



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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

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

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.

Move to adopt 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 Emerald Family, LLC project subject to the recommended conditions.