

## SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of: January 18, 2018

<input type="checkbox"/>	Consent Agenda Item	}
<input type="checkbox"/>	Continued Hearing Item	}
<input checked="" type="checkbox"/>	Public Hearing Item	} #8
<input type="checkbox"/>	Department Report	}
<input type="checkbox"/>	Old Business	}

Re: **Innovation West, dba Panther Gap Farms, Conditional Use Permits**  
Application Numbers 10508, 10509, 10552, 10553, and 10934  
Case Numbers CUP16-030, 16-031, 17-021, 17-022, and 16-107  
Assessor's Parcel Number (APNs) 107-124-015, 107-235-008, 107-235-007, 107-236-011, 107-236-010, 107-234-012, 107-111-001  
From 3.16 miles to 4.0 miles east of the town of Honeydew on both sides of the Panther Gap Road, and to the east and west of Panther Gap Road, including addresses of 3000 Panther Gap Road and 3400 Panther Gap Road, Honeydew Area

Attached for the Planning Commission's record and review is (are) the following supplementary information item(s):

1. Attached is a Revised Attachment 1 Conditions of Approval.

## ATTACHMENT 1

### **REVISED RECOMMENDED CONDITIONS OF APPROVAL**

#### **APPROVAL OF THE CONDITIONAL USE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PROVISIONAL CANNABIS CULTIVATION PERMITS CAN BE FINALIZED.**

1. Within 60 days of project approval, the applicant shall execute a Compliance Agreement with the Humboldt County Planning Department detailing all necessary permits and infrastructure improvements described under Conditions of Approval 2–24. The agreement shall provide a timeline for completing all outstanding items. All activities detailed under the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. The applicant shall submit revised site plans for all five projects accurately indicating the maximum allowable square footage for permitted cannabis cultivation is 43,560 square feet per permit and identifying where this precise square footage is located. The site plans should also identify all streams (Class I, Class II and Class III). The revised site plans shall also identify the location of adequate off-street parking for agricultural employees. If structures are required for secondary containment of generators pursuant to the noise pollution prevention plan (see condition 13), for storage of fuel for generators, or for any agricultural storage related to the proposed cultivation activity, these structures shall be indicated on the revised site plans as well.
3. If any existing buildings or new structures are needed to support the cultivation activities, the applicant shall secure permits from the Building Inspection Division for all structures related to the cannabis cultivation. The plans submitted for building permit approval shall be consistent with the project description and approved project site plans. A letter or similar communication from the Building Inspection Division verifying that all structures related to the cannabis cultivation are permitted will satisfy this condition.
4. Prior to issuance of any building or construction permits a grading, erosion, and sediment control plan shall be prepared by a qualified engineer. The plan shall identify the cubic yards of all grading that has been done and any proposed grading.
5. Applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.
6. Prior to any ground disturbance or the issuance of any grading or building permits, a qualified biologist shall delineate the area or areas of ground disturbance and the surrounding area (a 150 feet minimum) (Area of Potential Effect (APE)), and shall survey the project site APE and identify the locations of all wetlands, springs, seeps, and riparian areas, or plants with a State Rare Plant Rank of 1 or 2 within the APE. Setbacks from sensitive and critical habitats shall be as specified in Section 10.3.4 et seq. of the General Plan. Streamside Management Areas and/or wetland setbacks may be adjusted pursuant to General Plan Sections BR-S5 and/or BR-S10. Setbacks from A 150-foot buffer ~~around~~ all identified habitats shall be staked in the field and shown on the revised site plan. No improvements or other activities are allowed within the ~~150-foot~~ setback area(s). This shall be reflected in the operations plan.
7. The proposed pond in CUP-17-022 shall be designed and constructed under the supervision of a licensed engineer. The pond shall be sited at a distance greater than 150 feet from surface waters

and must be hydrologically disconnected. No trees shall be removed for the purpose of proposed pond construction. A bullfrog management plan shall be prepared and submitted to the California Department of Fish and Wildlife (CDFW) for proposed pond construction. The foregoing condition applies only if the permittee constructs the proposed pond.

8. Should the applicant ~~continue to~~ use the existing pond in CUP 17-021 for cannabis cultivation, the applicant shall convert the pond to a rainwater catchment pond. The conversion shall include the removal of the infrastructure used to fill the pond, and restoration of the subject area. Prior to initiating the conversion, the applicant shall retain a qualified professional biologist to monitor the work and to prepare a remediation and restoration report.
9. For ~~all~~ any existing and/or new proposed ponds used for cannabis cultivation or ancillary activities, the applicant shall secure Special Permits for their associated spillways located within a Streamside Management Area and/or wetland buffer.
10. For CUP-17-010, the applicant shall submit a site plan drawn to scale and meeting the requirements of Building Inspection's Plot Plan Checklist for the review and approval of the Planning Director. The site plan shall also show the "proposed pond" as deleted and not part of the project. The applicant shall prepare a contingent easement on forms provided by the Planning and Building Department for all off-site ponds that will provide irrigation water to adjoining parcels included in these applications.
11. Prior to initiating cultivation activities, the applicant shall submit a copy of the filed Small Irrigation Use Registration applications.
12. ~~For any proposed water storage, including the proposed pond or future use of water tanks, the applicant shall obtain an appropriative water right from the State Water Resources Control Board for water storage related to irrigation uses.~~
13. For each of the five projects proposing occasional generator use, the applicant shall provide a noise pollution prevention plan demonstrating that each proposed project's generator(s) shall not be audible by humans from neighboring residences. The cumulative decibel level for generator(s) of each individual project measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of marbled murrelet or spotted owl species. Conformance will be evaluated using current auditory disturbance guidance prepared by the United States Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50 decibels as measured at 100 feet from the generator or at the edge of the nearest marbled murrelet or spotted owl habitat, whichever is closer. Should the applicant propose to achieve noise attenuation by placing the generators inside a building(s), the applicant shall secure a building permit prior to construction.
14. The applicant shall improve the intersection of the existing access road, Panther Gap Road, and the county-maintained section of Panther Gap Road, to meet county standards for visibility and improvement after obtaining an encroachment permit from the Department of Public Works for these improvements as identified in the Public Works referral dated June 2, 2017 included herein as Exhibit A of Attachment 1. The applicant will complete the intersection improvements requested by Public Works within one year of permit issuance.
15. For CUPs 16-030, 17-021, and 16-107, the applicant shall obtain verification from the CDFW that the associated wells are not hydrologically connected and are non-jurisdictional. If the wells are hydrologically connected, they will be subject to forbearance requirements established by CDFW and the associated cultivation activities will be reduced in scope or duration to meet these

requirements, or another viable non-jurisdictional water source or water storage strategy to meet forbearance requirements shall be implemented. The applicant is required to submit a permit modification to document the outcome of this condition.

16. For CUP-17-022, which proposes to source water from an adjacent property's well to meet forbearance requirements for 1 acre of outdoor cannabis cultivation, a contingent easement shall be prepared for recordation on form provided by the Planning and Building Department establishing a valid, ~~permanent legal~~ right to the adjacent property's water use and quantifying the amount of water deeded. The purchaser or transferee of the parcel of land known as APN 107-236-010 may quitclaim the contingent easement after obtaining all required permits to develop an on-site satisfactory water supply.
17. For CUP-16-030, one of the points of diversion identified in the current, valid Lake and Streambed Alteration Agreement ([LSAA] 1600-2016-0531-R1) is located on an adjacent property. Should this point of diversion serve as a source of irrigation for or otherwise support the cannabis cultivation authorized in CUP-16-030, a contingent easement shall be prepared for recordation on forms provided by the Planning and Building Department establishing a valid, permanent legal right to the adjacent property's water use and quantifying the amount of water deeded.
18. The applicant shall implement all corrective actions detailed within the Water Resource Protection Plans developed for each project, prepared pursuant to Tier 2 enrollment under the North Coast Regional Water Quality Control Board Cannabis Waste Discharge Regulatory Program. A letter or similar communication from the RWQCB verifying that all their requirements have been met will satisfy this condition.
19. The applicant shall submit documentation establishing that two acres of the existing outdoor cultivation area approved for this project under CUP-17-021 and CUP-17-022 has been leased to one or more lessees that are eligible for permits under the CMMLUO to the satisfaction of the Planning Director. A copy of the leases, and required documentation and acknowledgments, including their agreement to comply with the terms of the issued CUP, shall be submitted to the Planning Division prior to the initiation of use. The fee for required conformance with conditions review shall accompany the request.
20. The applicant shall provide invoices, or equivalent documentation, to the Division of Environmental Health (DEH) to confirm the use of portable toilets to serve the needs of cultivation staff. A letter from DEH confirming this documentation has been submitted will satisfy this condition.
21. Should temporary non-illuminated greenhouses be utilized in any of these five projects, all greenhouses shall have pervious floors.
22. For all decommissioned cultivation areas, the applicant is required to remove all associated infrastructure used for cultivation. The applicant shall retain a professional biologist to complete and submit Remediation, Restoration and Monitoring Plans for all areas decommissioned from cannabis cultivation across all properties to the satisfaction of the County and CDFW. At minimum, restoration should include removal of invasive non-native plant species, minor re-contouring by hand using the native soil with any imported non-native soils removed, the areas mulched to prevent erosion, and the areas replanted with native species. Remediation Plans shall include provisions for post-treatment monitoring and further remedial measures instituted if required.
23. For CUP 16-107 (zoned TPZ), CUP 17-021 (zoned U), CUP 16-030 (zoned U), and CUP 16-031 (zoned U), the applicant shall provide a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CAL-FIRE).

Alternately, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall provide CAL-FIRE written Notice of Availability of the RPF's report. If CAL-FIRE takes no action within 10 days of the notice of availability, the report recommendations shall become final and shall be implemented by the applicant. If CAL-FIRE makes additional recommendations, these shall also be completed to the satisfaction of CAL-FIRE. A letter from the RPF, and written confirmation from CAL-FIRE (if additional requirements are imposed), verifying that all their requirements have been met will satisfy this condition.

24. Water meters shall be installed on the water lines providing irrigation flow to the cultivation sites. The water meters shall have the capacity to measure at least 100,000 gallons of flow before resetting. The water meters shall be used to measure the amount of water provided to the cultivation area during the forbearance period. The meters shall be installed at a point on the water lines that provides an accurate measurement of the water used for irrigation. Both the surface water point of diversion onsite and the off-site well shall be metered. Household water use at the residence, if applicable, shall be separately metered if required

**Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. Off-site processing is method of processing chosen. When the off-site licensed processing facility is selected, this permit shall be supplemented to provide the identity of the off-site licensed facility. If on-site processing facility be proposed in the future, a modification of this permit is required.
3. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CMMLUO and MAUCRSA, as applicable to the permit type.
4. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning & Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort towards compliance can be shown within the two years following the issuance of the provisional clearance or permit, The Planning Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow for additional time to meet the outstanding requirements.
5. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MCRSA, and regulations promulgated thereunder, as soon as such licenses become available.
6. Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.

7. Confinement of the area of cannabis cultivation, processing, manufacture or distribution to the locations depicted on the approved site plans. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any School, School Bus Stop, Church or other Place of Religious Worship, parklands or Tribal Cultural Resources (TCRs), except where a reduction to this setback has been approved pursuant to Section 55.4.11 (d).
8. Maintain enrollment in Tier 1, 2 or 3, certification with the North Coast Regional Water Quality Control Board (NCRWQCB) Order No. R1-2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
9. For cultivation area(s) for which no enrollment pursuant to NCRWQB Order No. 2015-0023 is required by that Order, comply with the standard conditions applicable to all Tier 1 dischargers.
10. Comply with the terms of any and all applicable Streambed Alteration (1600) Permits obtained from the Department of Fish & Wildlife.
11. Comply with the terms of all less-than-3-acre conversion exemptions or timberland conversion permits, approved by the California Department of Forestry and Fire Protection (CAL-FIRE), as applicable.
12. Consent to an annual on-site compliance inspection, with at least 24 prior notice, to be conducted by appropriate County officials during regular business hours (Monday – Friday, 9:00 am – 5:00 pm, excluding holidays).
13. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
14. Pay all applicable application and annual inspection fees.
15. Where surface water diversion provides any part of the water supply for irrigation of cannabis cultivation, permittee shall either: 1) forebear from any such diversion during the period from May 15th to October 31st of each year (or whatever is dictated in the final LSAA, whichever is more stringent) and establish on-site water storage for retention of wet season flows sufficient to provide adequate irrigation water for the size of the area to be cultivated, or 2) comply with the approved water management plan prepared by a qualified person such as a licensed engineer, hydrologist, or similar qualified professional, that establishes minimum water storage and forbearance period, if required, based upon local site conditions, or 3) adhere to the RWQCB approved Water Resources Protection Plan or other clearance issued by the agency. If the method of compliance changes during the term of the Conditional Use Permits, permittee shall notify the Planning and Building Department and furnish appropriate documentation of compliance with this standard.
16. Water meters shall be installed on the water lines providing irrigation flow to the cultivation sites. The water meters shall have the capacity to measure at least 100,000 gallons of flow before resetting. The water meters shall be used to measure the amount of water provided to the cultivation area during the forbearance period. The meters shall be installed at a point on the water lines that provides an accurate measurement of the water used for irrigation. Both the surface water point of diversion onsite and the off-site well shall be metered. Household water use at the residence, if applicable, shall be separately metered if required.
17. The noise produced by generators shall not be audible by humans from neighboring residences. The decibel level for generators measured at the property line shall be no more than 60 decibels. Where applicable, sound levels must also show that they will not result in the harassment of marbled murrelet or spotted owl species. Conformance will be evaluated using current auditory disturbance guidance

prepared by the United States Fish and Wildlife Service, and further consultation where necessary. Under these guidelines, generator noise may not exceed 50dB as measured at 100 feet from the generator or at the edge of the nearest marbled murrelet or spotted owl habitat, whichever is closer.

18. Storage of Fuel - Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's CUPA program, and in such a way that no spillage occurs.
19. The Master Log Books maintained by the applicant to track production and sales shall be maintained for inspection by the County.
20. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).
21. The operation shall participate in the Medical Cannabis Track and Trace Program administered by the Humboldt County Agricultural Commissioner, when available.
22. Exterior lighting and security lighting shall be shielded to direct lighting downward to prevent illumination and visual effects on off-site areas in the nightscape.

#### Performance Standards for Cultivation and Processing Operations

23. Pursuant to the MCRSA, Health and Safety Code section 19322(a)(9), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
24. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
25. Cultivators engaged in processing shall comply with the following Processing Practices:
  - i. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - ii. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - iii. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - iv. Employees must wash hands sufficiently when handling cannabis or use gloves.
26. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
  - I. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (a) Emergency action response planning as necessary;
    - (b) Employee accident reporting and investigation policies;
    - (c) Fire prevention;
    - (d) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (e) Materials handling policies;

- (f) Job hazard analyses; and
- (g) Personal protective equipment policies, including respiratory protection.

- II. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
  - (a) Operation manager contacts;
  - (b) Emergency responder contacts;
  - (c) Poison control contacts.
- III. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
- IV. On-site housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

27. All cultivators shall comply with the approved Processing Plan as to the following:

- I. Processing Practices.
- II. Location where processing will occur.
- III. Number of employees, if any.
- IV. Employee Safety Practices.
- V. Toilet and handwashing facilities.
- VI. Plumbing and/or septic system and whether or not the system is capable of handling increased usage.
- VII. Drinking water for employees.
- VIII. Plan to minimize impact from increased road use resulting from processing.
- IX. On-site housing, if any.

28. Permit Duration. Any Commercial Cannabis Cultivation CUP issued pursuant to this section shall expire after one ( 1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees, lessees, and the permitted site have been found to comply with all conditions of approval. If the inspector or other County official determines that the permittees, lessees, or site do not comply with the conditions of approval, the inspector shall serve the CUP or permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the non-compliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of non-compliance. Failure to request reinspection or to cure any items of non-compliance shall terminate the Use Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to section 55.4.13.

29. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this Section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located will not support diversions for irrigation.

Permittee further acknowledges and declares that:

- (1) All commercial cannabis activity that I, my agents, or employees conduct pursuant to a permit from the County of Humboldt for commercial cultivation, processing, manufacturing,

and distribution of cannabis for adult use or medicinal use within the inland area of the County of Humboldt, shall at all times be conducted consistent with the provisions of the approved County permit; and

- (2) All cannabis or cannabis products under my control, or the control of my agents or employees, and cultivated or manufactured pursuant to local Ordinance and the State of California Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") (SB 94), will be distributed within the State of California; and
- (3) All commercial cannabis activity conducted by me, or my agents or employees pursuant to a permit from the County of Humboldt will be conducted in compliance with the State of California MAUCRSA.

30. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements, and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:

- a. Identifying information for the new Owner(s) and management as required in an initial permit application;
- b. A written acknowledgment by the new Owner in accordance as required for the initial Permit application;
- c. The specific date on which the transfer is to occur; and
- d. Acknowledgement of full responsibility for complying with the existing Permit; and
- e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

31. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

#### **Informational Notes:**

1. If cultural resources are encountered during ground disturbing activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) (THPOs) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916- 653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors.

The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

4. The provisional permit approvals shall expire and become null and void at the expiration of one year after all appeal periods have lapsed (see "Effective Date"); except where the Compliance Agreement per Condition of Approval 1 has been executed and the corrective actions pursuant to the agreement are being undertaken. Once building permits have been secured and/or the use initiated pursuant to the terms of the agreement, the use is subject to the Permit Duration and Renewal provisions set forth in Conditions of Approval 28 of the Ongoing Requirements /Development Restrictions, above. The period within which construction or use must be initially commenced may be extended as provided by Section 312-11.3 of the Humboldt county Code.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.