



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 10244      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 1/5/2018      **In control:** Planning and Building  
**On agenda:** 1/11/2018      **Final action:** 1/11/2018

**Title:** 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.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZR 16-001 Staff Report, 2. 1993 - Proposed Final- Program EIR on Gravel Removal from the Lower Mad River, 3. 1994 - Proposed Final Draft - Program EIR on Gravel Removal from the Lower Mad River- Part 2 of 2-Comments and Responses, 4. 2014 - Draft Supplemental Programmatic EIR for Gravel Extraction on the Lower Mad River, 5. 2014 - Final Supplemental Program EIR for Gravel Extraction on the Lower Mad River

Date	Ver.	Action By	Action	Result
1/11/2018	1	Planning Commission	approved with conditions	Pass

**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.

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