

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
Division Environmental Health	✓	Conditional approval	Attached
Public Works, Land Use Division	✓	Conditional approval	Attached
CALFIRE			
Northwest Information Center	✓	Further study	On file
Bear River Band of the Rohnerville Rancheria	✓	Conditional approval	On file
Intertribal Sinkyone Wilderness Council			
North Coast Regional Water Quality Control Board			
Humboldt County Sheriff			
Southern Humboldt Joint Unified School District			
Building Inspection Division			
California Department of Fish & Wildlife			
Fruitland Ridge Volunteer Fire Protection District			
Humboldt County Agricultural Commissioner			
Humboldt County District Attorney			
Division of Water Resources			
Division of Water Rights	✓	Approval	On file

David Coffey - Existing outdoor cultivation ...
The Applicant is seeking a Special Permit f...

STATUS
> In Referrals
01/25/2019 by Chelsey Van Scyoc

LOCATION
> 2752 Elk Creek Rd
Myers Flat, CA 95554

CONTACT
> Eugene Denson

WORKFLOW
> 15 total Task
● 7 completed ○ 2 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)

Cancel

Help

Task	Due Date	Assigned Date
Environmental Health	03/02/2019	02/05/2019
Assigned to Department	Assigned to	Status
Environmental Health	LandUse1 DEH	Approved with Conditions
Action by Department	Action By	Status Date
Environmental Health	Ben Dolf	02/20/2019
Start Time	End Time	Hours Spent
		0.0
Billable	Overtime	Comments
No	No	Applicant must demonstrate that a properly functioning onsite wastewater treatment system serves the operation. This can be accomplished by either installing a new, permitted septic system; or by providing DEH with an assessment of the existing system performed by a qualified professional engineer, geologist, soil scientist, or REHS that certifies that the existing system complies with the State RWQCB definition of a Tier 0 system - not impairing groundwater or surface water resources.
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	



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

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: Rodney Yandell, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer

DATE: 01/25/2019

RE:

Applicant Name	DAVID COFFEY
APN	211-331-005
APPS#	PLN-12995-CUP

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 **No re-refer is required.**

*Note: Exhibits are attached as necessary.

Additional comments/notes:

//END//

Public Works Recommended Conditions of Approval

(All checked boxes apply) APPS # 12995

- ☒ **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: (AT SPROWEL CREEK 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. 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 //

From: Manthorne, David@Wildlife
To: Yandell, Rodney
Cc: Kamoroff, Corrina@Wildlife
Subject: RE: 12995 project scheduled for 6-1-2023 ZA
Date: Tuesday, May 09, 2023 3:54:08 PM
Attachments: [image001.png](#)
[12995 Site Plan 5.9.2023.pdf](#)

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

Hi Rodney,
We will review the information and get back to you.
Thanks

From: Yandell, Rodney <RYandell@co.humboldt.ca.us>
Sent: Tuesday, May 9, 2023 3:09 PM
To: Manthorne, David@Wildlife <David.Manthorne@wildlife.ca.gov>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>
Subject: 12995 project scheduled for 6-1-2023 ZA

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

Dave,

I am preparing a project to go to the June 1st ZA hearing for decision. I noticed that CDFW had not responded to the referral we sent in Jan. of 2019. I wanted to see if you had and comments of concerns prior to me taking the project forward for decision. Below is the project information and the project description. I have attached the site plan for your review as well.

David Coffey Special Permit

Assessor Parcel Number (APN) 211-331-005

Record No.: PLN-12995-SP

Myers Flat area

A Special Permit for 9,080 square feet of existing outdoor cannabis cultivation with 900 sf of ancillary propagation. There is one cultivation cycle per year. Water for irrigation will be sourced from rain catchment from roof tops. Annual water use for irrigation is 64,000 gallons and was historically sourced from a well on site that will now be used for domestic purposes only. Current water storage on site consists of three tanks totaling 6,500 gallons and one 20,000-gallon water bladder that is to be removed. The applicant is proposing to add 12 water tanks, bringing the storage capacity on site to 64,500 gallons. The project will be done in two phases as additional water storage is installed. By limiting the initial square footage in phase one to 3,360 square feet, the site can rely on rain catchment and existing water storage. Phase two of the project will occur after the applicant has added the necessary water storage to the parcel. The site will then increase operations to the full 9,080 square feet of outdoor cultivation. The site is owner-operated, and no employees are utilized.

Processing occurs onsite in an existing 160 square-foot storage container. Electricity is sourced from PG&E with a generator onsite for emergencies.

Thank you,



Rodney Yandell

Senior Planner

[Planning and Building Department](#)

707.268.3732