



COUNTY OF HUMBOLDT

Legislation Details

File #: 24-1116 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 7/12/2024 **In control:** Zoning Administrator
On agenda: 7/18/2024 **Final action:**
Title: Mayers Flat Farm, LLC
 Assessor Parcel Numbers (APN) 211-372-006
 Record No.: PLN-12651-SP
 Miranda area

Mayers Flat Farm, LLC., seeks a Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 22,000 SF of outdoor cultivation and outdoor light-deprivation. 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 also expand from 875 SF to 2,200-SF. Water is sourced from a 350,000-gallon onsite rainwater catchment pond and from roof and tarp rainwater catchment that will collect water from greenhouses and store it in tanks. A permitted groundwater well will be utilized primarily only for backup purposes. Water usage is estimated to require 289,000 gallons for irrigation, per growing season, at full buildout (13.13 gallons per SF). Existing water storage is 360,650 gallons, including the 350,000-gallon rainwater catchment pond. An additional 20,000 gallons of hard tank storage is proposed, for a proposed total of 380,650 gallons of storage available for the cannabis irrigation. 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. A Special Permit is required for the buffer reduction of the storage pond which is located within the delineated wetland buffers of two ephemeral wetlands.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12651 Staff Report 7.18.24, 2. Attachment 1 - Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - 12651_Humboldt_County_Plot_Plan_02-18-2022(final), 5. Attachment 2 - Map Set, 6. Attachment 3 - CEQA Addendum, 7. Attachment 4 - Applicants evidence in Support of the Required Findings, 8. Attachment 4A - Revised Ops Plan Mayer's Flat, 9. Attachment 4B - Energy Generation and Consumption Plan 10-22-2021, 10. Attachment 4C - Revised_Water_and_Irrigation_Plan_Mayers_2.15.2020, 11. Attachment 4D - Rainwater_Catchment_Design_Plan, 12. Attachment 4E - Mayers Flat Botanical Survey 10 13 21, 13. Attachment 4F - 12651 Grading, Draining, & Erosion Control Plan 11.15.2018, 14. Attachment 4G - Wetland Report 1.16.19, 15. Attachment 4H - Road Evaluation Report Form Complete, 16. Attachment 4I - NSO Scoping Report, 17. Attachment 4J - SMP Revision New Cultivation Area, 18. Attachment 4K - LSAA REVISIONS Response, 19. Attachment 4L - 1600-2018-0695-R1_HUM__OpLaw, 20. Attachment 4M - Site Management Plan Pt. 1 & 2 Final Revised 4-9-20 TRC 106 Reduced, 21. Attachment 4N - Mayers Flat Farm Biological Assessment Final 2 0, 22. Attachment 4O - 24 Hour Noise Assessment, 23. Attachment 4P - Well completion log, 24. Attachment 5 - Referral Agency Comments, 25. ZA Resolution 24-030_Mayers Flat Farm_12651

Date	Ver.	Action By	Action	Result
7/18/2024	1	Zoning Administrator		recommended for approval