



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-543 **Version:** 1 **Name:**
Type: Informational Report **Status:** Consent Agenda
File created: 4/12/2023 **In control:** Planning Commission
On agenda: 4/20/2023 **Final action:**
Title: Mayers Flat Farm, LLC
Assessor Parcel Numbers (APN) 211-372-006
Record No.: PLN-12651-SP
Myers Flat area

A Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 41,300 SF of outdoor cultivation in 11 light-deprivation greenhouses and a Special Permit to reduce the buffer of the storage pond located within the delineated wetland buffers of two ephemeral wetlands. All existing and proposed cultivation is situated on existing graded or flat areas that are cumulatively less than 20 percent of the prime agricultural soils on the 80-acre parcel. Ancillary propagation would occur also expand to 3,900-SF consisting of a 3,360-SF propagation area and within an existing 840-SF greenhouse. Water is sourced from a 350,000-gallon onsite rainwater catchment pond with excess flows would be pumped to a collection of 40,000 gallons of proposed tank storage. Water usage is estimated to require 379,444 gallons for irrigation, per growing season, at full buildout (9.2 gallons/SF/year). Existing water storage of 364,100 gallons would be expanded to 400,100 gallons at full buildout. Drying of cannabis would continue onsite in an existing outbuilding using dehumidifiers and fans. Offsite processing in a licensed facility is proposed. Up to three independent contract employees are anticipated during peak operations. Power is provided by a 25-kilowatt (kW) (and backup 45-kW) diesel generator as the applicant finalizes plans to install a solar array. Expansion beyond the existing 8,750 square feet will be allowed once the applicant demonstrates conversion to alternative energy to meet total power needs.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 12651 Mayers Flat Farm Staff Report 4.20.23, 2. Attachment 1 Resolution, 3. Attachment 1A Conditions of Approval, 4. Attachment 1B - 12651 Cultivation Operations Plan 01.14.2020, 5. Attachment 1C - 12651_Humboldt_County_Plot_Plan_02-18-2022(final), 6. Attachment 2 - Map Set, 7. Attachment 2A - Watershed Map, 8. Attachment 3 - CEQA Addendum, 9. Attachment 4 - Applicants evidence in Support of the Required Findings, 10. Attachment 4A - Revised Ops Plan Mayer's Flat, 11. Attachment 4B - Energy Generation and Consumption Plan 10-22-2021, 12. Attachment 4C - Revised_Water_and_Irrigation_Plan_Mayers_2.15.2020, 13. Attachment 4D - Rainwater_Catchment_Design_Plan, 14. Attachment 4E - Mayers Flat Botanical Survey 10 13 21, 15. Attachment 4F - 12651 Grading, Draining, & Erosion Control Plan 11.15.2018, 16. Attachment 4G - Wetland Report 1.16.19, 17. Attachment 4H - Road Evaluation Report Form Complete, 18. Attachment 4I - NSO Scoping Report, 19. Attachment 4J - SMP Revision New Cultivation Area, 20. Attachment 4K - LSAA REVISIONS Response, 21. Attachment 4L - 1600-2018-0695-R1_HUM__OpLaw, 22. Attachment 4M - Site Management Plan Pt. 1 & 2 Final Revised 4-9-20 TRC 106 Reduced, 23. Attachment 4N - Mayers Flat Farm Biological Assessment Final 2 0, 24. Attachment 5 - Referral Agency Comments and Recommendations, 25. Attachment 5A - 12651 DEH 11.19.21, 26. Attachment 5B - 12651 PW 11.29.21

Date	Ver.	Action By	Action	Result
4/20/2023	1	Planning Commission	continued	Pass