



COUNTY OF HUMBOLDT

Legislation Text

File #: 19-1688, **Version:** 1

Emerald Triangle Group, LLC Co., Special Permits

Record Numbers: PLN-12733-SP and PLN-12747-SP

Assessor's Parcel Number: 032-051-032

829 Redwood Drive, Garberville area

Project Description: This project consists of two applications requesting permits pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit (SP) is requested for a cannabis distribution facility (App #12733), and an SP is requested for a commercial cannabis manufacturing facility (App #12747). Manufacturing involves the use of mechanical machinery and ethanol to extract products such as kief, hash and rosin. No flammable solvent materials are used. The site is currently developed with a three-story commercial building, a two-story concrete building, and a two-story storage facility. Extraction operations will occur on the first floor of the three-story building in the existing retail space. The use of the 2nd floor office space and 3rd floor residence will not change as a result of this project. In addition, flower and pre-rolls will be packaged for distribution. The project proposes to demolish the existing concrete building and construct in its place a 180-square foot metal building to house a closed loop ethanol extraction unit. The storage building will be retrofitted with a walk-in refrigeration unit to store cannabis products for the distribution operation. A Special Permit is also requested for an exception to the size of the loading space requirement described by Humboldt County Code (H.C.C.) Section 109.1. The Planning Commission will also consider approval of the design review study as prepared by the applicant per H.C.C. 314-19.1.3.

Staff Recommendation: *Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines, make all the required findings for approval based on evidence in the staff report, and adopt the Resolution approving the Emerald Triangle group project subject to the recommended conditions.*