Redwood Valley Municipal Advisory Council

**Minutes**

Wednesday March 14, 2018 5:00-7:00

Redwood Valley Grange

All MAC members and alternates are present.

1. Call to order and introduction of members and guests. A number of guests present, including several from Cascadia Labs and other principals from the Flow Kana cannabis business; Cliff Paulin, consultant for RVMAC on the Plan update; Tammy Moss Chandler, Director of the County’s fire recovery team; Lee Howard, member of the North Coast Builders’ Exchange.
2. Review and approval of Agenda and Minutes. Last minute addition to today’s Agenda: letter of support for funds to the Community Recovery Grant Program. Needs immediate action: Grant from the Community Foundation to NCO. Specific help for elders and youth. Motioned added to the agenda under 4c.

Approval of minutes from December 13th: motion to accept the minutes, all in favor. Will be posted to the website.

Approval of minutes from February: One question, from Item 6a. Discussion. Will be clarified by Alex and Sandra.

3. Public Expression on Non-Agenda Items:

Tammy Moss Chandler: The County is moving forward on strategic planning for the entire county. County looks forward to working with the MAC in coordination with our work to update the RV Community Action Plan. County’s is a brand new plan, not an update, called Mendocino 2025, which will include issues of fire recovery and prevention; and setting priorities for the next 5-10 years. The process arose from a Leadership initiative. Will be starting in Redwood Valley with fire recovery and will be in touch with the MAC with more info.

“Gizmo” (community member Steve Henderson)): Want to draft a letter of thanks to the Chehada brothers. On the agenda.

4. Continuing Business:

1. Dollar General Resolution!! The Redwood Valley Market bought the property where the Dollar General was slated to be. They expended a lot of resources and energy on this purchase. Should the RV MAC approve the action by presented by a community member, to create a resolution/proclamation recognizing the Chehada brothers? After a motion and much discussion, unanimous vote in favor of creating a resolution proclamation to the Chehada brothers. Cassie and Sheilah volunteered to help Chris draft the resolution.

B. Flow Kana Permits

Michael Steinmetz (founder of Flow Kana): A year into the process of moving facilities from Laytonville and bringing the site up to code, Flow Kana received their first Administrative (no public hearing needed) permit. Bringing in new partners: Third party lab: potency, chemicals, heavy metals, etc. Cascadia: They have come from Oregon, so they know about the legalized market. Also have a facility in Oakland. Also another out of state partner, from Colorado to set up the manufacturing facility. These partners had worked on the team for Colorado’s fire code for manufacturing. By Ca. law, the third party lab (The Clinic) needs to be a totally separate entity; other facilities may also use their services. Zack Ahrens (Flow Kana): FK has submitted minor use permits for processing and and for manufacturing, which will require permits and public hearings, and will also be reviewed by the RV MAC at our meetings. Additional details:

Ryan (runs the Clinic): COO of the Clinic, started in 2009 in Colorado. Work in 6 different states. An architect and general contractor background. Utmost importance is safety. Three different types of extraction: CO2, BHO, and Ethanol. These are used in many faculties and processes such as coffee and essential oils. Making sure buildings are built to a certain standard. In 2016, 12 Fire Chiefs and others worked for months to develop regulations. Codes have not been adopted yet (maybe in 2018). 12-24 month time period for local municipalities to adopt codes. Spending a lot of time on the design process and will help doing training, safety oversight. Germain Robin, will be selling some of their equipment to Flow Kana.

Class 1, Division 1 Explosion Proof Exaction Facility. Mainly referencing electrical components out of areas where there are gases.

Gismo: how will they be holding gases?

Ryan: There will be a safe area where gases are held.

Chris: They will have to make all the haz mat disclosures to the County about their processes. Cassie: Recalled that they wouldn’t be doing BHO extraction; Michael confirmed that this is a change from original plans, and Chris cautioned that such changes need to be highlighted to the community for open discussion.

Cascadia Labs: Been in the lab business for 30 years. Their business is in public health. Very familiar with Industrial Hygiene, safety. They are here to talk about their expertise in lab testing. Corporate offices in Hayward. Offices in Portland, Los Angeles, Las Vegas. The lab as an integral part of public health. Basis for research and testing, and cannabis may move into the pharmaceutical realm. 5000 sf facility at Flow Kana. Jeremy, a founder of Cascadia, has a

background in pharmaceuticals, full accreditation in Oregon. Sat on several councils, trying to develop regulations that ensure safety. Submitted minor use permit today. FK invites all community members to feel free to reach out to their facility staff for tours, brochures, and other information.

Alex: There will be some sort of public hearing for the minor use permit. What’s the business relationship between all these entities? Zack: We are required to have a 3rd party lab. Any distributor needs this. They are tenants on the property. They are their own entity.

The Clinic group is in partnership in the permitting process to choose the best and safest products.

Alex: So the Clinic is contractor consultant?

Ryan: Yes, there will be audits, but essentially yes.

Zack: There will be Flow Kana employees running the operation.

Ryan: Has his own facilities as well, but this is not one of them. Will help develop SOPs etc.

Zack: The distributors interact with the cultivators.

Katrina: Will you also be serving the wine community?

Jeremy: Possible services to other ag communities could include soil tests, water tests, flavor and fragrance testing.

Sheila: Do you know when the public hearing might be happening? It might be a county meeting. We aren’t going to have a hearing tonight. All FK principals will be able to return for all public hearings. Michael: “A year ago there was talk about volatile and non-volatile. We have been exclusively a flower company for a long time. The Clinic has been instrumental in helping us learn more about it. They made a believer out of me. In the past, such processes have been done in an unregulated environment, but the new laws and regulations will make this totally different.

Alex asked about zoning; FK staff report that this Minor use permit will definitely be before the entire planning commission, not just a single administrator, due to the new and controversial aspects of cannabis permitting. Chris: Should be a MAC meeting, as we need the public’s point of view. May or June time frame.

C. Fire Update:

Sheilah reports on a new Community Recovery Grant Program—to particularly help elders and youth to bring some funds that are small steps that could really help people (example: purchase a lawn mower, small equipment). These are specific items, to help these fire victims to achieve some normalcy in life after the shock and displacement of losing their residence. These grants will be small, up to $500 to go toward youth under 18, and elders. MAC is being asked to support. There will be at least 40 families who will be helped by this. Motion was made and seconded to support this grant.

NCO (North Coast Opportunities) is applying to the community foundation for these funds. Case managers under the County recovery process will work with the families.

Jini: One woman got a sewing machine who made her life so much better. Jini knows someone who needs a camera. Its the little things.

Sheilah: We keep hearing that people are frozen in space, which is a symptom of major depression, post-traumatic stress, etc.

These grants would be in addition to the Mendo Strong grants, and would be distributed according to need.

Motion approved to support this letter and grant.

Tammy Moss Chandler: Kirsten Johnson has joined to Fire Recovery team (M-ROC: Mendocino Rebuild Our Community). People need to have immediate needs met; then M-ROC will move into a long-term needs phase. One of the most pressing topics is around debris removal and clean-up. Tammy emphasized that no complaint that is too small—if people had problems with the debris removal, call 877-875-7681 so that US Army Corps and others will be able to address the complaint. County recovery team wants to hold Army Corp accountable. Lots of properties cleaned up nicely, but others sustained damages (there were several contractors and untold variables in all the clean-ups). Want to discover problems now and not in the later months. There is still “free dirt” available through the County department of transportation. Are there restrictions to free soil? May not work for every project and a grading permit might be needed. The County is also working to find out if there are creative solutions for tree removal and chipping. All permit fees can be deferred until the new home build is complete. Fees can’t be waived entirely since many agencies are fee funded, but the Admin Permit fee of $1000 has been waived for those who are placing an RV on their property.

Use the Rebuild button on the county website for fire recovery site.

Kyen Campground update at Lake Mendocino: Progress is going along very quickly. Still on target for the last week of March or soon after for folks to move from the fairgrounds to Cyen. Will accommodate 23-29 trailers. Dialogues with MTA for a dial-a-ride from the campground.

D. Road Painting:

Marybeth: Almost got hit at the intersection of School and East Rd. All intersections’ paint is really faint. They don’t do sign painting in the winter. Going to put Redwood Valley at the top of the painting list for the spring. Marybeth has volunteered to continue her follow-up with County. Cassie: No lights at any intersections. Especially bad at West Road and 101 intersection. Jini Reynolds: Will you request the reflectors at these intersections as well.

5. New Business:

1. Pellet manufacturing plant: run by Mendocino Forest Products. Air Quality is aware that there have been complaints and currently testing of air from the hot operation is being done. Has only been running 2 days this week, according to one observer. Someone else heard that there apparently hasn’t been a “formal” complaint. County apparently supported the operation, as it was a new business; someone else was told that most of what is coming out is steam (other observers not sure about that). Switching to wood fire from compressed gas to dry the sawdust used to manufacture the pellets. AQMD hires someone to test the air.

Chris observed that the operation was resulting in some apparently very dirty, smoky air. They have had 2 fire incidents already in their less than 1 year of operation: one fire, controlled on arrival, and a second in early January in the heating equipment (but the fire incident report had little data). They have lots of flammable material piled outside; and the membrane structure is over much of the operation. The permit is ministerial and within zoning use. Other comments and questions: they appear to be doing the same thing as Masonite so unclear why a fire permit (or several) wasn’t needed. Jini and Marybeth volunteered to help Chris to help research this, though Cassie expressed concern that it is not in Redwood Valley per se. However, Mendo Forest Products does have a site in RV; and smoke from the operation blows into RV.

B. New Thai Restaurant- why didn’t we hear about it through the Development Review Ad Hoc Committee? Because there was always a restaurant there. It is in the location of where there was going to be the gas station (Faizon project): lighting, safety, traffic, noise, etc. Is the gas station no longer happening? No word has been received from the County to that effect.

C. The Potter Valley Water Project- Impact on RV Water.

Diversion of water from the Eel, to Potter Valley, which then goes to RV municipal water. PGE proposes ending the diversion, which might be good for salmon but not for Redwood Valley residents and agricultural users of the water, and other users downriver. Further information from Cliff Paulin, who lives in Potter Valley: Relicensing letter sent, happens every 20 years. PGE has reapplied and are considering all options: 1) continue on with the project, 2) sell the project, 3) decommission the project- not as easy as it sounds. This is not a simple issue, but has many ramifications for a large area. Named Potter Valley project, but affects a lot of people. Potter Valley’s group hopes to engage the public, and there will be a public forum in Potter Valley. Could have another public meeting here in Redwood Valley. We don’t know what PGE is going to do at this point. Even though this is a PGE project, we should let elected representatives know how we feel. Motion made to send letter (to be posted on our website) proposing continuation of this important diversion of water.

Cliff: Water solutions is the name of the group; read their website information at: [wearewatersolutions.org](http://wearewatersolutions.org) Other discussion: How much of RV water is from the PV project vs. public wells: RV has been working to move away from being reliant on the lake. Willow (which had much of the revenue) pulled out of the proposed Joint Powers Authority (JPA) to combine 5 local, small water agencies. Mill Valley leases the land where the Masonite wells are. Wells along the Russian River might run dry if the Russian River runs dry. Comments from a local realtor: Redwood Valley doesn’t have a permanent water source. PGE doesn’t get as much profit and benefit to run the power plant on the Eel River as so many people are switching to solar and other renewables. PGE is only running at 20% of capacity. All in favor of sending the letter to local and state officials.

6. Standing and Ad Hoc Committee Reports:

1. Standing: Development Review: Application came in for a cannabis grow way up Tomki. Alex personally reviewed it, Cassie and Debra reviewed it. None had a problem with it.

B. Coming Home Rebuilding Expo at Mendocino College (posted on County Recovery and RVMSV websites): organized by the Solar Living Institute. Lots of exhibitors; some of our legislators will be there. Alex will be the emcee for the morning session. Solar[living.org](http://living.org) for more info.

C. Plan Update: Cliff, Tammy, Kirsten, Chris, Sheila and Heather will be having a preliminary meeting to talk about the scope of this as it relates to the new County Strategic Plan.

Cliff: Great to see the MAC getting to the Plan again after all the work on post-fire issues (which will also continue). Next step: Narrow down the focus from the many issues addressed in our “brainstorming” meeting in June, 2017; how to address the Community Character of RV and coordinate that with the Formula Business ordinance and dovetail with the county and other community planning efforts; and with the regional and economic plans (see the CEDS section of the RVMAC website, under Resources).

Realtor: Lots of lots for sale right now. Seeing a lot of people wanting to move to Redwood Valley and put up manufactured homes. Property values could be depressed by an unduly large number of manufactured and other non-frame-built homes, and attendant loss of taxes needs to be taken into account.

Cassie: What should MAC’s role be in rebuilding plans? RVMAC has no position right now regarding what people rebuild, the balance of “stick-built” vs. manufactured homes; “tiny” homes and other proposed solutions. We can definitely agendize this in the future.

May 26 as potential date for the next Community Plan meeting, and we would go dark on the regular May MAC meeting (as we did in June 2017) so we can better prepare for the Plan meeting.

Proposed topics or next month’s meeting (or to be carried forward for June or later):

Sheilah: Agricultural Grant

Carre or another designee to talk about water

Report on Cannabis

Manufactured homes

Plan process

Meet again April 11th

Meeting adjourned.