



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-996, **Version:** 1

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. Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 approve the proposed Indra Valley Strategic Marketing Group, LLC project subject to the recommended conditions.