



COUNTY OF HUMBOLDT

Legislation Text

File #: 13623, Version: 1

Humboldt Alchemy Group Zone Reclassification and Special Permit

Case Numbers ZR 17-005, SP 16-067

Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009

77 Avenue of the Giants, State Route 254, Phillipsville area

A zone reclassification to change the principal zone from Highway Service Commercial (CH) to Community Commercial Zone (C-2) for the subject parcels. No changes to the existing Design Control (D) or Qualified (Q) combining zones is proposed. Also, a Special Permit is proposed for commercial medical cannabis manufacturing facility inside an existing single story building that will be remodeled as required by the California Building Code. The operation consists of an extraction lab that will occupy an approximately 1,150 square foot interior space of the existing structure with some equipment being installed adjacent to the lab inside a fenced area. The operator will use the CO2 extraction method to produce polished/purified oil that can be formulated for different applications, e.g., vapor pens, tinctures, edibles, and encapsulated doses. The initial qualified-customer product line will be filled cartridges for vapor pens. In addition to the extraction lab, a separate building is used for leaf intake, drying and testing prior to and accessory to the manufacturing use. The operation will initially be staffed on a full time basis by two of the owners, with staffing transitioning to two full time employees. The applicant anticipates maximum staffing levels to be 10 full time employees. Hours of operation will be 6:30 am to 8:30 pm, Monday through Friday, but may expand operating hours to meet manufacturing goals. The final product will be shipped to a Type 11 Distribution facility by a Type 12 Transporter. The subject parcel is served by on-site water and sewage disposal systems. The Zone Reclassification to change the principal zoning of the property from Highway Service Commercial (CH) to Community Commercial (C-2) 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 C-2, but they are not allowed on properties zoned CH. While the zoning change is proposed for both properties, no development is proposed on APN 214-181-018, which is currently vacant.

“Move to make all of the required findings, based on evidence in the staff report and public testimony, and approve the Humboldt Alchemy Group Special Permit application subject to the approved conditions by adopting the attached Resolution of Approval #1.” “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 Humboldt Alchemy Group Zone Reclassification by adopting the attached Resolution of Approval #2 (roll call vote).”