

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	Attachment 5A
Division Environmental Health	✓	Conditional Approval	Attachment 5B & 5C
Public Works, Land Use Division	✓	Approval	Attachment 5D
Humboldt Bay Municipal Water District	✓	Conditional Approval	Attachment 5E, 5F, 5G
Humboldt Bay Harbor, Recreation, and Conservation District	✓	Conditional Approval	Attachment 5H, 5I, 5J, 5K, & 5L
California Coastal Commission	✓	Conditional Approval	Attachment 5M & 5N
Northwest Information Center	✓	Comments	On file and confidential
Bear River Band	✓	Comments	On file and confidential
Blue Lake Rancheria	✓	Comments	On file and confidential
Humboldt County Sheriff	✓	Denial	Attachment 5O
Northern Humboldt Union School District	✓	Denial	Attachment 5P
Peninsula Union School District		No response	
Wiyot Tribe		No response	
California Department of Fish & Wildlife		No response	
Samoa Peninsula Community Services District		No response	
Samoa Peninsula Fire Protection District		No response	
PG&E		No response	
Humboldt County Agricultural Commissioner		No response	
Humboldt County Counsel		No response	
Humboldt County District Attorney		No response	
North Coast Unified Air Quality Management District		No response	
North Coast Regional Water Quality Control Board		No response	



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

8/10/2022

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD: Samoa Peninsula, FPD: Samoa Peninsula, RWQCB, NCUAQMD, School District: Northern Humboldt Union, Humboldt Bay Municipal Water District, Cal Coastal Commission, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE, Other: Humboldt Bay Harbor District, School District: Peninsula Union

Applicant Name North Wind Management, LLC **Key Parcel Number** 401-112-030-000

Application (APPS#) PLN-2021-17447 **Assigned Planner** Megan Acevedo

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: 8/25/2022

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:

Plot plan appears accurate at this time.
Project located in coastal zone and tsunami hazard zone

DATE:

9/30/22

PRINT NAME:

Dean Beck

PLN-2021-17447

North Wind Management, LLC - Commerci...
A Conditional Use Permit and Coastal Dev...

STATUS

> Referrals
09/28/2021 by Liz Kernahan


LOCATION

> 936 Vance Av
Samoa, CA 95564

CONTACT

> North Wir

- Summary
- Project Description
- Workflow
- 1 Referral Assignments
- 2 Planning Information
- 3 GP / Zoning Information
- 4 CEQA
- 5 Cannabis
- Project Tracking
- 6 Referral Task Log (2)
- Fee (8)
- Payment
- Workflow History (10)**
- Comments (5)
- Documents (24)
- Conditions of Approval (0)
- Locks Holds (1)

 A notice was added to this record on 2020-04-15.
Condition: Parcel Status : 401-112-030 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

[Cancel](#) [Help](#)

Task	Due Date	Assigned Date
Environmental Health	10/31/2021	09/30/2021
Assigned to Department	Assigned to	Status
Environmental Health	Adam Molofsky	Note
Action by Department	Action By	Status Date
Environmental Health	Adam Molofsky	10/21/2021
Start Time	End Time	Hours Spent
		1.0
Billable	Overtime	Comments
No	No	Talked to consultant, instructed them to investigate existing septic system to determine sizing and functionality.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No		<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
Estimated Hours	Action	Workflow Calendar
0.0	Updated	Workflow Blockout

Acevedo, Megan

From: Molofsky, Adam
Sent: Tuesday, January 31, 2023 4:05 PM
To: Acevedo, Megan
Subject: RE: Referral Comments for North Wind Management 17447

Megan


DEH has no record of the existing onsite wastewater treatment system (OWTS) located at this site. Applicant shall demonstrate that the existing OWTS is sized to accommodate the anticipated wastewater flow rate proposed by this project and complies with current OWTS standards (Humboldt County OWTS Regulations and Technical Manual). If the existing OWTS is determined to be undersized or non-compliant with current standards, applicant must tie into public sewer.

Industrial wastewater tailings from indoor cultivation activities cannot be discharged to OWTS. Contact North Coast Regional Water Quality Control Board regarding industrial wastewater disposal requirements.

In the event that Peninsula Community Services District (PCSD) extends sewer service area to within 300' of the project location (APN 401-112-030), the facility must connect to PCSD public sewer.

Let me know if you have any questions about our requirements.

Adam Molofsky, REHS
Environmental Health Specialist II
Land Use Program
DHHS Public Health, Division of Environmental Health
100 H St. Suite 100, Eureka, CA 95501
(707) 268-2205

PLN-2021-17447 

North Wind Management, LLC - Commerci...
A Conditional Use Permit and Coastal Dev...

STATUS

> Referrals
09/28/2021 by Liz Kernahan

LOCATION

> 936 Van
Samoa,

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (8)

Payment

Workflow History (10)

Comments (5)

Documents (24)

Conditions of Approval (0)



A notice was added to this record on 2020-04-15.
Condition: Parcel Status : 401-112-030 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Cancel

Help

Task	Due Date	Assigned Date
PW Land Use	10/25/2021	10/06/2021
Assigned to Department	Assigned to	Status
Public Works Department	Ken Freed	Approved
Action by Department	Action By	Status Date
Public Works Department	Ken Freed	10/15/2021
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
No		<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
Estimated Hours	Action	Workflow Calendar
0.0	Updated	Workflow Blockout

From: [John Friedenbach](#)
To: [Planning Clerk](#)
Cc: loetker@humboldtby.org
Subject: PLN 2021-17447 Referral Comments
Date: Wednesday, October 13, 2021 4:17:16 PM
Attachments: [PLN 2021-17447 referral HBMWD.pdf](#)

Dear Planning Clerk,

Our District respectfully submits the attached referral agency comments for the above referenced project.

Kindly include them in the Planning Department's consideration of the project.

If you have any questions or need any additional information, please do not hesitate to contact us.

Respectfully,

John Friedenbach
General Manager
Humboldt Bay Municipal Water District
www.hbmwd.com
707-443-5018 work
707-362-7509 cell

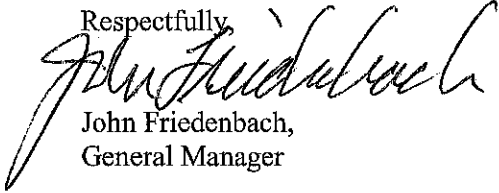


2) The Applicant could request a direct connection to HBMWD's transmission line located to the west of the Applicant's parcel. The feasibility of this option would need further analysis, in particular, Coastal Commission approval for construction in the dune area.

Kindly update our project referral comments to reflect the above information and options.

If you have any questions, please do not hesitate to contact us.

Respectfully

A handwritten signature in cursive script, appearing to read "John Friedenbach".

John Friedenbach,
General Manager

Cc: Megan Acevedo, Humboldt County Planning Department
Larry Oetker, Humboldt Bay Harbor District
Aria Cox, Evergreen Business Services

From: [John Friedenbach](#)
To: [Planning Clerk](#)
Cc: loetker@humboldtбай.org
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Kindly include them in the Planning Department's consideration of the project.

If you have any questions or need any additional information, please do not hesitate to contact us.

Respectfully,

John Friedenbach
General Manager
Humboldt Bay Municipal Water District
www.hbmwd.com
707-443-5018 work
707-362-7509 cell





HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL OFFICE@HBMWD.COM

Website: www.hbmwd.com

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NEAL LATT, VICE-PRESIDENT

J. BRUCE RUPP, SECRETARY-TREASURER

DAVID LINDBERG, DIRECTOR

MICHELLE FULLER, DIRECTOR

GENERAL MANAGER

JOHN FRIEDENBACH

October 13, 2021

Planning Clerk

Via Email: PlanningClerk@co.humboldt.ca.us

County of Humboldt Planning and Building Department

3015 H Street

Eureka, CA 95501

RE: Case Number PLN 2021-17447, Key Parcel Number 401-112-030

Dear Planning Clerk,

Humboldt Bay Municipal Water District (District or HBMWD) submits this letter in response to Special Permit Application PLN 2021-17447 submitted by North Wind Management, LLC (Applicant). The District has concerns about the water supply to the Key Parcel Number 401-112-030.

HBMWD did not receive a "Will Serve" request from the Applicant, so the Applicant's assertion that the project will be served by our District is not based on fact. Our District provides domestic water service to the former LP Pulp Mill property (APN 401-112-021) via one service connection to our domestic water transmission line adjacent in the general vicinity of parcel 401-112-030. However, our District does not currently have a domestic water distribution line that serves parcel APN 401-112-030. We therefore, respectfully suggest that as conditions of approval for the project the Applicant be required to:

1. Meet with the District to determine the full buildout demand for domestic water required by the Applicant.
2. In consultation with HBMWD, determine where the appropriately sized water meter and distribution line extension that should be located and installed, at Applicant's sole cost and expense, to provide water service to the project. It must be acknowledged that water service might not be feasible at this location.
3. The ultimate water service configuration be acceptable to HBMWD via written confirmation by the district to the Planning Department prior to development/construction of the project.

Thank you for considering our concerns and conditions.

Respectfully,

A handwritten signature in cursive script, appearing to read "John Friedenbach".

John Friedenbach

General Manager

Cc: Larry Oetker, Humboldt Bay Harbor District



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

9/28/2021

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD: Samoa Peninsula, FPD: Samoa Peninsula, RWQCB, NCUAQMD, School District: Northern Humboldt Union, Humboldt Bay Municipal Water District, Cal Coastal Commission, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE, Other: Humboldt Bay Harbor District

Applicant Name North Wind Management, LLC Key Parcel Number 401-112-030-000

Application (APPS#) PLN-2021-17447 Assigned Planner Rodney Yandell 707-268-3732

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: 10/13/2021

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.

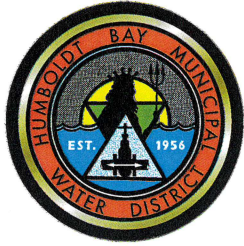
Other Comments: _____

DATE:

10/13/21

PRINT NAME:

Humboldt Bay Municipal Water District
by John Friedenbach, General Manager
John Friedenbach, General Manager



HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

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Website: www.hbmwd.com

BOARD OF DIRECTORS

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MICHELLE FULLER, DIRECTOR

DAVID LINDBERG, DIRECTOR

GENERAL MANAGER

JOHN FRIEDENBACH

December 21, 2022

Planning Clerk

Via Email: PlanningClerk@co.humboldt.ca.us

County of Humboldt Planning and Building Department

3015 H Street

Eureka, CA 95501

Re: Case Number PLN 2021-17447, Key Parcel Number 401-112-030

Dear Planning Clerk,

Humboldt Bay Municipal Water District (District or HBMWD) submits this letter as a supplement to our original letter dated October 13, 2021, and supplemental letter dated August 15, 2022, copies of which are on file for this project. The County of Humboldt Planning Department (CHPD) has requested a water supply "will serve" letter from HBMWD.

Because the Harbor District is under a legally recorded obligation to provide water to the Applicant's parcel, we cannot provide the traditional "will serve" letter as the water is currently provided to the Harbor District's meter and subsequently flows through their internal water distribution system to the North Wind Management, LLC parcel. HBMWD can provide assurance to the CHPD that our water district is able to supply the annual water needs of the applicant at 384,000 gallons annually through our domestic water transmission lines to the Harbor District's domestic water six-inch meter.

Down stream of that location, it is the responsibility of the Harbor District to provide water connection and supply to the applicant.

Our previous letter of August 15, 2022 provided two solutions to the current situation that we again urge the CHPD to consider as conditioning on the project to resolve the current circumstances of comingled water infrastructure ownership.

Kindly update our project referral comments to reflect the above information and options.

If you have any questions, please do not hesitate to contact us.

Respectfully,

A handwritten signature in blue ink that reads "John Friedenbach".

John Friedenbach,
General Manager

Cc: Megan Acevedo, Humboldt County Planning Department
Larry Oetker, Humboldt Bay Harbor District
Aria Cox, Evergreen Business Services

From: [Larry Oetker](#)
To: [John Friedenbach](#); [Planning Clerk](#)
Subject: RE: PLN 2021-17447 Referral Comments
Date: Wednesday, October 13, 2021 4:42:29 PM

The Harbor District concurs with the HBMWD's referral comment. We also request that the project be conditioned on having its own water connection directly from HBMWD and that they disconnect from the former pulp mill water service.

Larry Oetker, Executive Director
Humboldt Bay Harbor, Recreation, and Conservation District
Email: loetker@humboldtбай.org
Phone: (707) 443-0801 Direct: (707) 443-3401



From: John Friedenbach <friedenbach@hbmwd.com>
Sent: Wednesday, October 13, 2021 4:17 PM
To: planningclerk@co.humboldt.ca.us
Cc: Larry Oetker <loetker@humboldtбай.org>
Subject: PLN 2021-17447 Referral Comments

Dear Planning Clerk,

Our District respectfully submits the attached referral agency comments for the above referenced project.

Kindly include them in the Planning Department's consideration of the project.

If you have any questions or need any additional information, please do not hesitate to contact us.

Respectfully,

John Friedenbach
General Manager
Humboldt Bay Municipal Water District
www.hbmwd.com
707-443-5018 work

707-362-7509 cell





HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO Box 95 • EUREKA, CALIFORNIA 95502-0095

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BOARD OF DIRECTORS

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NEAL LATT, VICE-PRESIDENT
J. BRUCE RUPP, SECRETARY-TREASURER
MICHELLE FULLER, DIRECTOR
DAVID LINDBERG, DIRECTOR

GENERAL MANAGER
JOHN FRIEDENBACH

January 6, 2022

Mr. Larry Oetker
Executive Director
PO Box 1030
Eureka CA 95502-1030

RE: Water Meters and Infrastructure

Dear Mr. Oetker,

During discussion of our District's project referral for the North Winds Management, LLC project, our Directors expressed concerns regarding the private water infrastructure on the former LP Pulp Mill property now owned by the Harbor District. Specifically, they stated that when the Harbor District subdivides the larger parcel and sells those subdivided parcels, the Harbor District would likely be responsible for the cost of extending new utility services and installation of meters to serve individual property owners, similar to the standard industry practice for any property developer. By subdividing and selling off individual properties, the Harbor District has realized the economic benefit from that real estate transaction and would appear to be responsible to install separate utilities to the subdivided parcels.

As the municipal water supplier of record for this area, we question whether the Harbor District has the legal right to supply municipal water from our system to an independent third-party parcel not owned by the Harbor District and charge that third party for water service.

We request that the Harbor District, as the property developer, propose how it will install a separate water service lateral and meter to any subdivided parcel that is sold to a third party.

We appreciate your cooperation in resolving the utility service issues being created by subdivided parcels from the former LP Pulp Mill larger parcel.

Respectfully,

John Friedenbach
General Manager

Acevedo, Megan

From: Larry Oetker <loetker@humboldtby.org>
Sent: Wednesday, August 24, 2022 4:06 PM
To: Acevedo, Megan; Chris Mikkelsen
Subject: RE: Water Source for North Wind Management 17447

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thanks Megan, We would like to discuss how the proposed Northwind Interim Use Permit on a coastal dependent Industrial zoned property fits in and is conditioned appropriately to be compatible with the overall port master plan for the area. As you can see the proposed project is in the area labeled NOT A PART on the draft Master Plan. The only reason why it is labeled not a part is because at the time master plan was drafted, we did not receive any interest from the property owners to participate in our project. The Northwind site plan needs to be reviewed to make sure that it is compatible and coordinated with current, proposed and planned coastal dependent uses immediately around the property. Specifically the coastal access trail that runs though the Northwind property. The Harbor District has had discussions with the current and previous property owner about access easements along the south west corner of the property.

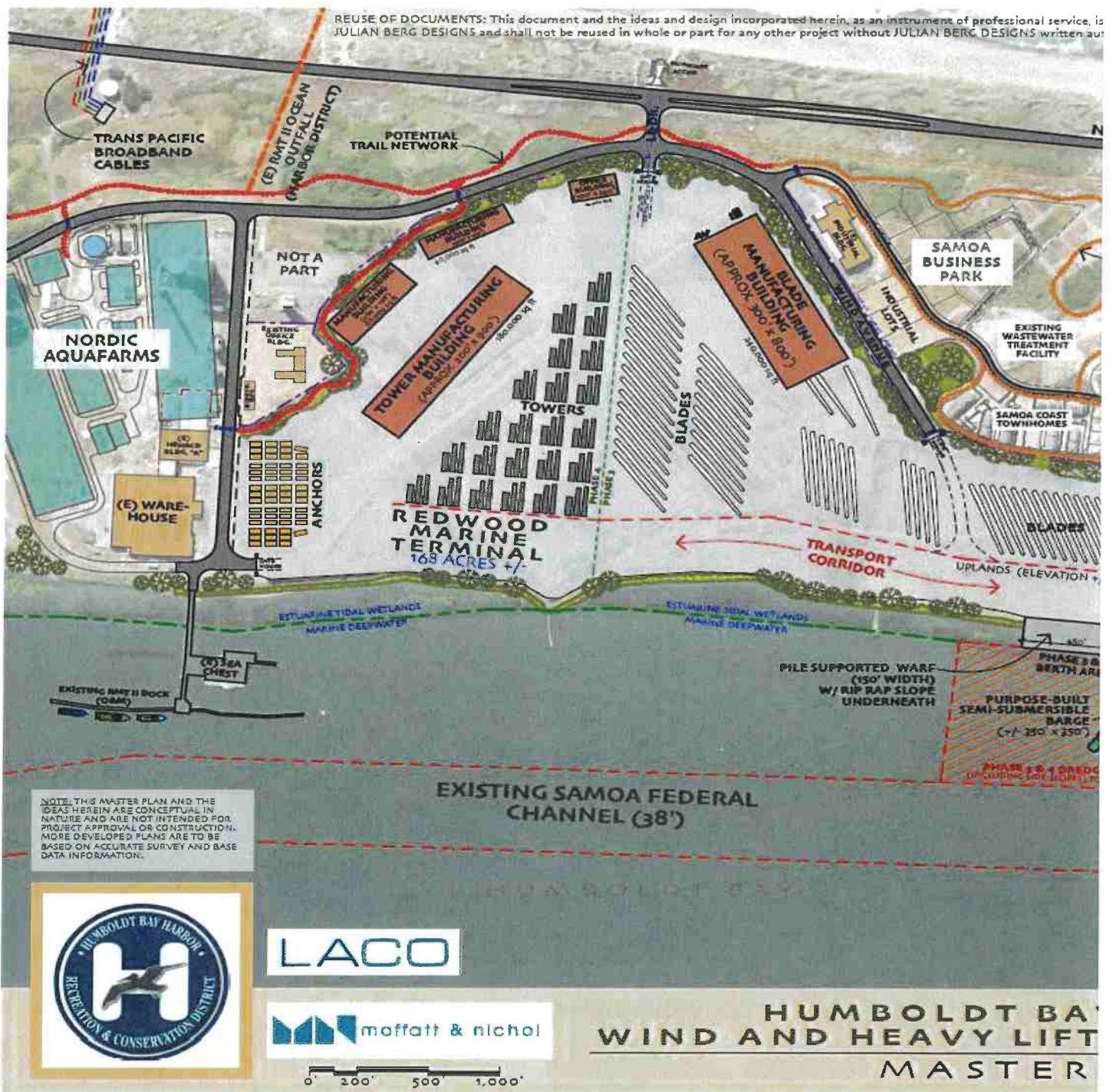
As per section 104.1.3.7 Interim uses shall utilize existing improvements where feasible. **If new improvements are required, they shall be nonpermanent, and removable or relocatable in a feasible manner, or shall be improvements that would preserve or enhance the utility of the project site for future coastal-dependent industrial use. A project site shall be restored to pre-project condition, or to a condition that would preserve or enhance the project site for future coastal-dependent industrial use, on or before the expiration date of a use permit and coastal development permit for an interim use.** An application for a use permit and coastal development permit for interim uses shall include a **plan detailing how and when the project site will be restored.** A bond in the amount necessary to complete the required restoration may be required at the discretion of the Hearing Officer.

Any new facilities needs to be removed at the end of the term or designed so that the facilities are adaptable for planned or proposed coastal dependent or coastal related uses. These uses are generally large and require higher ceiling heights and large open spaces for warehouse, aquaculture, fabrication, or similar type uses.

The Harbor District has encouraged and strongly supports interim uses on CDI designated properties as a way for property owners to gain revenue from their property to maintain their assets until coastal dependent or coastal related uses are ready to utilize the property. The Harbor District is currently preparing an Environmental Impact Report for the 168 acres immediately north of the proposed site and we need to ensure that public coastal access and pedestrian and vehicular ingress egress and public utilities are planned and coordinated. We plan to have Coastal Development Permits in 2024 and to start construction in 2025. There is a great deal of interest in this site and other coastal dependent industrial sites around the bay. The Harbor District would like the County to consider the term of the interim uses as it relates to planned coastal dependent and coastal related uses and future planned uses of the site.

In addition to the offshore wind, the North Wind property is strategically located within 25 feet of the Harbor District's 1 1/2 mile ocean outfall pipe, within 75 feet of planned industrial water lines supplied by the Humboldt Bay Municipal Water District and near proposed saltwater intake lines. This adjacency makes the site ideally situated for aquaculture uses.

The Harbor District is not opposed to the interim use, however we want to make sure that the intent and specific standards of the interim use Coastal Land Use Code are implemented on this project and that the site is available when Coastal Dependent or Coastal Related uses need to utilize the site.



Larry Oetker, Executive Director
Humboldt Bay Harbor, Recreation, and Conservation District
Email: loetker@humbolddbay.org
Phone: (707) 443-0801 Direct: (707) 443-3401



From: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Sent: Wednesday, August 24, 2022 9:30 AM
To: Larry Oetker <loetker@humbolddbay.org>; Chris Mikkelsen <cmikkelsen@humbolddbay.org>
Subject: RE: Water Source for North Wind Management 17447

Hi Chris,

I am replying to your voicemail that you left me. Please see the attached Site Plan with floor plans.

Thank you!



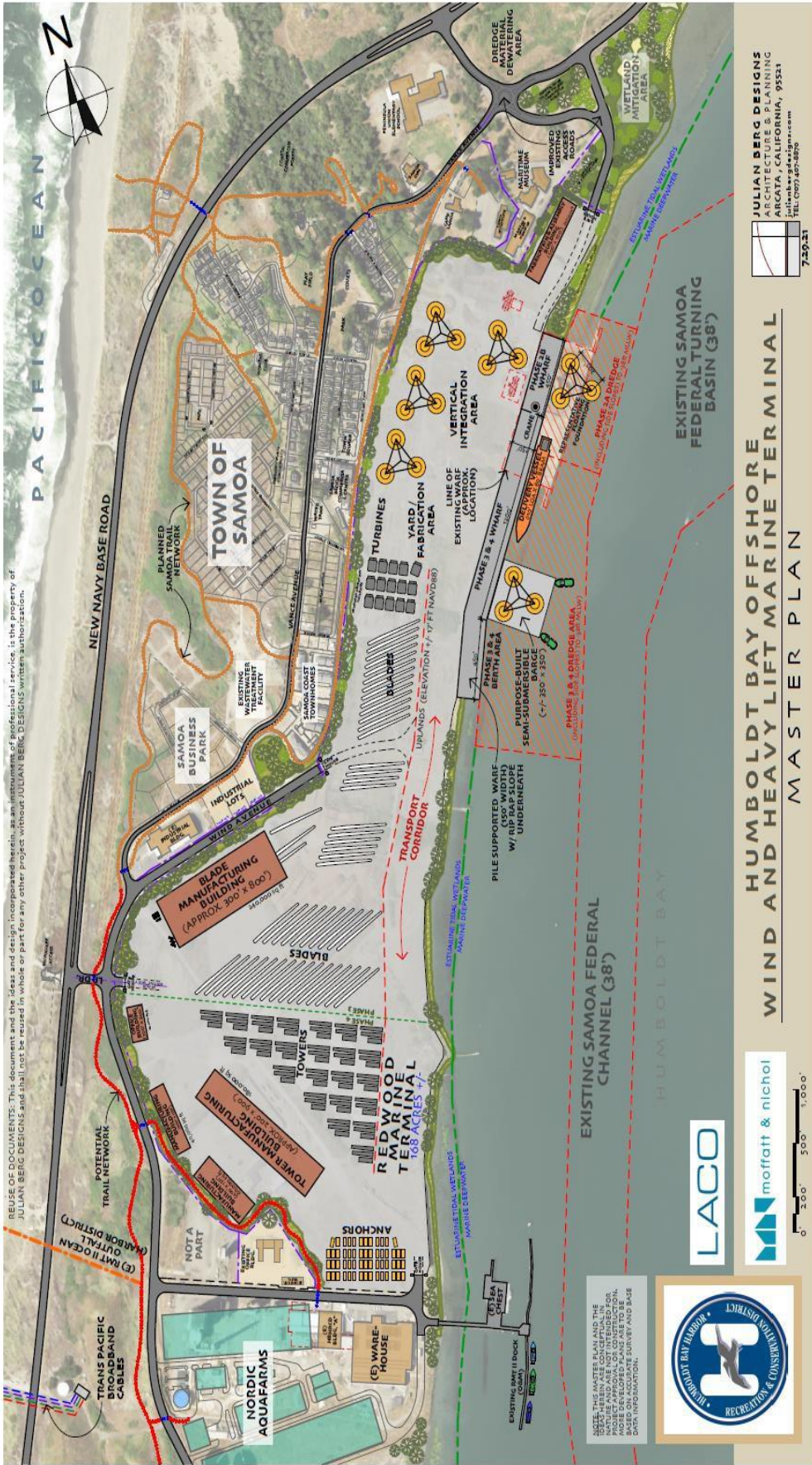
Megan Acevedo
Planner II
[Cannabis Services Division](#)
[Planning and Building Department](#)
707-441-2634

From: Acevedo, Megan
Sent: Tuesday, August 23, 2022 5:28 PM
To: loetker@humbolddbay.org; cmikkelsen@humbolddbay.org
Subject: Water Source for North Wind Management 17447

Hi Larry & Chris,

I was contacting you last week to get some more information regarding the agreement between the Harbor District and the Humboldt Bay Municipal Water District for water utility services at APN: 401-112-030, owned by North Wind Management. I have also reached out to the HBMWD and spoke with John Friedenbach who has submitted updated comments on the project in response to a meeting that was held with the applicant and the Director John Ford. Please see the referral comments attached and let me know if you have any additional comments to make regarding these interim solutions for the project. After talking with Chris on the phone earlier, it seems that there may still need to be some finalizing of the agreement between the Harbor District and the owner of the parcel for provided utilities. I have also attached the Reciprocal Easement Agreement that I have on file for the project.

Thank you for your time to this matter!



PLEASE DO NOT REPRODUCE OR TRANSMIT THIS DOCUMENT OR ITS DESIGN OR CONCEPTS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JULIAN BERG DESIGNS. THIS DOCUMENT AND ITS DESIGN OR CONCEPTS ARE THE PROPERTY OF JULIAN BERG DESIGNS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JULIAN BERG DESIGNS. JULIAN BERG DESIGNS AND ITS DESIGN OR CONCEPTS ARE THE PROPERTY OF JULIAN BERG DESIGNS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JULIAN BERG DESIGNS.



THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THESE PLANS ARE CONCEPTUAL IN NATURE AND ARE NOT TO BE USED FOR PROJECT APPROVAL OR FOR CONSTRUCTION. THESE PLANS ARE BASED ON AN ACCURATE SURVEY AND BASE DATA INFORMATION.



0 300' 500' 1,000'

HUMBOLDT BAY OFFSHORE WIND AND HEAVY LIFT MARINE TERMINAL MASTER PLAN

JULIAN BERG DESIGNS
 ARCHITECTURAL PLANNING
 1000 CALIFORNIA AVENUE, SUITE 100
 OAKLAND, CALIFORNIA 94612
 TEL: (907) 407-8800
 julianbergdesigns.com

7.20.21

Acevedo, Megan

From: Larry Oetker <loetker@humboldtby.org>
Sent: Monday, February 13, 2023 9:58 AM
To: Acevedo, Megan
Cc: Chris Mikkelsen
Subject: RE: Comments for North Wind Management AppNo17447

Follow Up Flag: Follow up
Flag Status: Flagged

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

The Humboldt Bay Harbor, Recreation and Conservation District supports the 5 year interim use Coastal Development Permit for the North Wind Management Application # 17447. Consistent with the Nordic Aquafarms project, the District assigns the North Wind Management a Type III Coastal Dependent Industrial property.

The District has been a strong supporter of Interim uses of Coastal Dependent Industrial properties around the Bay as we work to revitalize our maritime industries. Interim uses provide property owners much needed revenue, and the uses provide investments which help to maintain these properties.

The District and the County have been strong partners in attracting world class aquaculture, broadband fiber optic, timber, and off shore wind industries to invest in our port. Although these industries are projected to invest over \$1 billion in the Coastal Dependent Industrial properties north of the former pulp mill, these development are still a few years out. In addition, the offshore wind developments will likely be done in phases with Phase I starting at the northern most area below the Town of Samoa with future phases developing southward towards the proposed Northwind Management. Development.

The two Humboldt offshore wind leases were auctioned in December 2022 and it is projected that the NEPA environmental review will take approximately three years with deployment from the District's proposed new heavy lift marine terminal beginning 2027-28. We anticipate that the CEQA notice of preparation of the Environmental Impact Report for the approximately 180 acres directly to the North of the Northwind Management property will be released around June 2023 with Coastal Development permits issues in Mid 2024. An approximately two year construction project is currently projected to begin in 2025.

Coastal Dependent Property Owners must have interim revenue streams in order to maintain and prepared our valuable Coastal Dependent Industrial properties for these new permanent maritime industries.

The District supports the five year interim use condition on the property meeting all interim use standards and having a condition that states that the property shall disconnect from the District's water supply and connect into either HBMWD or Samoa Peninsula Community Service District water and sewer utilities when they are available along Vance Avenue.

Larry Oetker, Executive Director
Humboldt Bay Harbor, Recreation, and Conservation District
Email: loetker@humboltdbay.org
Phone: (707) 443-0801 Direct: (707) 443-3401



Acevedo, Megan

From: Larry Oetker <loetker@humboldtby.org>
Sent: Tuesday, February 21, 2023 9:16 AM
To: Acevedo, Megan
Subject: RE: Comments for North Wind Management AppNo17447

Follow Up Flag: Follow up
Flag Status: Flagged

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4.5.4. Section 3.12.3 – Regulatory Framework / Bicycle Plan

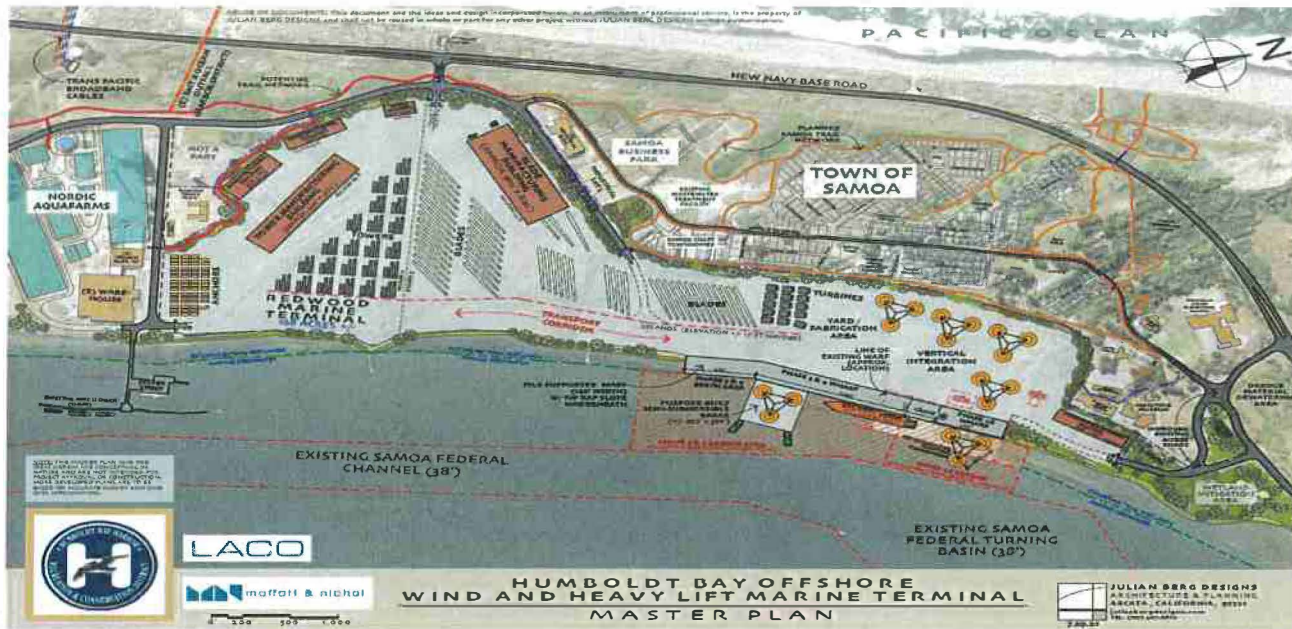
Description of the proposed Class III Bicycle Route identified in the Humboldt Regional Bicycle Plan was requested to be considered in the DIER. The addition of this information is non-consequential as it relates to the findings; Less than Significant Impacts (Impact TR-a and Impact TR-c) remain.

The 2018 Regional Bicycle Plan is a 20-year planning document that is updated every five years. The primary goal stated in the plan is to create the safest conditions for bicyclists by providing bikeways and improving roadways to eliminate barriers to bicycle travel (HCAOG 2018). Projects identified as priorities in the current Regional Bicycle Plan are anticipated to be implemented within a five-year period. Planned facilities in the Project vicinity include a proposed Class I Bike Path (Humboldt Bay Trail – West Bay) along Vance Avenue in the Samoa Peninsula and adjacent to SR 255 north of New Navy Base Road to Arcata, and a proposed Class III Bicycle Route along SR 255 between US 101 in Eureka, and also along SR 255 north to Arcata. Additionally, a Class I trail is also proposed along SR 255 through Manila, and a Class I trail is proposed parallel to US 101 (Humboldt Bay Trail – East Bay).

Access Roads

The Project Site is accessed from Vance Avenue via New Navy Base Road and LP Drive. Repair, resurfacing, and striping upgrades of Vance Avenue and LP Drive to support site access, construction, and operation is expected and will be funded by NAFC. Significant expansion of the paved surface of Vance Ave is not expected through the repair and resurfacing process.

Public access trail (Red line along Vance Ave)



Larry Oetker, Executive Director
 Humboldt Bay Harbor, Recreation, and Conservation District
 Email: loetker@humboldtby.org
 Phone: (707) 443-0801 Direct: (707) 443-3401



From: Holloway, Catherine@Coastal <catherine.holloway@coastal.ca.gov>
Sent: Friday, January 7, 2022 3:34 PM
To: Yandell, Rodney <RYandell@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>
Cc: Kraemer, Melissa@Coastal <Melissa.Kraemer@coastal.ca.gov>; Lia Nelson <Lia@northpointeureka.com>; Annje Dodd, PhD, P.E. <Annje@northpointeureka.com>
Subject: Comments on PLN-2021-17447

Hi Everyone,

Thank you for the opportunity to provide comments on this project. Here are our initial comments on PLN-2021-17447. We may have additional comments as new information is received and as the project progresses.

Site Contaminants

We briefly reviewed the Phase 1 ESA for the site. Can you please clarify whether additional studies are being performed on the site related to the potential recognized environmental conditions and if sampling is proposed?

Water Supply

We understand that the water source for the proposed cannabis project has not been finalized yet. We recommend confirming sufficient water supply needed to serve the proposed operation as an application requirement in order to comply with the zoning requirements outlined in the Cannabis and Interim Use regulations.

Section 55.4.12.1.10 Biological Resources:

The Biological Assessment indicates that a floristic survey is (or was) in progress to evaluate whether Plant Species of Special Concern are in the small, vegetated area proposed to be paved. Please provide a copy of this survey if it has been completed. We recommend extending the limits of the survey to include the vegetated area in between the proposed building location and Vance Avenue. A recent special status plant survey that was completed for the Nordic Aquaculture project in February 2021 identified sensitive natural dune mat communities and rare plants (dark-eyed gilia) in dune mat habitat just south of the subject parcel (see Figure attached). We recommend rare plant surveys for special-status plants and sensitive natural communities prior to application approval in order to evaluate conformity with IP policy 55.4.12.1.10 and sections (l) special-status plants and (m) sensitive natural communities. If special-status plants and/or sensitive natural communities are found on the site, then the commercial cannabis activities should only be approved if they are at least 100 feet from the ESHA and the County can make the findings that the development will be sited and designed to prevent impacts that would significantly degrade the ESHA and would be compatible with the continuance of the ESHA.

The BA also indicates that potential habitat for bats exists amongst abandoned structures within the Project Area. We recommend that findings and conditions related to protection of nesting bats are included in the staff report pursuant to IP policy 55.4.12.1.10 (j) special-status bats.

The BA references potential habitat for northern red-legged frog on the project area. We recommend that the County attach a condition consistent with IP Policy 55.4.12.1.10 (b) special-status amphibians, requiring consultation with CDFW and that "a qualified biologist familiar with the life cycle of regionally occurring special-status amphibians shall conduct seasonally-appropriate preconstruction surveys for the applicable amphibian life stages (i.e., eggs, larvae, adults) no more than 48 hours prior to commencement of development within the proposed development area plus a 400-foot buffer area around the proposed development area."

Road Locational Criteria

The staff report should include findings describing whether the road meets the requirements (paved with centerline strip, or paved meeting Category 4 Standard) under the relevant IP sections (Section 55.4.8.1.3, 55.4.8.2.3) and if not, include findings of a Use Permit that include "an evaluation of the local road network and relevant segments prepared by a licensed engineer"

Interim Use on Lands Zoned Coastal-Dependent Industrial (MC)

The County findings will need to include an analysis of the project's conformity with the adopted IP Section 104.1 Interim Uses in the Coastal-Dependent Industrial Zone Performance Standards to ensure that the project is designed to protect the current and long term use of MC zoned land for CDI use, and is limited to a time period of 1 to 7 years.

The project plans show a proposed building #1 for indoor cultivation near the southwest corner of the parking lot. Vance Rd appears to enter the property to the north and south of this building. We recommend an analysis of whether the building would prohibit vehicles from entering at the southern end of the property. It might be beneficial for a future CDI use to keep both access points in and out of the property. Would the construction of a new building inhibit the eventual access of this land for CDI or other priority use?

Thank you for the opportunity to provide initial comments on PLN-2021-17447. We look forward to reviewing the completed staff report and are available to discuss any project elements further in the meantime.

Catherine Holloway

Coastal Planner

California Coastal Commission

1385 8th Street, Suite 130

Arcata CA 95521

(707) 826-8950 ext. 3

Due to the COVID-19 emergency, I am teleworking. The quickest way to reach me is by email.

Catherine.holloway@coastal.ca.gov



Acevedo, Megan

From: Mitchell, Catherine@Coastal <catherine.mitchell@coastal.ca.gov>
Sent: Monday, December 05, 2022 4:10 PM
To: Acevedo, Megan
Subject: Re: Comments for North Wind Management AppNo.17447

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Megan,

Thanks for the reminder and for providing the update. So, it sounds like with the additional information in the letter, the Phase I ESA concluded that no further analysis or testing was required? I don't have any other comments at this time.

Is the staff report complete for this project? We're available to take a look and especially at the findings related to interim uses as early as possible if you'd like, in case we have any recommendations or comments before it goes to hearing.

Catherine Mitchell

Coastal Planner | California Coastal Commission
1385 8th Street, Suite 130
Arcata CA 95521
(707) 826-8950 ext. 3

From: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Sent: Monday, December 5, 2022 2:56 PM
To: Mitchell, Catherine@Coastal <catherine.mitchell@coastal.ca.gov>
Subject: RE: Comments for North Wind Management AppNo.17447

Hi Catherine,

I just wanted to reach back out to you regarding this application 17447 for North Wind Management. I have received a Revised Phase I ESA for the proposed project (attached), and we the County feel that this is the last remaining item that was needed to get this project to a hearing. Please review the attached document and let me know if you have additional comments, questions, or concerns regarding the project. A final referral response from the Coastal Commission is the last remaining item needed to get this project to a hearing.

Thank you & Happy Holidays!



Megan Acevedo
Planner II
[Cannabis Services Division](#)
[Planning and Building Department](#)
707-441-2634

PLN-2021-17447

North Wind Management, LLC - Commerci...
A Conditional Use Permit and Coastal Dev...

STATUS

> Referrals
09/28/2021 by Liz Kernahan

LOCATION

> 936 Vance Av
Samoa, CA 95564

Summary

Project Description

Workflow

1 Referral Assignments

2 Planning Information

3 GP / Zoning Information

4 CEQA

5 Cannabis

Project Tracking

6 Referral Task Log (2)

Fee (8)

Payment

Workflow History (10)

Comments (5)

Documents (24)

Conditions of Approval (0)



A notice was added to this record on 2020-04-15.
Condition: Parcel Status : 401-112-030 LP 1:1 Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Cancel

Help

Task Sheriff	Due Date 10/10/2021	Assigned Date
Assigned to Department Sheriff	Assigned to	Status Rejected
Action by Department Sheriff	Action By Sheriff Humboldt County	Status Date 09/30/2021
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments Felony HS 11359 case for Mark Finley in the DA Office System. No record for Aria Cox
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
Estimated Hours 0.0	Action Updated	Workflow Calendar Workflow Blockout



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



9/28/2021

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, Building Inspections, CSD: Samoa Peninsula, FPD: Samoa Peninsula, RWQCB, NCUAQMD, School District: Northern Humboldt Union, Humboldt Bay Municipal Water District, Cal Coastal Commission, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE, Other: Humboldt Bay Harbor District

Applicant Name North Wind Management, LLC **Key Parcel Number** 401-112-030-000

Application (APPS#) PLN-2021-17447 **Assigned Planner** Rodney Yandell 707-268-3732

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: 10/13/2021

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: _____

DATE

10/7/21

PRINT NAME:

ROGER MACDONALD



Northern Humboldt Union High School District

2755 McKinleyville Avenue, McKinleyville, CA 95519-3400
TELEPHONE: (707) 839-6470 • FAX: (707) 839-6477
www.nohum.k12.ca.us

ROGER MACDONALD
District Superintendent

CINDY VICKERS
Director of Fiscal Services

GAYLE CONWAY
Director of Student Services

October 7, 2021

Humboldt County Planning Commissioners
Planning Commission Clerk
3015 H-Street
Eureka, CA 95501


RE: Case No. PLN-2021-17447

The proposed facility is not within 600 feet of a school or existing bus stop. However, Northern Humboldt Union High School District has concerns about this proposed facility as cannabis is still illegal under federal law and our district receives federal funds.

Additionally, the district has concerns about a grow operation in an area where current and/or future students may live in the area or near the facility, and be required to pass by it to and from school.

Should you have any further questions, please let me know.

Sincerely,



ROGER MACDONALD
Superintendent