

**ATTACHMENT 5  
PLN-12788-SP**

**REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS**

The project was sent to the following referral agencies for review and comment. Those agencies that provided a response are listed in the table below.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Ag Commissioner			
Building Inspection Division	✓	Comment	On file
District Attorney			
Division Environmental Health	✓	Comment	<b>Attached</b>
County Counsel			
Public Works, Land Use Division	✓	Conditional Approval	<b>Attached</b>
School District	✓	Comment	<b>Attached</b>
CA Division of Water Rights			
CA Department of Fish & Wildlife	✓	Comment	<b>Attached</b>
CalFire	✓	Comment	On file
North Coast Regional Water Quality Control Board			
Intertribal Sinkyone Wilderness Council			
Bear River Band of Rohnerville Rancheria	✓	Comment	
Northwest Information Center	✓	Further Study	On file and confidential

PLN-12788-SP

DEH Referral Response

05/15/2018



Adam Molofsky

Note

Provide an acceptable findings report from a qualified professional to summarize the proposed flows in comparison with the existing OWTS. If the current system is undersized a site suitability report must establish potential to support proposed expansion and 100% reserve area. See Policy for the Use of Existing Onsite Wastewater Treatment Systems (OWTS) for detail.

[check spelling](#)



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL  
MCKINLEYVILLE  
FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741  
NATURAL RESOURCES PLANNING 267-9540  
PARKS 445-7651  
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Michelle Nielsen, Senior Planner, Planning & Building Department

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

DATE: 03-09-2018

RE:

Applicant Name	<i>Humboldt by Nature</i>	
APN	<i>220-251-029</i>	
APPS#	<i>12788</i>	<i>SP16-649</i>

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"**. **No re-refer is required.**

\*Note: Exhibits are attached as necessary.

Additional comments/notes:

*The Department is unable to review the maneuvering areas of the parking "lot" per County Code Section 314-109.1.2.2.5 until such time as an appropriately scaled and dimensioned sit plan of the area is submitted. It is unclear how many parking spaces are required. In addition it is unclear whether the applicant is proposing an access location onto Old Brickland Road. Note that all commercial driveway locations shall be surfaced to county standards (see exhibit A).*

// END //

# Exhibit "A"

## Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 12788

**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. 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. 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.

- 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.
- 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:**

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. 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.

- 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 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 //



# Southern Humboldt Unified School District

## Board of Trustees

Jeff Henderson  
Barbara Lindsay  
William "Scotty" McClure  
Thomas Mulder  
Dennis O'Sullivan

## Administration

Catherine Scott  
*District Superintendent*  
Bambi Henderson  
*Director of Fiscal Services*  
Karl Terrell  
*Director of Maintenance,  
Operations, and  
Transportation*

## Principals

Jeff Landry  
Paula Panfilio  
Stephanie Steffano-Davis



June 12, 2017

## Southern Humboldt Unified School District Waiver of 600 foot Set Back Requirement For County of Humboldt's Cultivation Ordinance

**Applicant: Mikal Jakubal**  
**County Cultivation Application #: 12788**  
**Assesor's Parcel Number:**

**School Bus Stop Location:** Intersection of Briceland and Old Briceland Rd.

To Whom It May Concern:

Mikal Jakubal has met the Southern Humboldt Unified School District's Bus Stop Waiver qualifications. Mr. Jakubal has sufficiently stated what measures he will be taking to assure his medical marijuana cultivation will not will not compromise student safety nor interfere with the District's strict no tolerance policy of Drugs and Alcohol. Therefore, Southern Humboldt Unified School District grants Mikal Jakubal a waiver of the 600 foot set back from a school bus stop as required by the County of Humboldt's Cultivation Ordinance\*.

\*Should any incident involving a student from the Southern Humboldt Unified School District occur at any time with the waiver applicant, this waiver would be considered void and immediately revoked.

Karl Terrell  
Director of Maintenance,  
Operations and Transportation

110 School Rd; P.O. Box 650, Miranda, California 95553  
Telephone: (707) 943-1789 Fax: (707) 943-1921  
[www.humboldt.k12.ca.us/sohumb\\_usd/school/index.html](http://www.humboldt.k12.ca.us/sohumb_usd/school/index.html)

"All students can learn and succeed, but not on the same day in the same way." William G Spady



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**RE: Review DRAFT of Plant Humboldt Biological Assessment and SMA reduction request**

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**From** Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>

**Date** Fri 5/23/2025 8:20 AM

**To** Santos, Steven A <sasantos@co.humboldt.ca.us>

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

Hi Steven,

Thank you for sending the Biological Assessment for review. The assessment seems appropriate for the site. I request that the landowner adhere to the recommendations outlined in the assessment. Additionally, I request that the reduced SMA be clearly marked with a physical barrier to ensure that all staged and stored equipment, material, and infrastructure associated with the proposed project is located outside of the reduced SMA.

Thank you,

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**From:** Santos, Steven A <sasantos@co.humboldt.ca.us>

**Sent:** Wednesday, May 21, 2025 5:01 PM

**To:** Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>

**Subject:** FW: Review DRAFT of Plant Humboldt Biological Assessment and SMA reduction request

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Corrina, this just came in for 12788 APN 220-251-029. Please let me know your thoughts.

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**From:** Tim Metz <[tim@restorationforestry.com](mailto:tim@restorationforestry.com)>

**Sent:** Wednesday, May 21, 2025 4:10 PM

**To:** Santos, Steven A <[sasantos@co.humboldt.ca.us](mailto:sasantos@co.humboldt.ca.us)>

**Cc:** Mikal Jakubal <[mikal@mikaljakubal.com](mailto:mikal@mikaljakubal.com)>; Giacomo Renzullo <[giacomo@bbwassociates.com](mailto:giacomo@bbwassociates.com)>

**Subject:** Review DRAFT of Plant Humboldt Biological Assessment and SMA reduction request

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

Steven,

I have attached a revised draft of our biological opinion on the reduction of the SMA on the Plant Humboldt Property. Please provide any questions, comments or concerns for us to address as quickly as possible.

Sincerely,  
Timothy Metz

Registered Professional Forester #2601

Restoration Forestry, Inc.

1425 Buttermilk Lane

Arcata, CA 95521

[tim@restorationforestry.com](mailto:tim@restorationforestry.com)

(707) 496-0322

## Santos, Steven A

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**From:** Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>  
**Sent:** Monday, November 13, 2023 4:17 PM  
**To:** Santos, Steven A  
**Cc:** Manthorne, David@Wildlife; Johnson, Cliff  
**Subject:** App: PLN-12788-SP, APN: 220-251-029

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

Good Afternoon,

Please see the comments below regarding the subject project.

**Project Number:** PLN-12788-SP

**Project Name:** Plant Humboldt, LLC - SP Convert to commercial cannabis nursery and GPA C-1 to AG.

**APN(s):** 220-251-029

**CEQA:** CEQA-2017-0773-0000-R1

### Project Description

Special Permit (SP 16-649) to convert existing commercial bamboo nursery into commercial wholesale and retail medical cannabis nursery. The project proposes to utilize existing structures with no new construction. Activities would include sprouting cannabis seeds in the spring, sexing them after two (2) months growth, and then selling them early summer. There would be approximately 17,000 square feet of nursery space. Water source and water storage is a 250,000 gallon onsite rainwater catchment pond. PGE serves electricity to the site. The project also requires a Zone Reclassification Petition from C-1 to AG (approved ZRP-17-006), and a General Plan Amendment that is to be processed with this application.

### CDFW COMMENTS:

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

On October 17, 2023, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Number (APN) 220-251-029. 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-12788-SP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- On May 23, 2019, CDFW issued the applicant a Final Lake and Streambed Alteration Agreement (LSAA, EPIMS-HUM-04250-R1) for two Points of Diversion (POD) that include diversion from Redwood Creek and diversion from a pond. As agreed upon in the LSAA, beginning in 2019 the applicant was required to submit Water Diversion Records no later than July 1<sup>st</sup> of each year. Additionally, the applicant was required to submit a Water Management Plan within 60 days from the effective date of the LSAA. As of

November 13, 2023, the applicant has not submitted the required water monitoring reports or a Water Management Plan to CDFW. CDFW requests, as a condition of project approval, that the applicant submits all required water monitoring reports, a Water Management Plan, and achieves compliance with the LSAA.

- The proposed project requires the reduction of the Streamside Management Area (SMA) from Redwood Creek (a Class I stream). CDFW requests that a qualified biologist, in consultation with CDFW, provides a Biological Assessment that includes a recommendation for the proposed SMA reduction. The Biological Assessment should include accurate mapping of the proposed reduced SMA from Redwood Creek. CDFW further requests, as a condition of project approval, that the reduced SMA is marked by a physical barrier (e.g., fence) to ensure that all staged and stored equipment, materials, and infrastructure associated with the proposed project is located outside of the reduced SMA.
- The project description states that the water source and water storage is a 250,000-gallon onsite rainwater catchment pond. The pond is located within 10 ft from Redwood creek and appears to be constructed sometime between 2006 and 2009 without the appropriate permits or environmental review. CDFW requests, as a condition of project approval, that the pond's stability is evaluated by a licensed engineering geologist to ensure that the pond will not pose a threat to Redwood Creek. Additionally, the pond's spillway outlet directs overflow directly into Redwood Creek, posing a threat to water quality and pond stability. CDFW requests the pond's overflow spillway is properly designed to direct water, if feasible, to a stable location away from a watercourse. If the above recommendations cannot be met, CDFW recommends the pond be decommissioned.
- The lined pond onsite has the potential to provide habitat for the invasive American bullfrog (*Lithobates catesbeianus*). CDFW requests, as a condition of project approval, that the applicant provides and implements an Invasive Species Management Plan. The Invasive Species Management Plan shall include, at a minimum, an annual survey for invasive species including the American bullfrog. If invasive aquatic species are identified, a qualified biologist shall coordinate with CDFW to develop necessary eradication measures.
- While onsite, CDFW observed uncovered soil associated with cannabis cultivation. CDFW requests, as a condition of project approval, that the applicant fully contain all imported soil onsite and that all discarded soil is removed and properly disposed of at a waste management facility.

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