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Subject: App: PLN-11491-CUP, APN: 522-021-010
Date: Tuesday, October 3, 2023 8:25:13 AM

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Good Morning,

Please see the comments below regarding the above referenced project.

Project Number: PLN-11491-CUP

Project Name: Stay Humboldt LLC

APN(s): 522-021-010

Project Description

A Conditional Use Permit for 42,000 square feet of existing outdoor commercial cannabis cultivation. Ancillary propagation will occur in existing greenhouses used for cultivation. Estimated annual irrigation water usage is 520,000 gallons and sourced from an existing groundwater well and rainwater catchment is proposed. There are 20,000 gallons of existing water tank storage and a 1,000,000-gallon pond is proposed. Drying and trimming is proposed to occur in a portion of the existing residence that will be converted to commercial uses. Power is provided by a generator and solar is proposed. The project includes onsite relocation and restoration of cultivation areas.

CDFW COMMENTS:

Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment.

On September 27, 2023, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Number (APN) 522-021-010. During the site visit staff walked the property to observe current and historic cultivation activities. The following comments are intended to assist the Lead Agency in making informed decisions in the planning process. The following comments shall supersede prior comments submitted by CDFW regarding PLN-11491-CUP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- The proposed project states that water will be sourced from an existing groundwater well and a rainwater catchment pond. In drought years, CDFW have observed wells going dry in the area and failing to yield water for the entire cultivation season. CDFW

requests, as a condition of project approval, that the applicant stores no less than 390,000 gallons of water on site to be used if the well does not produce for a full cultivation season. Additionally, CDFW has not received a pond design to review and incorporate into our comments for the proposed pond. CDFW requests to review the proposed pond design prior to the construction of the pond on the parcel.

- On September 27, 2023, CDFW observed greenhouses and infrastructure associated with three decommissioned cultivation sites on the parcel. CDFW requests, as a condition of project approval, that all infrastructure and debris associated with the decommissioned cultivation areas are removed and properly disposed of at a waste management facility.
- While onsite, CDFW observed monofilament netting that was used during cannabis cultivation operations. To minimize the risk of wildlife entrapment, CDFW requests, as a condition of project approval, the prohibition of synthetic netting (e.g., plastic or nylon) including photo or biodegradable plastic netting for the purpose of cultivation operations and/or erosion control.
- As a condition of the LSAA, the permittee has agreed to allow CDFW access to inspect and/or monitor the proposed work permitted in the agreement. The proposed project (PLN-11491-CUP) is located behind a locked community gate on Three Creeks Road that only landowners have access to. CDFW does not currently have access through the locked community gate without being escorted by the permittee. CDFW requests, as a condition of project approval, that reliable access through the community gate on Three Creeks Road be made available by the lead agency to CDFW that need access for inspections for unresponsive Permittees.

Thank you for the opportunity to comment on this project.

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