



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 11901 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Continued
File created: 4/13/2018 **In control:** Planning and Building
On agenda: 4/19/2018 **Final action:**
Title: Emerald Lion Medicinals, Conditional Use Permit and Special Permit
Case Number CUP-16-440, SP-18-004
Assessor's Parcel Number (APNs) 524-016-002
Willow Creek Area

A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation and 2,000 SF of appurtenant nursery facilities located on Assessor's Parcel Number (APN) 524-016-002, a parcel of approximately 160 acres in size. Processing is to occur offsite at a licensed third-party facility until a permitted processing facility can be constructed. Cultivation will occur in four locations, each containing between four to five greenhouses, and one full sun outdoor location. The greenhouses enable covering to control plant growth stage through light-deprivation. The applicant uses a permitted solar-powered well with a back-up generator as the source of irrigation water. Water movement, nursery lighting, and general electricity are provided to each of the four main cultivation sites using quiet Honda GX200 portable generators with an unshielded audible rating of 58 dB. Each generator is housed within a sound attenuating structure that reduces noise levels to less than 30 dB. The applicant's cultivation methodology includes using a drip irrigation system linked to 13 different storage tanks totaling 18,800 gallons of storage. The applicant estimates the total project uses 225,000 gallons of water per year. Per the applicant, there will be up to 3 permanent and 10 seasonal employees during peak phases (harvest) of the cultivation. There are three travel trailers and three tent sites spread across the parcel but no permanent residences. The applicant will have to seek permits for agricultural employee housing independently from this permit. There are two appurtenant hoop house nurseries and a drying structure. There is a septic system associated with one of the trailers. The applicant agrees that employee sewage disposal will be provided by on-site portable toilets equipped with hand-washing stations for cultivation activities.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP 16-440 Staff Report.pdf

Date	Ver.	Action By	Action	Result
4/19/2018	1	Planning Commission	continued	Pass

Emerald Lion Medicinals, Conditional Use Permit and Special Permit

Case Number CUP-16-440, SP-18-004

Assessor's Parcel Number (APNs) 524-016-002

Willow Creek Area

A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation and 2,000 SF of appurtenant nursery facilities located on Assessor's Parcel Number (APN) 524-016-002, a parcel of approximately 160 acres in size. Processing is to occur offsite at a licensed third-party facility until a permitted processing facility can be constructed. Cultivation will occur in four locations, each containing between four to five greenhouses, and one full sun outdoor location. The greenhouses enable covering to control plant growth stage through light-deprivation. The applicant uses a permitted solar-powered well with a back-up generator as the source of irrigation water. Water movement, nursery lighting, and general electricity are provided to each of the four main cultivation sites using quiet Honda GX200 portable generators with an unshielded audible rating of 58 dB. Each generator is housed within a sound attenuating structure that

reduces noise levels to less than 30 dB. The applicant's cultivation methodology includes using a drip irrigation system linked to 13 different storage tanks totaling 18,800 gallons of storage. The applicant estimates the total project uses 225,000 gallons of water per year. Per the applicant, there will be up to 3 permanent and 10 seasonal employees during peak phases (harvest) of the cultivation. There are three travel trailers and three tent sites spread across the parcel but no permanent residences. The applicant will have to seek permits for agricultural employee housing independently from this permit. There are two appurtenant hoop house nurseries and a drying structure. There is a septic system associated with one of the trailers. The applicant agrees that employee sewage disposal will be provided by on-site portable toilets equipped with hand-washing stations for cultivation activities.

Find the project exempt from environmental review pursuant to Sections 15301, 15303, 15304, and 15333 of the State CEQA Guidelines, 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 Lion Medicinals project subject to the recommended conditions.