



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

---

<b>File #:</b>	10406b	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		<b>Passed:</b>	Passed
<b>File created:</b>	6/26/2017	<b>In control:</b>		<b>Planning Commission:</b>	Planning Commission
<b>On agenda:</b>	7/13/2017	<b>Final action:</b>		<b>7/13/2017:</b>	7/13/2017
<b>Title:</b>	Emerald Family, LLC Conditional Use Permit and Special Permit Case Numbers CUP16-022 and SP16-032 Assessor's Parcel Number (APNs) 522-201-001 and 522-491-016 131 Flower-McNeil Road, Willow Creek Area				

A Conditional Use Permit and Special Permit for development of Phase 2, the second phase of a three phase project. Phase 2 consists of the following development and activities:

- Existing Building "B": The existing 890 square foot (SF) office building will be rehabilitated and leased for distribution and transportation activities.
- Proposed Greenhouse Building "C": A 174,240 SF greenhouse with eight (8) rooms is proposed to be constructed and used for mixed light cultivation by the applicant. A proposed 14,240 SF wholesale nursery will be constructed within Building "C". Development of this structure will reduce the greenhouse and outdoor cultivation area used in Phase 1 of the project from 7-acres to 3-acres of outdoor cultivation.
- Proposed Building "D": A two-story 17,500 SF metal building is proposed to be constructed and used for manufacturing activities by the applicant. Prior to the construction of Building "D", the application will install temporary mobile manufacturing facilities and associated utility improvements for the operation of the facilities. The temporary mobile manufacture facilities consist of four Class 1 Division 1 cannabis extraction labs with an overall development footprint of 4,000 square feet. The extraction labs are manufactured by FlexMOD Solutions, and are Class 1 Division 1 Extraction Labs and meet all requirements of the NEC, OSHA, MED and NFPA.
- Rainwater Catchment Pond: An approximately 3-million-gallon rain water catchment pond is proposed to be constructed on the western edge of the site that will be used as the main water supply for the cannabis facility. The rainwater catchment system will also include tanks, piping, pumps, and filters to capture, transport, and filter the rainwater. This pond will be designed to overflow into the existing vegetated basin at the site (i.e. remnants of the former log pond).
- Pre-Treatment Pond: An approximately 1-million-gallon pre-treatment pond is proposed to be constructed and used as part of the stormwater system (see Proposed Site Plan). Roof runoff from most of the existing and proposed structures at the site (except Existing Building "B" and the equipment storage building) will ultimately be pumped to the pre-treatment pond. This pond will be designed to overflow into the rainwater catchment pond (see stormwater management discussion below).
- Modification of CUP-16-022 for temporary outdoor cultivation: Prior to the development of the Rainwater Catchment Pond, Pre-Treatment Pond, and Building "E" and its adjacent parking area a Modification of approved CUP-16-022 for temporary outdoor cultivation of 3.5 acres of commercial medical cannabis. The temporary outdoor cultivation areas are to be located within the footprint of the future on-site ponds, Building "E" and adjacent parking area, and an approximate one-acre areas that can be cultivated upon securing an approved grading permit. Approval of the CUP Modification will result in a total of 8.5 acres of outdoor cultivation; upon construction of Greenhouse Building "C" there will be 4.5 acres of outdoor cultivation.

Prior to the development of the ponds, irrigation water for cultivation will be provided by the Willow Creek Community Services District. The business will operate on an approximately 17-acre portion of the 41-acre parcel; no development is proposed on the portion of the property known as APN 522-491-016. Phase 3 will require separate land use permit approval and consists of the construction of a new building of up to 4-stories in height and approximately 95,000 SF to be used for plant nursery and indoor cultivation. Once Phases 1, 2 and 3 are complete and operational, it is estimated that the

facility will employ 75 people.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CUP 16-022 Phase 2 Staff Report, 2. 161220\_Exhibit A\_addendum letter, 3. 161220\_Exhibit B\_consent for activities, 4. 161220\_Exhibit C\_operating agreement, 5. 161220\_Exhibit D\_articles of organization, 6. 161220\_Exhibit E\_revised pre-reg and original, 7. 161220\_Exhibit F\_indemnification agreement, 8. 161220\_Exhibit G\_flood plain FEMA, 9. 161220\_Exhibit H\_acknowledgement form, 10. 161220\_Exhibit I\_biological report, 11. 161220\_Exhibit J\_septic suitability letter, 12. 161220\_Exhibit K\_CUPA hazardous waste, 13. 161220\_Exhibit N\_preliminary soils report, 14. 161220\_Exhibit O\_change of occupancy summary, 15. 161220\_Exhibit Q\_water us methodology, 16. 161220\_Exhibit R\_wetland delineation, 17. 170317\_Exhibit P\_rev.3\_cultivation and operation plan, 18. 170322\_Exhibit M\_rev.2\_preliminary drainage report, 19. 170322\_Exhibit S\_rev.1\_Limited Scope Geologic Hazards Assessment -Letter, 20. CUP 16-022 Staff Report for 5.4.17 Planning Commission, 21. EFF WC\_CEQA MND 03-30-17--with signature added, 22. PC Resolution 17-33\_Emerald Family\_10406 Phase 2

Date	Ver.	Action By	Action	Result
7/13/2017	1	Planning Commission	approved	Pass

**Emerald Family, LLC Conditional Use Permit and Special Permit**

Case Numbers CUP16-022 and SP16-032

Assessor's Parcel Number (APNs) 522-201-001 and 522-491-016

131 Flower-McNeil Road, Willow Creek Area

A Conditional Use Permit and Special Permit for development of Phase 2, the second phase of a three phase project. Phase 2 consists of the following development and activities:

- **Existing Building "B":** The existing 890 square foot (SF) office building will be rehabilitated and leased for distribution and transportation activities.
- **Proposed Greenhouse Building "C":** A 174,240 SF greenhouse with eight (8) rooms is proposed to be constructed and used for mixed light cultivation by the applicant. A proposed 14,240 SF wholesale nursery will be constructed within Building "C". Development of this structure will reduce the greenhouse and outdoor cultivation area used in Phase 1 of the project from 7-acres to 3-acres of outdoor cultivation.
- **Proposed Building "D":** A two-story 17,500 SF metal building is proposed to be constructed and used for manufacturing activities by the applicant. Prior to the construction of Building "D", the application will install temporary mobile manufacturing facilities and associated utility improvements for the operation of the facilities. The temporary mobile manufacture facilities consist of four Class 1 Division 1 cannabis extraction labs with an overall development footprint of 4,000 square feet. The extraction labs are manufactured by FlexMOD Solutions, and are Class 1 Division 1 Extraction Labs and meet all requirements of the NEC, OSHA, MED and NFPA.
- **Rainwater Catchment Pond:** An approximately 3-million-gallon rain water catchment pond is proposed to be constructed on the western edge of the site that will be used as the main water supply for the cannabis facility. The rainwater catchment system will also include tanks, piping, pumps, and filters to capture, transport, and filter the rainwater. This pond will be designed to overflow into the existing vegetated basin at the site (i.e. remnants of the former log pond).
- **Pre-Treatment Pond:** An approximately 1-million-gallon pre-treatment pond is proposed to be constructed and used as part of the stormwater system (see Proposed Site Plan). Roof runoff from most of the existing and proposed structures at the site (except Existing Building "B" and the equipment storage building) will ultimately be pumped to the pre-treatment pond. This pond will be designed to overflow into the rainwater catchment pond (see stormwater management discussion below).
- **Modification of CUP-16-022 for temporary outdoor cultivation:** Prior to the development of the Rainwater Catchment Pond, Pre-Treatment Pond, and Building "E" and its adjacent parking area a Modification of approved CUP-16-022 for temporary outdoor cultivation of 3.5 acres of commercial medical cannabis. The temporary outdoor cultivation areas are to be located within the footprint of the future on-site ponds, Building "E" and adjacent parking area, and an approximate one-acre areas that can be cultivated upon securing an approved grading permit. Approval of the CUP Modification will result in a total of 8.5 acres of outdoor cultivation; upon construction of Greenhouse Building "C" there will be 4.5 acres of outdoor cultivation.

Prior to the development of the ponds, irrigation water for cultivation will be provided by the Willow Creek Community Services District. The business will operate on an approximately 17-acre portion of the 41-acre parcel; no development is proposed on the portion of the property known as APN 522-491-016. Phase 3 will require separate land use permit approval and consists of the construction of a new building of up to 4-stories in height and approximately 95,000 SF to be used for plant nursery and indoor cultivation. Once Phases 1, 2 and 3 are complete and operational, it is estimated that the facility will employ 75 people.

Move to adopt the Addendum to the Mitigated Negative Declaration, and to make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Phase 2 of the Emerald Family, LLC project subject to the recommended conditions.