



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 21-16644 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Consent Agenda
File created: 9/30/2021 **In control:** Zoning Administrator
On agenda: 10/7/2021 **Final action:** 10/7/2021
Title: Emerald Flower Farms, Special Permit
Record Number PLN-16644-SP
Assessor's Parcel Number: 108-281-003
Shelter Cove area

A Special Permit for 12,000 SF of new outdoor cultivation. The site includes 4,908 SF of existing cultivation in three (3) outdoor greenhouses that was approved under a Zoning Clearance Certificate PLN-12394-ZCC) and the total cultivation on-site would be 16,908 SF. A new 2,000-SF nursery propagation greenhouse is proposed. The applicant obtained a Special Permit (SP17-112, effective August 17, 2018) to allow for a reduction of the 600-foot setback requirement to Bureau of Land Management property for the existing 4,908 SF and this area is being re-organized to accommodate the new cultivation as well. The source of water for irrigation is from a rainwater catchment surface that provides an estimated 69,460 gallons per year, and groundwater from a permitted well. Total water storage is 53,000 gallons contained in twelve (12) hard tanks: ten (10) 4,800-gallon tanks and two (2) 2,500-gallon tanks. Total annual water use is approximately 168,650 gallons (10 gal/SF). Drying will occur onsite in an existing 600-SF building, and a proposed metal building (2,100 SF). Power is provided by a 7kWH solar system on the property that consists of 20 solar panels and exceeds the operational power needs of the farm. In the event of an energy malfunction, the project has a backup Honda 7,000 watt gas generator. The applicant proposes to replace the backup gas generator with a 24k Kohler propane generator.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 16644 Emerald Farms Staff Report 10.7.21.pdf

Date	Ver.	Action By	Action	Result
10/7/2021	1	Zoning Administrator	approved	

Emerald Flower Farms, Special Permit
Record Number PLN-16644-SP
Assessor's Parcel Number: 108-281-003
Shelter Cove area

A Special Permit for 12,000 SF of new outdoor cultivation. The site includes 4,908 SF of existing cultivation in three (3) outdoor greenhouses that was approved under a Zoning Clearance Certificate PLN-12394-ZCC) and the total cultivation on-site would be 16,908 SF. A new 2,000-SF nursery propagation greenhouse is proposed. The applicant obtained a Special Permit (SP17-112, effective August 17, 2018) to allow for a reduction of the 600-foot setback requirement to Bureau of Land Management property for the existing 4,908 SF and this area is being re-organized to accommodate the new cultivation as well. The source of water for irrigation is from a rainwater catchment surface that provides an estimated 69,460 gallons per year, and groundwater from a permitted well. Total water storage is 53,000 gallons contained in twelve (12) hard tanks: ten (10) 4,800-gallon tanks and two (2) 2,500-gallon tanks. Total annual water use is approximately 168,650 gallons (10 gal/SF). Drying will occur onsite in an existing 600-SF building, and a proposed metal building (2,100 SF). Power is provided by a 7kWH solar system on the property that consists of 20 solar panels and

exceeds the operational power needs of the farm. In the event of an energy malfunction, the project has a backup Honda 7,000 watt gas generator. The applicant proposes to replace the backup gas generator with a 24k Kohler propane generator.

Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO), as described by Section §15164 of the State CEQA Guidelines; 2) make the required findings for approval of the Special Permit; and 3) approve the Emerald Flower Farms, LLC. Special Permit as recommended by staff subject to the recommended conditions.