



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 20-1543, **Version:** 1

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### **The Emerald Kid, Inc, Conditional Use Permit Modification**

Record Number PLN-2020-16323

Assessor's Parcel Numbers: 522-211-053 and 522-211-055

50 Stagecoach Lane and 100 Stagecoach Lane, Willow Creek area

A modification to approved Conditional Use Permit to allow a microbusiness permit for cultivation, distribution, and manufacturing without the use of solvents. The applicant is seeking to modify the permitted cultivation area to qualify as a microbusiness. There is no change to the permitted cultivation footprint. Up to 8,400-square-feet is mixed-light in three (3) greenhouse structures and up to 1,600-square-feet is indoor. The applicant will comply with State canopy measurements to meet the less-than-10,000 SF microbusiness tier while continuing to pay County taxes on the exterior dimensions of cultivation structures. The project proposes a new 2,142 SF nursery addition to the north wall of the existing greenhouse on APN 522-211-055 to use for clones and genetic production for use on-site or for wholesale off-site. The application seeks authorization of a distribution use utilizing two vans for delivery of products grown and/or made on-site. The applicant is also seeking to permit two concrete soil bays to allow soil management. An existing 2,000 SF multi-use building is equipped with a dry room, a trimming room, office, and ADA-restroom. The modification proposes to use the 224 SF Office section of the multi-use building to make bubble hash and live rosin using ice water extraction. Water is sourced from the Willow Creek Community Services District and supplemented by rainwater catchment. Energy is sourced from P.G.&E. with a generator onsite for backup in case of emergency. Up to 15 employees would be utilized for the operation. The project site meets the standards for public accommodations and would operate as a tourist site for 5 daily tours 5 days a week between the hours of 9am to 6pm.

Find that the Commission has considered project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit Modification and adopt the Resolution approving The Emerald Kid, Inc Conditional Use Permit Modification as recommended by staff subject to the recommended condition.