



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 10406      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 4/24/2017      **In control:** Planning Commission  
**On agenda:** 5/4/2017      **Final action:** 5/4/2017  
**Title:** Emerald Family, LLC Conditional Use Permit and Special Permit  
Case Numbers: CUP-16-022 and SP-16-032  
Assessor Parcel Numbers 522-201-001 and 522-491-016  
131 Flower-McNeil Road, Willow Creek Area

A Conditional Use Permit and Special Permit for Phase 1 of a three-phase project involving the development of cannabis cultivation, processing, nursery, and manufacturing facilities in accordance with the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). Phase 1 consists of cannabis processing activities for the applicant within an existing 23,000 square foot (SF) commercial metal building and approximately seven (7) acres of outdoor cultivation. The applicant is proposing to use approximately 12 greenhouses as part of the outdoor cultivation. Irrigation water 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. Subsequent Phases 2 and 3 are described as follows and will require separate land use permit approval. Phase 2: the development of an approximate 17,500 SF cannabis manufacturing facility, rehabilitation of an existing 890 SF office building to be used for transportation and distribution activities, development of eight 20,000 SF greenhouses (160,000 SF total), and the development of on-site ponds for water storage and pretreatment. The greenhouse development will reduce the outdoor cultivation area under Phase I from 7 to 3 acres. Phase 3: 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. Also a Special Permit for the reduction of the 100-foot buffer to allow a 50-foot buffer for the delineated wetland. The applicant will protect this feature by conserving the existing wetland vegetative buffer, installing fencing during the construction phase, and a wildlife friendly split rail fence for the life of project.

**Sponsors:**

**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
5/4/2017	1	Planning Commission	approved with conditions	Pass