

ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following agencies for review and comment. Those agencies that provided a response are listed.

Referral Agency	Response	Recommendation	Location
Ag Commissioner		No Response	
Building Inspection Division		No Response	
County Counsel		No Response	
District Attorney		No Response	
Division Environmental Health	✓	Conditional Approval	Attached
Sheriff		No Response	
Public Works, Land Use Division	✓	Comment	Attached
Petrolia Fire Protection District		No Response	
School District		No Response	
Division of Water Rights		No Response	
California Department of Fish & Wildlife	✓	Comment	Attached
Division of Water Resources		No Response	
CalFire	✓	Comment	Attached
North Coast Regional Water Quality Control Board		No Response	
North Coast Unified Air Quality Management District		No Response	
Bear River Band		No Response	
Northwest Information Center	✓	Further Study	On file and confidential
PGE	✓	Comment	Attached

DEH Referral Response 09.06.2023

PLN-2022-17669

Pacific Roots Canna...
A Special Permit to ...

STATUS

> Hearing
01/26/2024 by L...

LOCATION

> None Provided

CONTACT

> Kate Cenci

WORKFLOW

> 18 total Task
● 7 completed ...

- Summary
- Project Description
- Workflow
- 1 Referral Assignments
- 2 Planning Information
- 3 GP / Zoning Information
- 4 CEQA
- 5 Cannabis
- Annual Compliance
- Grant Tracking
- Project Tracking
- 6 Referral Task Log (2)
- Fee (14)
- Payment
- Workflow History (21)**
- Comments (4)

A notice was added to this record on 2019-06-13.
Condition: Parcel Status : 105-141-001 LP 1:M Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

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Task Environmental Health	Due Date 09/16/2023	Assigned Date 09/05/2023
Assigned to Department Environmental Health Senior LU	Assigned to Joey Whittlesey	Status Approved with Conditions
Action by Department Environmental Health Senior LU	Action By Joey Whittlesey	Status Date 09/06/2023
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments Processing and manufacturing activities must be supported by an approved onsite wastewater treatment system. Seasonal/outdoor cultivation sites may be supported by portable toilets. Applicant must obtain a permit for, and install, an approved onsite wastewater treatment system to support the manufacturing and processing locations and either install approved septic systems or provide portable toilets to cultivation areas.
		Industrial tailings from manufacturing activities cannot be discharged to OWTS. Contact North Coast Regional Water Quality Control Board regarding industrial wastewater disposal requirements.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ON-LINE
 WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
 SECOND & L ST., EUREKA
 FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
 HARRIS & H ST., EUREKA
 FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Steven Santos, Supervising Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KF*

DATE: 09/07/2023

RE:

Applicant Name	PACIFIC ROOTS CANNABIS LLC
APN	105-141-001
APPS#	PLN-2022-17669 SP

The Department has reviewed the above project and has the following comments:

- The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- Road Evaluation Reports(s)* are required; See **Exhibit "D"**

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Previous project pln-2019-15618 has a condition to surface the commercial driveway at the intersection with Chambers Road (County Maintained). To date no encroachment permit has been applied for or obtained to complete the Public Works conditions to surface the commercial driveway. Project was approved 11/15/2019. Until such time as the prior Public Works conditions of approval (referral dated 07/11/2019) are completed to the satisfaction of the Department, Public Works requests that the project not be presented to the Planning Commission or Zoning Administrator for approval.

Whether specifically addressed or not within the road evaluation report, per Section 1273.03 of State Fire Safe Regulations, California Code of Regulations (CCR), Title 14 Natural Resources, Division 1.5 Department of Forestry, Chapter 7 - Fire Protection, Subchapter 2 SRA Fire Safe Regulations, which have been established pursuant to California Public Resource Code Section 4290 et seq. (a) *At no point shall the grade for all roads and driveways exceed 16 percent;* (b) *The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect. Mitigation measures other than paving require an exception to be approved per Section 1270.06.* [Note: Fire Safe Regulations set forth in County Code Section 3111-1, et seq. have been superseded by the 01/01/2020 CCR since County Code has not been recertified by the Department of Forestry pursuant to Section 1270.04.]

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 17669

COUNTY ROADS- PROXIMITY OF FARMS:

Applicant is advised that County maintained roads may generate dust and other impacts to farm(s). Applicant shall locate their farm(s) in areas not subject to these impacts. Applicant shall be responsible for protecting their farm(s) against these impacts. Applicant shall hold the County harmless from these impacts. Applicant is advised that a paved road may not always remain paved and Applicant shall locate their farms appropriately. Applicant is advised that the amount of traffic on a road will vary over time which may increase or decrease the impacts.

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and or Department of Public Works policies. Notes:

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. Applicant must apply for and obtain an encroachment permit from the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet (or to break in slope) where it intersects the County road.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet where it intersects the County road.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- PRIVATE ROAD INTERSECTION: (AT COUNTY MAINTAINED RD)

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. Applicant must apply for and obtain an encroachment permit from the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing intersection culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet (or break in slope) where it intersects the County road.
- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the *Road Evaluation Report(s)* for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

Santos, Steven A

From: Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>
Sent: Wednesday, February 14, 2024 3:56 PM
To: Santos, Steven A; Johnson, Cliff
Cc: Manthorne, David@Wildlife
Subject: PLN-2022-17669, APNs: 105-141-001 & 104-232-012

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

Good Afternoon,

We apologize for the late submission of comments for PLN-2022-17669. A concerned citizen has reached out to CDFW regarding the proposed project, and we would like to provide the comments below regarding the above-referenced project.

Project Number: PLN-2022-17669

Project Name: Pacific Roots Cannabis, LLC Special Permit

APN(s): 105-141-001 and 104-232-012

Project Description

Pacific Roots Cannabis LLC - SP 33,576 SF New OD

A Special Permit to add 33,576 square feet of outdoor commercial cannabis cultivation to a previously approved project. If approved, the total cultivation area will be 43,560 square feet. The project proposal also adds non-volatile manufacturing and distribution. The previously approved wholesale nursery and ancillary nursery will be reconfigured and consolidated. The total size of the previously approved nursery spaces, including the cloning space, will remain 4,736 square feet. The previously approved research and development space will remain the same size. The previously approved onsite processing will be modified to also allow offsite processing. Estimated annual water needs are approximately 463,000 gallons. Irrigation water for cultivation is sourced from rain catchment and a previously approved and permitted groundwater well will support the processing and manufacturing uses. The well will also be used as a supplemental irrigation water source. A total of 495,000 gallons of irrigation water storage is proposed through a 425,000-gallon pond and 70,000 gallons in tanks. Electricity is sourced from PGE through an eligible renewable energy program as well as onsite solar with a generator for emergencies only.

CDFW COMMENTS:

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

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-11682-CUP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- The project proposes the construction of a 425,000-gallon rain catchment pond for cannabis irrigation. CDFW requests, as a condition of approval, that the pond design should include an exit ramp that is installed at no greater than 2:1 slope, securely fixed, and made of solid material (e.g. wood).
- The proposed project has the potential to impact nesting bird species. CDFW requests, as a condition of approval, that any ground-breaking activities including, but not limited to, the grading of the pond site and the expansion of the cultivation area are prohibited during the nesting bird season (March 1st-August 15th). Alternatively, ground-breaking activities may occur during the nesting bird season if protocol level surveys for nesting bird species are completed prior to the initiation of any ground-breaking activities.

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

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:

Date:

Name:

Battalion Chief Comments:

Summary:



September 8, 2023

County of Humboldt
Planning Clerk
3015 H Street
Eureka, CA 95501

Re: PLN-2022-17669
Pacific Roots Cannabis LLC

Dear Humboldt County Planning Clerk,

Thank you for providing PG&E the opportunity to review the proposed plans for 631 Chambers Road dated 8/31/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management