

## Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Recommendations received are summarized, and the locations of the recommendations are noted.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Public Works Land Use Division	✓	Conditional approval	Attached
Building Inspection Division	✓	Approval	On file
Environmental Health Division	✓	Conditional approval	Attached
CALFIRE	✓	No comment	On file
Department of Fish and Wildlife	✓	Conditional approval	Attached
Northwest Information Center	✓	Recommend further study	On file
Bear River Band Rohnerville Rancheria	✓	Conditional approval	On file
Regional Water Quality Control Board			
Ag Commissioner			
PG&E	✓	Approval	On file
District Attorney			
Humboldt County Sheriff	✓	Approval	On file
Southern Humboldt Unified School District			
Alderpoint CWD			
NCUAQMD			
Division of Water Rights			



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

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

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


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

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

LAND USE 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Desmond Johnston, Senior Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer 

DATE: 09/14/2021

RE:	<b>Applicant Name</b>	<b>HUMBOLDT HERITAGE FARM MANAGEMENT LLC</b>
	<b>APN</b>	<b>216-281-015</b>
	<b>APPS#</b>	<b>PLN-2018-15264</b>

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:

Applicant has submitted a road evaluation report, dated 01/05/19, with Part A –Box 3 and Part B #3 checked, certifying that the road can accommodate the increased traffic from this project and all known cannabis projects on the road. The road evaluation for Steelhead Road should have started at 6<sup>th</sup> Street (County maintained road) to the subject driveway. The Engineer has incorrectly stated that Steelhead Road is privately maintained, as this is a County maintained road.

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 #15264

**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 //

PLN-2018-15264

Humboldt Heritage Farm- CUP 1.89 acres  
A Special Permit for 10,000 square feet (SF...

STATUS

> Staff Report  
05/06/2024 by Rodney Yandell

LOCATION

> 845 Steelhead Rd  
Alderpoint, CA 95511


CONTACT

> Humboldt Heritage Farm Management...

WORKFLOW

> 20 total Task  
● 7 completed ○ 4 active

- 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 (27)
- Payment

 A notice was added to this record on 2022-06-27.  
Condition: Parcel Status : 216-281-015 LP 1:1 Severity: Notice  
Total conditions: 3 (Notice: 3)

[View notice](#)

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

Task	Due Date	Assigned Date
Environmental Health	04/06/2024	
Assigned to Department	Assigned to	Status
Environmental Health		Approved with Conditions
Action by Department	Action By	Status Date
Environmental Health Senior LU	Joey Whittlesey	03/27/2024
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	Onsite employee occupancy and processing activities must be supported by an approved onsite wastewater treatment system (OWTS) sized to accommodate peak flow rates for both commercial and domestic wastewater demands of bunkhouse and processing structures. Seasonal/outdoor cultivation sites may be supported by portable toilets. Applicant must obtain a permit for, and install, an approved OWTS to support onsite housing and processing locations and either install approved OWTS or provide portable toilets to cultivation areas.
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 Updated	Workflow Calendar Workflow Blockout
0.0		

**From:** [Kamoroff, Corrina@Wildlife](mailto:Kamoroff_Corrina@Wildlife)  
**To:** [Yandell, Rodney](mailto:Yandell_Rodney)  
**Cc:** [Johnson, Cliff](mailto:Johnson_Cliff); [Manthorne, David@Wildlife](mailto:Manthorne_David@Wildlife)  
**Subject:** App: PLN-2018-15264, APN: 216-281-015-000  
**Attachments:** [EPIMS-HUM-02552-R1\\_Final\\_Standard\\_Agreement.pdf](#)

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Good Afternoon,

Please see the comments below regarding the above referenced project.

**Project Number:** PLN-2018-15264

**Project Name:** Humboldt Heritage Farm- CUP 2.3 acres

**APN(s):** 216-281-015-000

### **Project Description**

The applicant proposes (1) a Special Permit to expand 10,000 s.f. of existing cannabis by 33,560 s.f., (2) two Zoning Clearance Certificates for 38,940 s.f. under the RRR program, and (3) a Conditional Use Permit for 8,000 s.f. commercial nursery and an employee bunkhouse. Total mature plant cultivation area will be 82,500 s.f. of Light Deprivation cannabis in hoop greenhouses. There will also be 6,000 s.f. of domestic nursery stock. Drying and processing will be done on-site in an existing 4,680 s.f. building; there will be one year-round employee and up to eight seasonal employees. The farm will use approximately 1.5 million gallons of irrigation water annually sourced from an existing, non-diversionary, on-site well and stored in HDPE tanks totaling 832,050 gallons. Solar arrays will be the primary source of power until PG&E becomes available.

### **CDFW COMMENTS:**

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

On October 12, 2023, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Number (APN) 216-281-015-000. During the site visit staff walked the property to observe current and historic cultivation activities. The following comments are intended to assist the Lead Agency in making informed decisions in the planning process. The following comments shall supersede prior comments submitted by CDFW regarding PLN-2018-15264. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- A final LSAA (EPIMS-HUM-02552-R1, see attached) was issued to the applicant to upgrade or improve five existing stream crossings and to decommission an on-stream pond. The applicant has completed work on the five stream crossings but work and maintenance is still required to remain in compliance with the LSAA. Specifically, one

stream crossing requires rock armoring to minimize erosion at the outlet of the culvert. Additionally, the inlet to a second culvert is entirely covered with sediment, and the applicant is required to remove the sediment and maintain the culvert to ensure the culvert is properly functioning. CDFW requests, as a condition of project approval, that the applicant achieves compliance with the LSAA.

- The applicant has a final LSAA to decommission an on-stream pond. The on-stream pond on the parcel is currently providing habitat for the American bullfrog (*Lithobates catesbeianus*). While on site on October 12, 2023, CDFW observed large quantities of adult bullfrogs at the pond site. Until the pond is removed, CDFW requests, as a condition of project approval, that the applicant provides and implements a Bullfrog Management plan to mitigate the proliferation of the invasive bullfrog population on site.
- While onsite, CDFW observed sediment discharge to Waters of the State (Fish and Game Code 5650) through the erosion of a graded flat associated with an old unused structure. The structure was previously used for cannabis cultivation operations. CDFW requests, as a condition of project approval, that the applicant implement a stormwater plan (site management plan) to direct surface flow away from streams to mitigate the existing threats of sediment delivery.
- The Project Description states that the applicant is proposing to use approximately 1.5 million gallons of irrigation water annually, sourced from an existing permitted well. The well completion report, completed by Vics Well Drilling Inc., estimates that the well is expected to yield 20 GPM. However, the report suggests that the well yield over time may change and potentially decrease as well use continues. Due to the project's high projected water needs, CDFW requests, as a condition of project approval, that a certified hydrologist assess the potential long-term yield of the well with the proposed increased usage. Additionally, if the well is projected to produce less water as well use continues, CDFW requests, as a condition of project approval, that the applicant is required to increase water storage as necessary to meet all of the projects projected needs.

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