

ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval	On file
Public Works Land Use Division	✓	Conditional Approval	On File
Environmental Health Division	✓	Conditional Approval	On File
California Department of Forestry and Fire Protection (CalFIRE)	✓	No Comments	
CA Department of Fish & Wildlife	✓	Conditional Approval	On File
NWIC	✓	Cultural Resources Survey	On file with Planning
Bear River Band	✓	Cultural Resources Survey & Inadvertent Discovery Protocol	On file with Planning
California Department of Transportation (CalTrans)			
RWQCB		No Comment	
NCUAQMD		No Comment	
CA Division of Water Rights		No Comment	
Humboldt County District Attorney		No Comment	
Humboldt County Agricultural Commissioner		No Comment	
Humboldt County Counsel		No Comment	
Humboldt County Sheriff	✓	Approval	On File
Bridgeville School District		No Comment	
Bridgeville Fire Protection District		No Comment	

TUES-Dean

5/18



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



4/13/2021

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**, FPD: Bridgeville, RWQCB, NCUAQMD, School District: Bridgeville, Cal Fish & Wildlife, CalFire, CA Division of Water Rights, Bear River Band, NWIC

Applicant Name Key Parcel Number 210-051-081-000

Application (APPS#) PLN-12166-CUP **Assigned Planner** Abbie Strickland

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than: 4/28/2021

Planning Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

We have reviewed the above application and recommend the following (please check one):

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: Revise + resubmit site map showing all grading, structures
water storage tanks, ponds, solar arrays, wells

DATE: 5/19/21 PRINT NAME: Dean Beck

12166

Application Number

210-051-081

Key APN

We have reviewed the above application and recommend the following (please check one):

- The Department has no comment at this time.
- Suggested conditions attached.
- Applicant needs to submit additional information. List of Items attached.
- Recommend denial.
- Other comments.



Forester Comments: Date: Name:

CAL FIRE RM has no comments.

Battalion Chief Comments: Date: Name:

Summary:

12170

Application Number

210-051-064

Key APN

We have reviewed the above application and recommend the following (please check one):

- The Department has no comment at this time.
- Suggested conditions attached.
- Applicant needs to submit additional information. List of Items attached.
- Recommend denial.
- Other comments.



Date:

Name:

Forester Comments:

CASL FIRE RM has no comments.

Date:

Name:

Battalion Chief Comments:

Summary:

From: [Kamoroff, Corrina@Wildlife](mailto:Kamoroff,Corrina@Wildlife)
To: [Sutfin, Devin](mailto:Sutfin,Devin)
Cc: [Manthorne, David@Wildlife](mailto:Manthorne,David@Wildlife); [Johnson, Cliff](mailto:Johnson,Cliff)
Subject: PLN-12170-ZCC & PLN-12166-CUP, APNs: 210-051-064-000 & 210-051-081-000
Date: Friday, August 04, 2023 10:10:00 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Devin,

Please see the comments below regarding the above referenced projects.

Project Number: PLN-12170-ZCC & PLN-12166-CUP

Project Name: Happy Valley Farms

APN(s): 210-051-064-000 & 210-051-081-000

Project Description PLN-12170-ZCC:

A Zoning Clearance Certificate for 2,500 square feet of existing, outdoor, commercial cannabis cultivation. Water for irrigation is sourced from a groundwater well on an adjacent parcel (APN 210-051-062). Water from the well is stored in hard tanks totaling approximately 162,000-gallons, which is shared between this and Apps 12166 on adjacent parcel. Additional water tanks totaling 35,000-gal. will be added with approved grant funding. Annual water use is estimated to be approximately 20,000-gal. or less. Drying occurs in an existing structure on adjacent parcel under common ownership (Apps 12166), with trimming and packaging occurring offsite. The applicant states that 3-5 employees are needed for operations. Electricity is sourced from wind and solar power, with generators serving as emergency backup. Grant funding has been secured to increase solar capacity and provide 80% power from renewable sources by 01/01/2026.

Project Description PLN-12166-CUP:

The applicant is seeking a Conditional Use Permit for 12,500 square feet of outdoor commercial cannabis cultivation utilizing light deprivation techniques. Two harvests are anticipated annually. Projected annual water usage is 120,000-gallons. Water will be sourced from a groundwater well, and is stored in 162,000-gal. of storage which is shared between this and adjacent project (Apps 12170). Power will be sourced from solar and a wind turbine, with generators serving as backup in times of emergency and low insolation; grant funding has been secured to increase both renewable energy capacity and total water storage. 3-5 employees are anticipated for the project. There is a 1,220 SF ancillary nursery on site.

CDFW COMMENTS:

Thank you for referring this application to the California Department of Fish and Wildlife

(CDFW) for review and comment.

On August 3, 2023, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Numbers (APNs) 210-051-064-000 & 210-051-081-000. 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-12170-ZCC & PLN-12166-CUP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- This site was in compliance with the Lake and Streambed Alteration Agreement (LSA: 1600-2017-0395-0000-R1). The LSA is being transferred to a new operator.
- The permittee has resolved a previous Notice of Violation issued to the Permittee.
- Water sourcing for this project is supplied by a bedrock fracture well. In drought years, CDFW has observed wells adjacent to this project failing to yield water (APN's 210-250-008 and 210-250-010). CDFW recommends that the applicant store no less than 100,000 gallons of water on site to be used if the groundwater well does not produce for a full cultivation season.

Thank you for the opportunity to comment on this project.

Corrina Kamoroff

Environmental Scientist
Habitat Conservation and Planning
Humboldt/Del Norte LSA Program
California Department of Fish and Wildlife
619 Second Street
Eureka, CA 95501