 to an exemption. So, one of those is listed as
19 unusual circumstances. And that's referring to
20 scenic or historical resources, so it has to be
21 listed as a scenic highway, for example.

22 Then you have the cumulative impacts,
23 so there has to be a high risk of cumulative
24 impacts. And then, thirdly, which is the one
25 that could, arguably, be applied here, is

1 location. And that refers to where there's a
2 high risk of hazard; there's something of
3 hazardous nature, for example.

4 So, then we have to ask ourselves,
5 well, how hazardous is it? And ultimately, it's
6 not really that hazardous, at least from a legal
7 point of view, if it is done according to code,
8 which it will be, because honestly, the industry
9 is incredibly regulated. And although, perhaps,
10 the county doesn't have the personnel to do
11 inspections on everything, the state does have
12 the ability to keep track of what's going on to a
13 much larger degree.

14 I also happened to have been a lab
15 technician for 11 years, so I'm very familiar
16 with extractions. Ethanol has recently been
17 reclassified as nonvolatile. It is a fairly
18 nonvolatile solvent. Where I'm from, it was
19 considered more, I guess dangerous for a while,
20 simply because when you extract with ethanol, you
21 need a lot of it because you need to saturate
22 whatever it is you're treating -- in this case it
23 would be flour.

24 So, because you need to saturate, you
25 need a high volume. And so, for that reason, it

1 can be seen as hazardous although it isn't
2 considered volatile.

3 So, there is that. I just wanted to
4 put that out there. Arguably, though, you know,
5 my mother used to drag me to a rural beauty shop
6 to try to perm my hair as a child, and I would
7 say that there's a good case to be made that
8 those places were far more hazardous than this
9 place. So, I don't really see that there's an
10 exception to the exemption here from a CEQA
11 standpoint.

12 In regards to the other comments, I
13 also don't see that there's any other reason to
14 not approve the project. I don't see any other
15 local type exceptions that would be made either.

16 Although it's hard to see the value in
17 having an extraction facility on main street, and
18 so I do understand that sentiment. I mean it
19 does seem a little odd. But on the other hand,
20 you go to many main streets now and there are
21 breweries, there are distilleries now everywhere.
22 And it's ultimately the same sort of thing.

23 So, I think it's more something that
24 seems really wrong now, but something that
25 everyone will quickly get used to.

1 Silotsky made earlier, because it caught my
2 attention too, Mr. Luther.

3 We are being asked to make a special
4 finding as far as the compliance with the general
5 plan land use designation. Is that correct?

6 STEPHEN LUTHER: That's not entirely
7 correct. It's not that you're being asked to
8 make a special finding. But what Mr. Silotsky
9 said was that the, you know, it's not zoned
10 correctly. That's not actually the case; it is
11 zoned correctly. This use is allowed under that
12 zone. However, the general plan designation for
13 the property is community commercial general.
14 And as you can see on the slide here, in the
15 general plan it outlines the allowable use types
16 and the not-allowable use types.

17 Now, unfortunately, most of the
18 cannabis uses that are now allowed under the two
19 cannabis ordinances, do not fit very nicely into
20 those specified use types. And so, it's really
21 unclear whether those uses are consistent with
22 this general plan designation because they don't
23 fit nicely into any of those use types.

24 And so, that's why we are focusing on
25 the specified intent of that land use

1 designation, which is that it's intended to
2 classify lands because of their location, access
3 and availability of services that are suitable
4 for commercial development. This includes retail
5 trade services that are easily accessible,
6 compatible and geared for regional needs. That's
7 the intent of this ordinance.

8 So, what we are asking the Planning
9 Commission to do is consider whether this is
10 consistent with that intent and whether it's
11 really consistent with that general plan
12 designation?

13 COMMISSIONER NOAH LEVY: Can you -- I
14 don't see where it says uses that are deemed not
15 compatible with that designation. Am I missing
16 that or ...?

17 MAN 2: Sure. If you could ... so, the
18 column on the left -- C, G -- you can see all of
19 the use types that they're outlining. An X would
20 indicate that that's a consistent use type. And
21 if there's no X there, it would indicate that
22 it's not.

23 COMMISSIONER NOAH LEVY: Got it. Okay.
24 Warehousing, storage and distribution is
25 considered not compatible, correct? Thank you.

1 MAN 2: What's important there is that
2 there are definitions of these use types. I
3 think in the staff (indiscernible).

4 On page four of the staff report, the
5 use types are defined. Each one of those, such
6 as the heavy commercial uses, which are not
7 allowable uses in a C, G zone, are defined as
8 activities such as transferred storage or
9 processing of used scrap or waste materials,
10 including automobile wrecking; sales, storage of
11 building materials; construction and agricultural
12 equipment, kennels and animal hospitals;
13 warehousing and storage and distribution is also
14 not consistent with the C, G designation. And
15 it's defined as establishments or places of
16 business primarily engaged in enclosed or open-
17 air wholesaling, storage, distribution and
18 handling of materials other than live animals and
19 plants. And it goes on with ...

20 COMMISSIONER NOAH LEVY: Meaning that
21 plants are allowed. Is that what you just said?

22 MAN 2: Well, it could be interpreted
23 that other than plants, right? So, it's talking
24 about these various use that would fit under the
25 distribution and warehousing type. And then it

1 says, "Other than live animals and plants."

2 Those are accepted from that definition here.

3 COMMISSIONER MIKE NEWMAN: So, that
4 means that under the warehousing part there that
5 says it's not compliant with C, G, that that is
6 an exception to where animals and plants are
7 acceptable for C, G. Because this has a double
8 negative.

9 MAN 2: I don't want to say that they
10 are acceptable. But they appear to accepted from
11 the definition of warehousing, storage and
12 distribution.

13 WOMAN 3: They're not acceptable.

14 (LAUGHTER)

15 COMMISSIONER NOAH LEVY: If I can just
16 make a quick comment. I think when somebody
17 doesn't like a project in downtown Garberville,
18 they can always throw the parking objection at
19 it. Garberville needs more parking. But it also
20 needs businesses to open. I lived outside of
21 Garberville for 12 years and it breaks my heart
22 to see empty storefronts there now. I'm not that
23 concerned about the parking issue. And I'm also,
24 a Melanie said, I'm not that concerned about the
25 volatility of the chemical use or the amount of

1 it. I think it's comparable to or less than what
2 happens in lots of other commercial facilities.

3 But I think the core objection that
4 people have raised really does go to this
5 question of, is this compatible with the zoning
6 or what is intended to be there? And the thing
7 that I find so difficult about this though, is
8 that it appears that this applicant has done
9 everything right for three years. I mean,
10 they've gone through the process and they were
11 told then that this zoning was compatible with
12 the facility, as I understand it. And that the
13 setbacks and so forth that, of course, were
14 written in later, those didn't apply back then
15 either.

16 I mean, I can really understand the
17 people who are coming in here and saying this
18 doesn't feel like the right place for a facility
19 like this. But ultimately the call was made
20 three years ago that they could. I mean, is that
21 correct? I mean are we -- we would be,
22 essentially, overruling the advice that you gave
23 the applicant about whether the zoning of this
24 property was compatible with this sort of a
25 project.

1 MAN 2: Through the chair, I don't know
2 that that's the case.

3 COMMISSIONER NOAH LEVY: No?

4 MAN 2: Number one, the zoning, again,
5 it is fully compatible with the zoning so, the
6 issue is the general plan designation.

7 COMMISSIONER NOAH LEVY: Right, right,
8 that's what I meant.

9 MAN 2: And we -- I don't believe
10 anybody at the County Planning Department ever
11 asserted that it was consistent with this general
12 plan designation, or that it was inconsistent.
13 Because one of the things that is somewhat
14 unfortunate, I guess, about the cannabis activity
15 that are now permitted under the two cannabis
16 ordinances, is that they were never contemplated
17 in the county's general plan definitions of use
18 types. And so, they don't fit very nicely in
19 there. And that's really the question, is, is it
20 consistent with this general plan designation,
21 given that we don't really have a lot of clear
22 guidance.

23 COMMISSIONER NOAH LEVY: Right. Okay,
24 that's helpful. Thank you.

25 CHAIR ROBERT MORRIS: I'd like to

1 clarify a little bit here because I've heard some
2 stuff here that kind of disturbs me. As we sit
3 here, and the issue came up, the applicant's been
4 working on it for three years based on the advice
5 that he got from the staff. And if that's the --
6 what we're going to use for our decision making,
7 there's no need for us to be up here. If staff's
8 advice is so complete and so compelling, so quick
9 and so legal, there's no need for a commission up
10 here. So, whatever the staff said, and whatever
11 the applicant did, it's the applicant, in this
12 case, is just like an applicant for any other
13 project. If you're going to do a subdivision or
14 whatever else, you make the investment, you go
15 through it. If things go right, you get your
16 permit. If something unforeseen comes up, or
17 something comes up that wasn't envisioned, then
18 your permit may be modified, may be put in
19 jeopardy, you may not get it.

20 And so, I don't think that, you know,
21 for us to sit here and say that just because the
22 applicant worked on it for three years based on
23 the advice of staff, then all of a sudden we
24 might need to be in one way -- that's not the way
25 the system works.

1 And I listened to everyone's comments
2 tonight -- before we get to the motion, because I
3 know Brian, he wants to get to the motion stage
4 here. We've got to make six required findings in
5 order for us to approve it. And out of the six,
6 there's two that I don't think we can make based
7 on the evidence before us.

8 I don't believe we can make finding
9 number two, which says that the proposed
10 development is consistent with the purpose of the
11 existing zone in which the site is located. And
12 we've had that discussion, that they -- we have
13 to look at intent. We need to look at, well, the
14 general plan was developed before the cannabis
15 ordinances. To me, the language is either clear
16 or it isn't clear. I mean it's either one way or
17 the other.

18 And so, I don't think we could make the
19 finding that's consistent with the zoning. I
20 don't believe we can make finding number four.
21 Number four says the proposed development and
22 conditions will not be detrimental to public
23 health, safety, welfare, or materially injurious
24 to a property or improvements in the vicinity.
25 And that, I think, goes back to the character of

1 the neighborhood. And I believe that we cannot
2 make finding number four, we cannot make finding
3 number two, based on what I've heard tonight and
4 based on what I've seen in the staff report.

5 COMMISSIONER BRIAN MITCHELL: I guess I
6 have to respectfully disagree with you, Bob. I
7 just heard the staff say that this was exactly
8 consistent with the zoning. The question wasn't
9 the zoning, it was potentially the land-use
10 designation. And I feel that your comment about
11 the degradation of the neighborhood harkens back
12 to a time when pot was the scary, evil new thing
13 that was going to ruin our communities. And I've
14 heard that over and over and over again. And yet
15 after we pass them, I've never talked to someone
16 who felt like that had actually happened in their
17 town.

18 CHAIR ROBERT MORRIS: Degradation of
19 the community had nothing to do with cannabis, it
20 has to do with manufacturing in the middle of
21 what I believe has historically been a retail
22 neighborhood. That's what I think the difference
23 is, is that we have, primarily, a retail
24 atmosphere on Main Street in Garberville. And
25 does manufacturing really fit in there? And I

1 think it changes the character of the
2 neighborhood -- not anything to do with pot or
3 how people view pot.

4 MELANIE McCAVOUR: May I ask a question
5 of the Chair? So, if it were, for example,
6 alchemy or distilleries, you would just, for
7 consistency, you would feel the same way?

8 CHAIR ROBERT MORRIS: Yes.

9 MELANIE McCAVOUR: Okay. Thank you.

10 COMMISSIONER BRIAN MITCHELL: Even
11 though there are so many storefronts in town that
12 are vacant and potentially blighted, and this
13 would bring it up to a functioning building that
14 adds jobs and is going to be redone?

15 CHAIR ROBERT MORRIS: I'll go back and
16 say, I think this is a good project, it's just
17 the wrong location. Maybe in The Meadows, or it
18 was some other area, I think that would be great
19 for it. But I think Main Street, downtown
20 Garberville, radically changes the character of
21 what I know Garberville to be. Mike?

22 COMMISSIONER MIKE NEWMAN: I have to
23 weigh in on that part. It's mainly a retail,
24 with a small manufacturing -- 200 square feet,
25 180 square feet -- in the back, in the alley.

1 So, it's not really deteriorating the front, you
2 know, the Main Street, with the retail
3 atmosphere, because that is part of the business,
4 is the distribution part there, as well as
5 perhaps some other items that will be going in
6 there later.

7 The redo of this old structure is, from
8 my standpoint as an insurance person, one of
9 those things that always needs to be done because
10 those old structures are just fire traps just
11 waiting for a little flame to start and it goes
12 up in smoke quickly.

13 So, I would be more moved to approve
14 the project with the requirements that have been
15 put forth by the staff.

16 CHAIR ROBERT MORRIS: Brian?

17 COMMISSIONER BRIAN MITCHELL: May I
18 make my motion?

19 CHAIR ROBERT MORRIS: Go ahead.

20 COMMISSIONER BRIAN MITCHELL: Mr.

21 Chairman, I'd like to close the public hearing
22 and make the following motion to approve the
23 application: to find the project exempt from
24 environmental review pursuant to sections 15301
25 and 15303, of the State CEQA guidelines; make all

1 the required findings for approval of the special
2 permits, based on the evidence in the staff
3 report, and adopt the resolution approving the
4 proposed Emerald Triangle LLC company special
5 permit, subject to the recommended conditions.

6 COMMISSIONER NOAH LEVY: I'll second
7 that.

8 CHAIR ROBERT MORRIS: We have a motion
9 to second. Any question on the motion?

10 COMMISSIONER MIKE NEWMAN: No, I'd just
11 like to comment. Some of the things that were
12 brought forth by the public here about odors and
13 other things there, are all spelled out in the
14 requirements for this project as well. So, there
15 should not be any, but if you do, you need to
16 bring a complaint forward, and then it would be
17 looked at for compliance. So, that was my
18 comment.

19 CHAIR ROBERT MORRIS: Any other
20 comments, questions. Ready for the question.
21 All in favor, please signify by saying aye.

22 GROUP: Aye.

23 CHAIR ROBERT MORRIS: Nos. No. Motion
24 pass four to two. And with that, let's see ... I
25 think that takes care of our agenda tonight and

1 our next meeting is on December 19 at 6:00 PM and
2 (indiscernible).

3 COMMISSIONER BRIAN MITCHELL: When?

4 CHAIR ROBERT MORRIS: December 19th.

5 COMMISSIONER NOAH LEVY: Is that true?

6 COMMISSIONER BRIAN MITCHELL: Is that
7 true? I was told we weren't having --

8 CHAIR ROBERT MORRIS: I'm just going by
9 the (indiscernible).

10 DIRECTOR JOHN H. FORD: Thank you,
11 Chair. I would like to say that we do not have
12 anything to notify or to advertise for the 19th.
13 So, there will be no meeting on December 19th.

14 CHAIR ROBERT MORRIS: So, next meeting
15 will be in January?

16 DIRECTOR JOHN H. FORD: The next
17 meeting will be in January. And one of the
18 questions that we have for you tonight is whether
19 or not we can move from the 2nd and the 16th to
20 the 9th and the 23rd? And then that would allow
21 us to move into February in an every-other-week
22 sequence?

23 VICE-CHAIR ALAN BONGIO: That's okay
24 for me.

25 CHAIR ROBERT MORRIS: And that works

1 for me. I return that email to Suzanne. Okay,
2 the next meeting will be on the --

3 DIRECTOR JOHN H. FORD: Ninth of
4 January.

5 CHAIR ROBERT MORRIS: Any other
6 comments, Commissioners or Director, before we
7 adjourn?

8 DIRECTOR JOHN H. FORD: I do not have
9 any at this time.

10 CHAIR ROBERT MORRIS: Seeing none, we
11 will adjourn the December 5th meeting of the
12 Humboldt County Planning Commission.

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C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.

Sonya M. Ledanski Hyde

Veritext Legal Solutions

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Date: March 13, 2020

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