ATTACHMENT 5
PLN-2023-18697

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	✓	Conditional Approval	**Attached**
County Counsel		No Response	
District Attorney		No Response	
Division Environmental Health	✓	Conditional Approval	**Attached**
Sheriff		No Response	
Public Works, Land Use Division	✓	Comment	On File
Corps of Engineers		No Response	
Garberville Fire Protection District		No Response	
NCUAQMD		No Response	
School District		No Response	
Division of Water Rights		No Response	
California Department of Fish & Wildlife	✓	Comments	**Attached**
Division of Water Resources		No Response	
CalFire	✓	No Comment	On File
CalTrans		No Response	
North Coast Regional Water Quality Control Board		No Response	
Bear River Band		No Response	On file and confidential
Northwest Information Center	✓	Further Study	On file and confidential
Intertribal Sinkyone Wilderness Council		No Response	
PGE	✓	Revision Requested	**Attached**

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

1/31/2024

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, Corps of Engineers, RWQCB, NCUAQMD, School District: Southern Humboldt Joint Unified School District, Cal Fish & Wildlife, Division of Water Resources, CalFire, CalTrans Dist 1, CA Division of Water Rights, Bear River Band, Intertribal Sinkyone Wilderness Council, NWIC, PGE, FPD: Garberville FPD

Applicant Name RiveRidge Farms, LLC **Key Parcel Number** 033-271-021-000

Application (APPS#) PLN-2023-18697 **Assigned Planner** Steven Santos 707-268-3749

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: 2/15/2024

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: Recommend approval based on the condition that all required grading, building,plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained

2/1/24
DATE:

Mike Townsend
PRINT NAME:

COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

Building Division's Referral Comments for Cannabis Operations:

Accela Record No: PLN-2023-18697 APN: 033-271-021-000

The following comments apply to the proposed project, (check all that apply).

☑ Site plan appears to be accurate.

☐ Site plan is not accurate, submit revised site plan showing the following items:
- ☐ All grading including ponds and roads,
- ☐ Location of any water course including springs,
- ☐ All structures including size and use and all setbacks from each other, above stated items, and property lines.
- ☐ _____
- ☐ _____

☐ Existing operation appears to have expanded as follows: _____

_____

_____

☐ Proposed new operation has already started.

☐ Development is near a wet area. If yes, distance from development: _____

☐ Development is near a Steam side Management Area (SMA). If yes, distance from development: _____

☑ Recommend approval based on the condition that all required grading, building, plumbing, electrical, and mechanical permits and or Agricultural Exemptions are obtained.

☑ Other Comments: See Bldg comments on planning referral form in Acella

_____

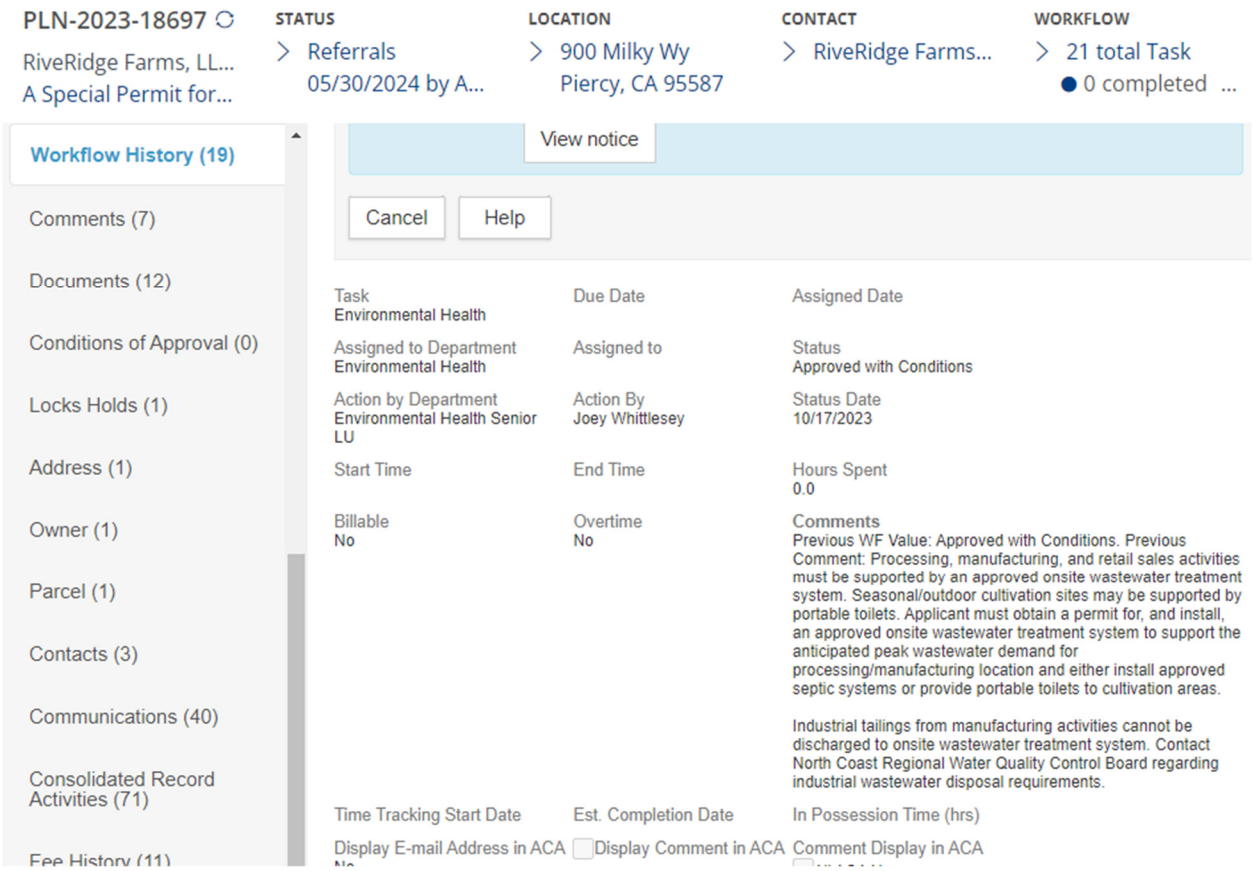
_____

_____

Name: Mike Townsend Date: 12/1/24

Note: Please take photographs and save them to the Planning Accela record number. Updated 8/21

DEH Referral Response 10.17.2023



Santos, Steven A

From: Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>
Sent: Thursday, September 12, 2024 10:50 AM
To: Santos, Steven A
Cc: Manthorne, David@Wildlife; Johnson, Cliff
Subject: PLN-2023-18697-CUP, APN: 033-271-021
Attachments: 1600-2019-0707-R1_HUM_MJ Cameron Water Diversion_LSAAFinal.pdf

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

Good Morning,

Please see the comments below regarding the above-referenced project.

Project Number: PLN-2023-18697-CUP
Project Name: RivRidge Farms, LLC
APN(s): 033-271-021
CEQA No: CEQA-2020-0055-R1

Project Description
RiveRidge Farms, LLC CUP and SP
A Special Permit for 34,705 square feet of new mixed light commercial cannabis cultivation, distribution, non-volatile manufacturing, and off-site processing. Also proposed is a Conditional Use Permit for farm-based retail sales with customer traffic. The project parcel has a previously approved Special permit (10993) for 8,855 square feet of existing mixed light commercial cannabis cultivation. If approved total cultivation will be one acre of mixed light commercial cannabis cultivation. The estimated annual water usage of 560,000 gallons for the entire operation is sourced from rainwater catchment supported by a proposed 950,000-gallon pond. The existing approved irrigation groundwater well will transition to a backup and supplemental water source once rainwater catchment infrastructure is installed. Power is sourced from an existing PGE connection and a proposed solar array.

CDFW COMMENTS:
Thank you for referring this application to the California Department of Fish and Wildlife (CDFW) for review and comment. On September 9, 2024, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Number (APN) 033-271-021. 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-18697-CUP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

1. A final Lake and Streambed Alteration Agreement (LSAA, 1600-2019-0707-R1, see attached) was issued for one water diversion from an unnamed tributary to the South Fork Eel River. The applicant/permittee has not completed the required work in the LSAA and is not in compliance with all conditions outlined in the LSAA. CDFW requests, as a condition of approval, that the Applicant/Permittee completes the following items listed below by the specified dates or within two weeks of project approval and achieves and maintains compliance with the LSAA.

a. Completed all required work by October 15, 2024, or Extend and Amend the LSAA to update the work completion date to October 15, 2025.
b. Submit a Water Management Plan by October 31, 2024.
c. Submit a Diversion Infrastructure Plan by October 31, 2024

2. The project proposes to expand the cultivation site from 8,855 sq ft to 43,560 sq ft of mixed light cultivation. The Site Plan shows the placement of at least six greenhouses in areas that will require grading and/or tree removal. CDFW requests clarification on the extent of grading and tree/vegetation removal that will be required for the proposed cultivation expansion. CDFW further requests, as a condition of approval, if grading is required, that a grading plan is submitted for review and approval for the proposed project. CDFW further requests, as a condition of approval, that the applicant implement a stormwater plan (site management plan) to ensure runoff is routed into settling basins or bioswales, where the runoff can be incorporated into groundwater, and away from streams.

3. The project proposes to install a 950,000-gallon rain catchment pond. Without reviewing an engineered pond plan, the extent of grading required is unclear. CDFW requests that an engineered pond design is submitted for review and approval prior to pond installation. Additionally, CDFW requests that the applicant clarifies whether trees will need to be removed for the pond's installation. CDFW further requests, as a condition of approval, that the pond design includes a graded wildlife exit ramp with a slope no greater than 2:1 to minimize wildlife entrapment. CDFW further requests, as a condition of approval, that the pond is installed prior to the initiation of the expansion of cannabis cultivation.

4. The proposed project has the potential to impact nesting bird species. CDFW requests, as a condition of approval, that any ground-breaking activities including, such as habitat conversion, pond construction, or expansion of the cultivation area be 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.

5. 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.

6. While onsite, CDFW observed uncontained compost associated with cannabis cultivation (at coordinates 40.002258, -123.78718). CDFW requests, as a condition of approval, that the applicant fully contain compost piles onsite.

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

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

November 1, 2023

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

Re: PLN-2023-18697 RiveRidge Farms SP and CUP
900 Milky Way, Piercey, CA 95587

Dear County of Humboldt Planning Clerk:

Thank you for giving us the opportunity to review the subject plans. The proposed RiveRidge Farms SP and CUP are within the same vicinity of PG&E's existing facilities that impact this property.

The RiveRidge Farms SP and CUP plans propose a 40' by 160' mixed light greenhouse directly adjacent to an existing PG&E pole and underneath an existing PG&E overhead conductor. Said mixed light greenhouse must maintain a minimum horizontal clearance of fifteen feet (15') from PG&E's existing facilities. Said mixed light greenhouse cannot be constructed over any existing underground electric services emanating from the existing pole. The applicant must revise their plans to comply with these conditions and ensure no structures are placed over any underground electric services.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

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 me at Justin.Newell@pge.com.

Sincerely,

Justin Newell
Land Management
916-594-4068