

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
Ag Commissioner		No Response	
Building Inspection Division		No Response	
County Counsel		No Response	
District Attorney		No Response	
Division Environmental Health	✓	Conditional Approval	Attached
Sheriff	✓	Comment	On file
Public Works, Land Use Division	✓	Comment	On file
Bridgeville FPD		No Response	
School District		No Response	
CA Division of Water Rights		No Response	
NCUAQMD		No Response	
California Department of Fish & Wildlife	✓	Comment	Attached
CalFire	✓	Comments	Attached
North Coast Regional Water Quality Control Board		No Response	
Bear River Band	✓	Conditional Approval	On file and confidential
Northwest Information Center	✓	Further Study	On file and confidential



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

PROJECT REFERRAL TO: Health and Human Services Environmental
Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Regional Water Quality Control Board, North Coast Unified Air Quality Management District, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, Humboldt County Sheriff, SWRCB- Division of Water Rights, Bridgeville Elementary School School District, Fortuna Union High School School District, Bridgeville Fire Protection District

Applicant Name Green With Envy, LLC Key Parcel Number 210-131-018-000

Application (APPS#) 12321 Assigned Planner Elizabeth Moreno (707) 268-3713 Case Number(s) CUP16-625

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 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us Fax: (707) 268-3792

We have reviewed the above application and recommend the following:

Conditional Approval

Comments:

DEH recommends approval with the following conditions:

(1) **No processing can be approved** until an acceptable site suitability report can establish potential for onsite waste treatment system.

(2) **An invoice, or equivalent documentation, is provided to DEH** to confirm the continual use of portable toilets to serve the needs of cultivation staff prior to reissuance of annual permit.

*This review and recommendation is for the Land Use aspects of the planning project and does not include or imply compliance with all DEH programs. Although DEH recommends the approval of the Planning project, Solid Waste and HazMat Program requirements need to be addressed directly with staff from those programs.

Response Date: 8/6/2018 Recommendation By: Joey Whittlesey

Santos, Steven A

From: Kamoroff, Corrina@Wildlife <Corrina.Kamoroff@Wildlife.ca.gov>
Sent: Friday, August 25, 2023 12:10 PM
To: Santos, Steven A
Cc: Manthorne, David@Wildlife; Johnson, Cliff
Subject: Apps: PLN-12321-CUP & PLN-12323, APN(s): 210-131-018-000, 210-131-015-000 & 210-131-017-000
Attachments: NOV_100720_HUM_210-131-015_210-131-018_MJ_Martins_DairyCreek_LittleVanDuzen1.pdf

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

Hi Steven,

Please see the comments below regarding the above referenced projects.

Project Number: PLN-12321-CUP, PLN-12323
Project Names: Green with Envy, LLC
APN(s): 210-131-018-000, 210-131-015-000 & 210-131-017-000

PLN-12321-CUP Project Description

This project consists of 15,600 ft² of pre-existing outdoor light deprivation cultivation, contained within seven greenhouses. (See individual greenhouse sizes in table below) The project will also utilize a 20' x 70' = 1400ft² propagation greenhouse in association with this project.

Water for this project is sourced from two rainwater catchment ponds with a total capacity of 465,930-gallons and is stored in a series of HDPE water storage tanks. (See water infrastructure table below) Water storage for this project includes 24,000-gallons of HDPE water storage that will be filled from the ponds for cannabis use. Rainwater analysis shows that the ponds have a total capture potential of 465,930-gallons. This project and the adjacent project PLN-12323, apn 210-131-015, both utilize the rainwater catchment ponds for water diversion. These ponds have a sufficient amount of water in drought year conditions to support this project and adjacent project PLN-12323-CUP, apn 210-131-015. Domestic water for this project is sourced from the spring diversion. There is one additional pond on parcel 210-131-017 that not for cannabis use. This pond is denoted on the map and is for aesthetic use and fire protection/prevention.

Power for this parcel will be provided by a 25kw diesel generator. There is also a 45kw diesel generator on site for emergency back-up. The applicant is proposing to install a solar system consisting of 16 (sixteen) 250-Watt solar panels and 16 (sixteen) 385AH L16 batteries to power the project in the future. The applicant is anticipating that it will take four years to build and complete the solar array to use as primary power source.

Pesticides and nutrients will be stored in a locked 20'x 8', 160ft² storage container and will be shared with PLN-12323, apn 210-131-015. Drying, curing and secure harvest storage will take place in two (2) 20' x 8' (160ft² each) storage containers, also shared with PLN-12323-CUP.

The applicant will process off site and utilize a Portable Toilet with a service contract until an ADA compliant restroom can be built.

PLN-12323-CUP Project Description

This project consists of 17,780ft² of pre-existing outdoor light deprivation cultivation, contained within fourteen (14) greenhouses. There are currently thirteen greenhouses totaling 16,275ft² (see individual greenhouse sizes in table below) The applicant is proposing to rebuild one additional greenhouse that was removed in the past to complete the project at 17,780ft². The project will also utilize three existing propagation greenhouses with a total square footage of 1,100ft² in association with this project. The applicant is also proposing to add one more propagation greenhouse (600ft²) to get up to allowable 1,700 sq ft of propagation space.

Water for this project is sourced from two rainwater catchment ponds with a total capacity of 465,930-gallons and is stored in a series of HDPE water storage tanks. (See water infrastructure table below) Water storage for this project includes 8,400-gallons of HDPE water storage that will be filled from the ponds for cannabis use and a 2,500-gallon HDPE water storage tank reserved for fire protection. There is an additional 24,000 of HDPE on adjacent parcels that will be used for project 12321. Rainwater analysis shows that the ponds have a total capture potential of 465,930-gallons. This project and the adjacent project PLN-12321 both utilize the rainwater catchment ponds for water diversion. These ponds have a sufficient amount of water in drought year conditions to support this project and adjacent project PLN-12321-CUP. There is no domestic water source on this parcel. Domestic water for this project is sourced from the spring diversion located on the adjacent parcel 210-131-018, under the same ownership. There is one additional pond on this parcel that not for cannabis use. This pond is denoted on the map and is for aesthetic use and fire protection/prevention.

Power for this parcel will be provided in the short term by a 25kw diesel generator. There is also a 45kw diesel generator on site for emergency back-up. The applicant is proposing to install a solar system consisting of 16 (sixteen) 250-Watt solar panels and 16 (sixteen) 385AH L16 batteries to power the project in the future. The applicant is anticipating that it will take four years to build and complete the solar array to use as primary power source.

Pesticides and nutrients will be stored in a locked (20'x 8') 160ft² storage container on adjacent parcel 210-131-018 under the same ownership. This storage containers will also be utilized for the same purpose by PLN-12321-CUP, which is located on 210-131-018 and 210-131-017.

Drying, curing and secure harvest storage will take place in two (2) 20' x 8' (160ft² each) storage containers, located on adjacent parcel 210-131-018, under the same ownership. These two storage containers will also be utilized or the same purpose by PLN-12321-CUP, which is located on 210-131-018 and 210-131-017.

The applicant will process off site and utilize a Portable Toilet with a service contract until an ADA compliant restroom can be built.

CDFW COMMENTS:

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

On October 7, 2020, CDFW visited APNs 210-131-015 and 210-131-018. During the visit, staff observed activities that were in violation of Fish and Game Code section 1602. CDFW issued a Notice of Violation (NOV, see attached) to document FGC violations, and to encourage the applicant to cure these violations.

On August 21, 2023, CDFW staff conducted a site inspection at the subject property on Assessor' Parcel Numbers (APNs) 210-131-018-000, 210-131-015-000 & 210-131-017-000. 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-12321-CUP and PLN-12323-CUP. CDFW requests that all comments are incorporated in the final Humboldt County Staff Report.

- The Lake and Streambed Alteration Agreement (LSAA EPIMS-HUM-24784-R1C) on APN(s): 210-131-018-000 and 210-131-015-000 projects have a required work completion date of no later than October 15, 2023. While onsite, CDFW observed that no work has been completed nor was it disclosed to CDFW that the work is planned to be completed prior to October 15th. Failure to complete work by October 15th will result in the applicant becoming out of compliance with the LSAA and may result in suspension or revocation of the LSAA. Additionally, a Point of Diversion (POD) listed in the LSAA (EPIMS-HUM-24830-R1C) located on APN 210-131-017-000 was not located while on site by CDFW or the hired consultant. CDFW requests, as a condition of permit approval, that the applicant remain in compliance with the LSAA and is required to complete all required work and submit all required reporting to CDFW.
- On August 21, 2023, CDFW observed a water storage bladder located within the SMA of a Class II drainage on APN 210-131-017-000. The water bladder is also not located on the submitted project map. CDFW requests, as a condition of permit approval, that the applicant remove the water storage bladder from the SMA, and the project map is updated to accurately reflect what is proposed on site.
- On August 21, 2023, CDFW observed a Class II drainage that was being used as a latrine on APN 210-131-017-000. CDFW observed human waste and trash located in the channel of the Class II drainage that is hydrologically connected to the POD that is proposed for Domestic use. Observed conditions were unsanitary and hazardous for wildlife, as well as for employees on site. Provided the circumstances, prior to consideration of permit approval, CDFW requests that this site is no longer used as a latrine, is cleaned up immediately and appropriate restroom facilities are brought onsite.
- On August 21, 2023, CDFW observed uncontained monofilament netting that was used during cannabis cultivation operations. To minimize the risk of wildlife entrapment, CDFW requests, as a condition of project approval, the prohibition of synthetic netting (e.g., plastic or nylon) including photo or biodegradable plastic netting for the purpose of cultivation operations and/or erosion control.
- On August 21, 2023, CDFW observed trash and infrastructure associated with a decommissioned green house. CDFW requests, as a condition of project approval, that all infrastructure and debris associated with the unpermitted cultivation area is removed and properly disposed of at a waste management facility.
- On August 21, 2023, CDFW observed a substantial amount of uncontained trash and debris including microplastics posing a threat to sensitive wildlife species and public trust resources. Observed conditions were unsanitary and hazardous for wildlife. CDFW requests, as a condition of project

approval, that all uncontained trash is cleaned up and properly disposed of at a waste management facility.

- The project as proposed has the potential to impact the Northern Spotted Owl (NSO), a Threatened species pursuant to the California Endangered Species Act. The proposed project is located adjacent to NSO habitat. At least one known NSO Activity Center occurs within 0.60 miles of the cultivation sites (CDFW 2023). Additionally, CDFW has not seen a biological assessment nor any Northern Spotted Owl survey data to assess if the proposed project will impact NSO. If the Humboldt County Planning Department (HCPD) elects to approve the proposed projects, CDFW requests that either NSO surveys are conducted prior to project implementation or NSO presence is assumed and CDFW is provided with adequate mitigation measures to ensure NSO are not impacted by the proposed projects. Additionally, CDFW requests that the permittee implements substantive containment of generators to minimize noise disturbance until conversion to alternative energy occurs.

Thank you,

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

(707) 653-3578



From: [Lee, Bo@CALFIRE](mailto:Lee,Bo@CALFIRE)
To: [Planning Clerk; HUU_CEOA@CALFIRE](mailto:Planning_Clerk;HUU_CEOA@CALFIRE)
Subject: 210-131-018-000, Green With Envy, LLC, application # 12321
Date: Sunday, December 03, 2017 2:02:19 PM

Reviewed by B1213.

Recommend:

- Emergency Access
 - Turnarounds
- Signing and building numbers
- Emergency water standards
 - Designated water storage for fire
- Fuel modification standards

Bo Lee
Battalion Chief
CAL FIRE
Humboldt-Del Norte Unit
707-499-2244