



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 20-996      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 7/31/2020      **In control:** Planning and Building  
**On agenda:** 8/6/2020      **Final action:** 8/6/2020  
**Title:** Indra Valley Strategic Marketing Group, LLC, Conditional Use Permit and Special Permit  
Record Number PLN-11122-CUP  
Assessor's Parcel Numbers 314-201-001, 314-143-006 and 314-153-005  
Kneeland Area

A Conditional Use Permit for an existing commercial medical cannabis cultivation operation consisting of an 11,000-square-foot (sf) outdoor cultivation area and a 21,500 SF mixed-light cultivation area. Outdoor cultivation is consolidated in one area including two existing greenhouses on APN 314-153-005. The mixed light cultivation area is contained within 10 existing greenhouses and the Applicant proposes to reconfigure into five greenhouses total. Also, a Special Permit to allow a cultivation area setback of less than 600-feet from the adjacent National Forest lands south of the property. The Applicant proposes one ancillary propagation area in a 2,100-square-foot greenhouse. In addition to the indoor propagation area, the proposed 2,400 SF ancillary processing building will house a drying room, a trimming room, and an ADA-compliant bathroom. Annual projected water use is 375,000 gallons (1.15 acre-feet) and is sourced from the permitted on-site well. Water storage capacity on the property is 70,300 gallons in twelve (12) hard-sided tanks including two 20,000-gallon bladders that are to be removed, plus one 2,600-gallon tank which is available for fire protection use only. Power for the cultivation operations is provided by a generator: for supplemental lighting in greenhouses, for water pumps, and for backup. Fertilizers, soil amendments, and pesticides are secured on-site in a metal shipping container.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLN-11122-CUP Staff Report.pdf, 2. Attachment 4.A 11122 Road Eval & Hydrologic Assessment 01.28.2019.pdf

Date	Ver.	Action By	Action	Result
8/6/2020	1	Planning Commission	approved	Pass