



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: December 19, 2019

To: Humboldt County Zoning Administrator

From: John H. Ford, Director of Planning and Building Department

Subject: **Advent Plus, Inc. Special Permit Modification**
Application Number PLN-2019-15561
Assessor's Parcel Number 210-231-017
Bridgeville, CA 95547

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Please contact Elizabeth Moreno, Planner, at 707-445-7541 or by email at emoreno@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
December 19, 2019	Special Permit Modification	Elizabeth Moreno

Project Description: The applicant seeks a Modification to an already approved Special Permit (SP16-382) for an existing 10,000 square feet (SF) of outdoor cultivation. The Modification is to add a 1,000 SF ancillary nursery space and to change the project from offsite to onsite processing. The Modification is to also include the construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers.

Project Location: The project is located in Humboldt County, in the Dinsmore area, on the east side of Burr Valley Road, approximately 2.76 miles southeast from the intersection of State Highway 36 and Burr Valley Road, on the property known to be in the Southwest quarter of the Northwest quarter of Section 21 of Township 01 North, Range 05 East.

Present Plan Land Use Designations: Rural Agricultural, Density: 40 acres per dwelling unit, Slope Stability: High Instability (3)

Present Zoning: Forestry Recreation (FR), B-5

Case Type: Special Permit Modification

Case Number: PLN-2019-15561

Assessor Parcel Number: 210-231-017

Applicant

Advent Plus Inc.
Denys Honchar
PO Box 159
Hinesville, CA 95526

Owner

Rotor LLC
1275 4Th St #2523
Santa Rosa, CA 95404

Agent

Humble Servants of the Mattole
Attn: Lesley Doyle
730 7th Street, Suite C
Eureka, CA 95501

Environmental Review: An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of CEQA Guidelines.

State Appeal Status: Project is NOT appealable to the California Coastal Commission.

Major Issues: None.

ADVENT PLUS, INC.
CASE NUMBER PLN-2019-15561
ASSESSOR'S PARCEL NUMBER (APN): 210-231-017

Recommended Commission Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Modification for the approved Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Advent Plus, Inc Modification for the approved Special Permit subject to the recommended conditions.

Executive Summary: A Special Permit, was heard at before the Zoning Administrator on September 21, 2017 authorizing the establishment of the existing outdoor cultivation area of approximately 10,000 square feet (SF) in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). This project proposes a Modification to the approved Special Permit (SP-16-382). Originally, there are no other structures or dwelling units on the property and the site was be used exclusively for cultivation purposes.

The Modification would add a 1,000 square foot ancillary nursery space and to change the project from offsite to onsite processing. The Modification is to also include the construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers. The irrigation water source (onsite permitted well) and storage infrastructure would remain the same

The applicant has submitted R-2 Soils Report dated September 2019, prepared by SHN Civil Engineering. The report states that the proposed site of the processing building will be suitable, provided that the applicant follow the geotechnical recommendations made by SHN. As a condition of approval, the applicant is to adhere to the recommendations made by SHN.

The applicant has also, submitted a Septic Disposal Design for the proposed processing facility, prepared by A.M. Baird Engineering & Surveying, INC. dated July 2018. The report indicates that the septic will function with up to six employees working one shift six weeks out of the year. As a condition of approval, the applicant shall follow the recommendations made by Baird Engineering & Surveying, INC. and obtain the necessary building permits.

The property is accessed from Burr Valley Road by a single private road with a locked gate. The property is secured with game cameras in place and it is inspected at least twice daily. Only one employee will tend to the property. Onsite parking is available.

The cultivation site and proposed processing center is within .88 miles of a Northern Spotted Owl Activity Center. The applicant is conditioned to have no lights, generators or fans to be permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).

The property was surveyed for archaeological resources and reported no findings.

Based on a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all the required findings for approving the Modification to the Special Permit.

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, Planning Division staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-XXXX
Record Number: PLN-2019-15561
Assessor Parcel Number: 210-231-017**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves Advent Plus, Inc. Modification for an approved Special Permit request.

WHEREAS, the applicant seeks a Modification to an approved Special Permit (SP16-382) for an existing 10,000 square feet (SF) of outdoor cultivation. The Modification is to add a 1,000 SF ancillary nursery space and to change the project from offsite to onsite processing. The Modification is to also, include the construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers. The irrigation water source would remain the same.; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed a Modification to an approved Special Permit (SP16-382) (Record Number PLN-2019-15561); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on December 19, 2019.

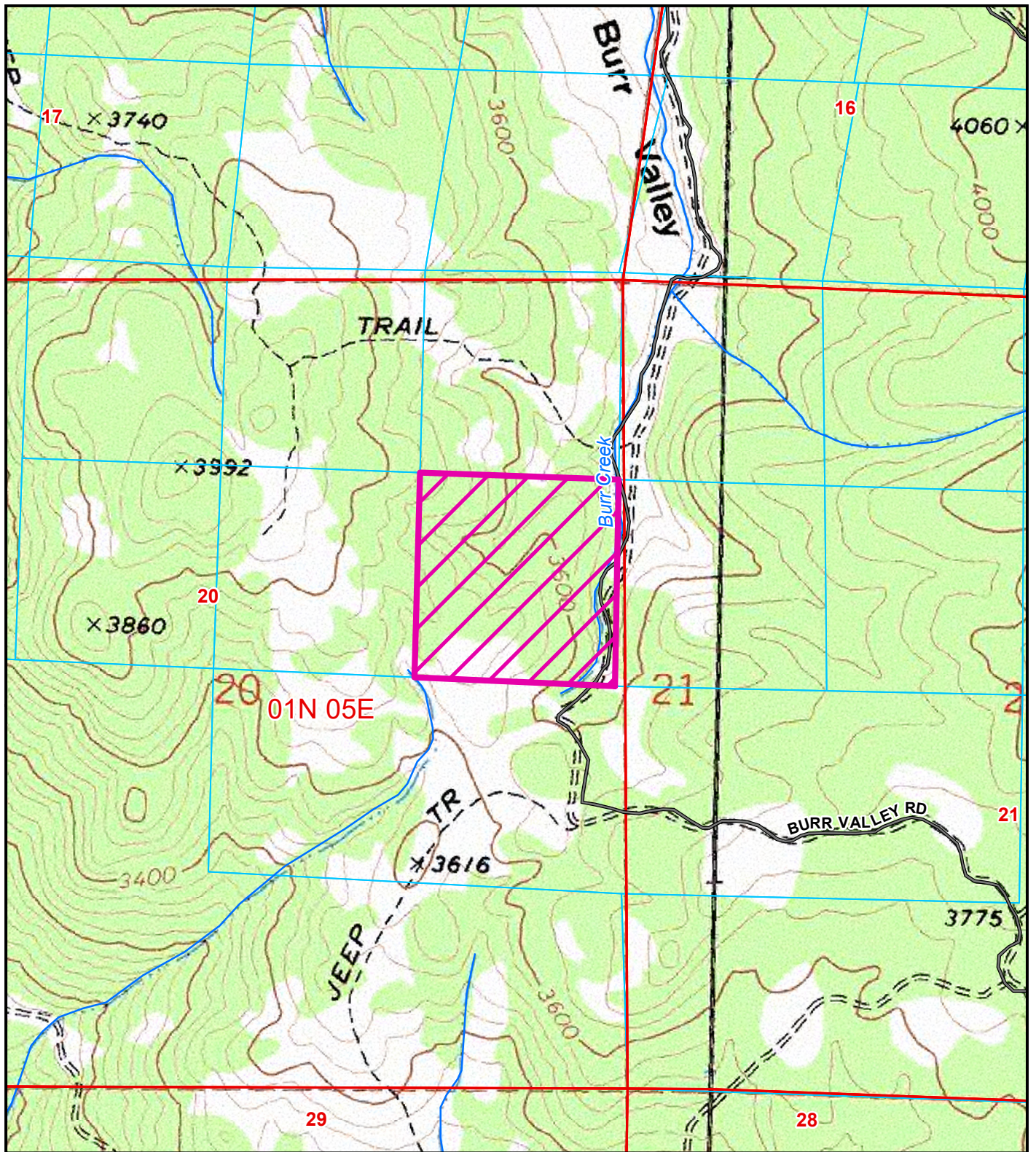
NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Zoning Administrator that the following findings be and are hereby made:

1. The Zoning Administrator adopts the Addendum to the EIR adopted for the Commercial Cannabis Land Use Ordinance (CCLUO); and
2. The Zoning Administrator makes the findings in Attachment 2 of the Planning Division staff report for Record Number PLN-2019-15561 based on the submitted substantial evidence; and
3. Modification for an approved Special Permit Case Number PLN-2019-15561 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on December 19, 2019.

I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John Ford, Zoning Administrator
Planning and Building Department
County of Humboldt



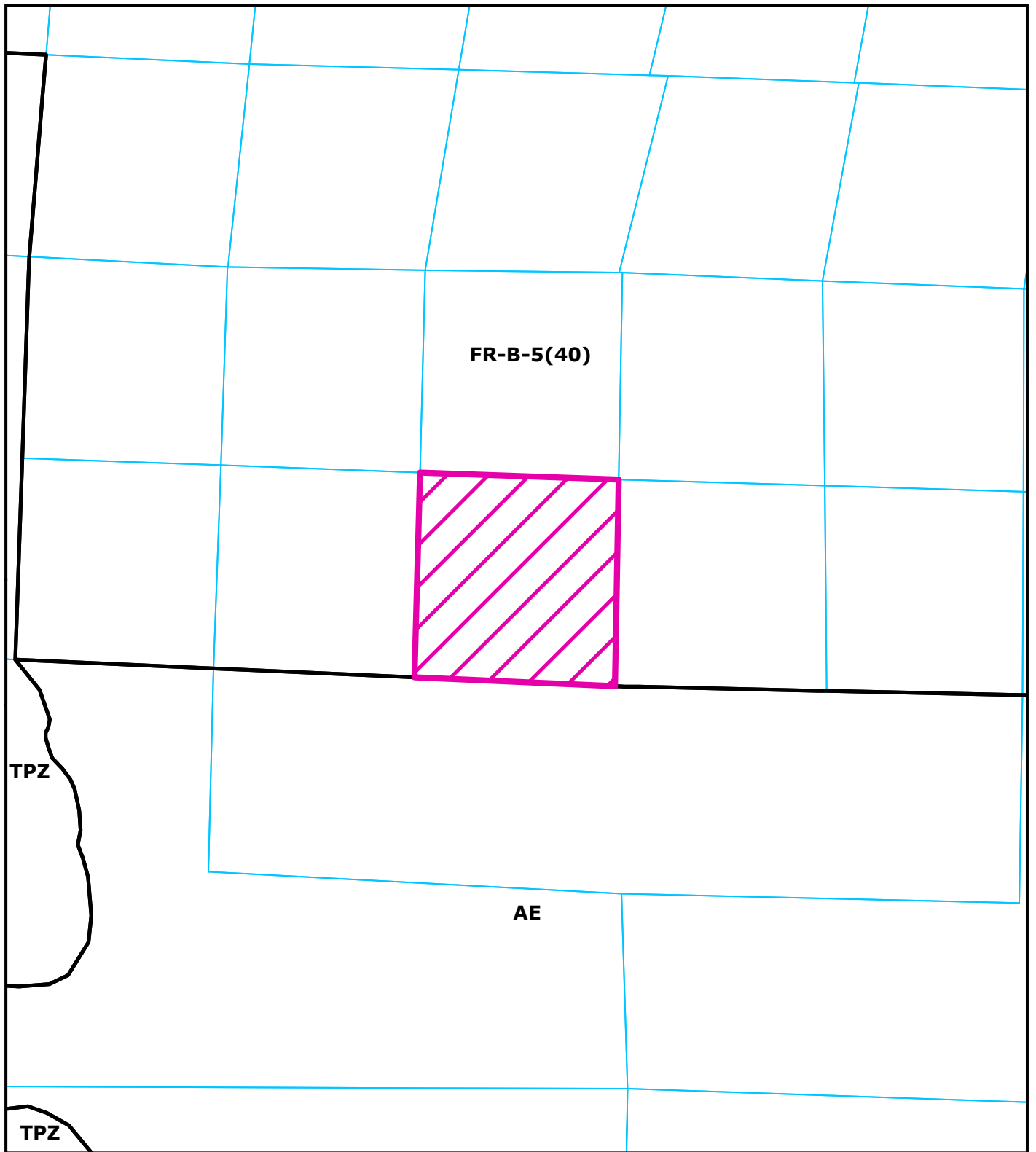
Project Area = 

TOPO MAP
PROPOSED ADVENT PLUS INC
DINSMORE AREA
PLN-2019-15561
APN: 210-231-017
T01N R05E S20 HB&M (LARABEE VALLEY)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

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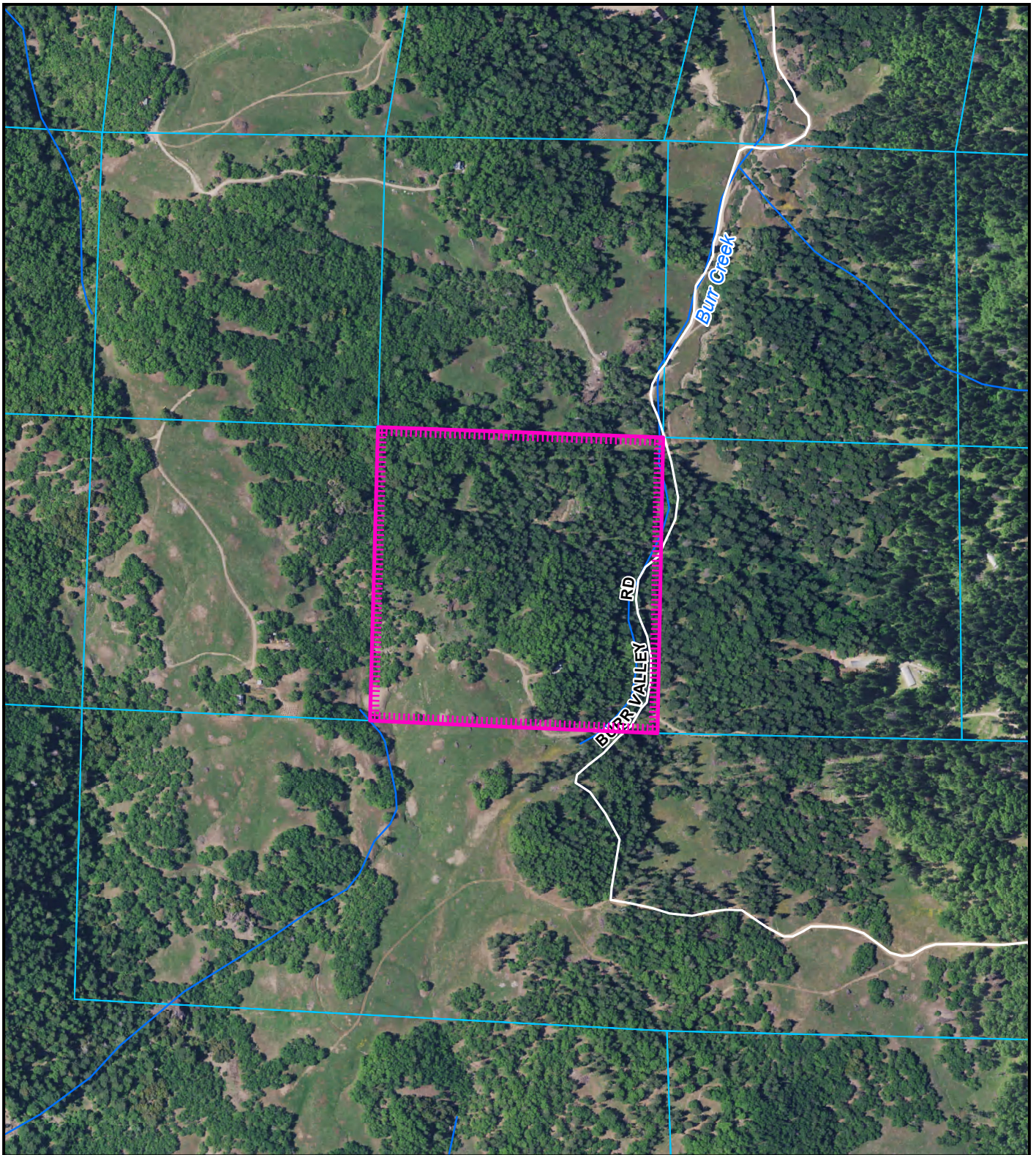
Project Area = 

**ZONING MAP
PROPOSED ADVENT PLUS INC
DINSMORE AREA
PLN-2019-15561
APN: 210-231-017
T01N R05E S20 HB&M (LARABEE VALLEY)**

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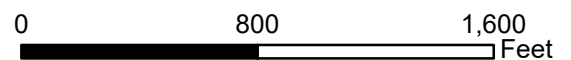


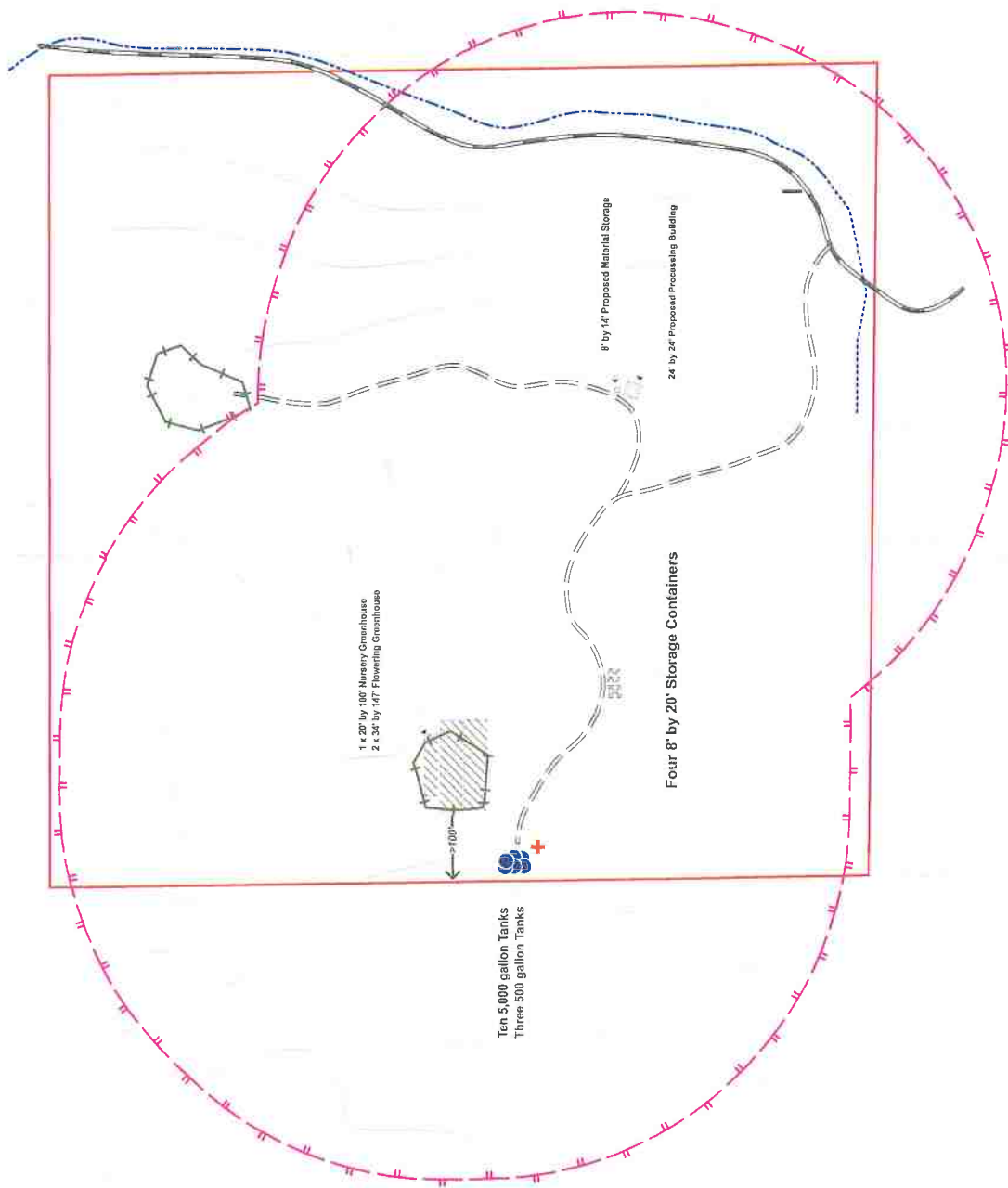
Project Area = 

**AERIAL MAP
PROPOSED ADVENT PLUS INC
DINSMORE AREA
PLN-2019-15561
APN: 210-231-017**

T01N R05E S20 HB&M (LARABEE VALLEY)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





APN 210-231-017

Plot Plan

- Property Boundary
- Burr Valley Road
- Seasonal Road
- Gate
- Class II Watercourse
- Class III Watercourse
- Well
- Storage
- Historic Cultivation Sites
- 10,000 Sq. Ft. Applied
- 600' Buffer
- Proposed Structure
- Greenhouse

Map Scale 1" = 175'



ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL

1. Within 60 days of the effective date 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 –9. 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 complete all conditions of approval and comply with all terms of the initial approval of (SP16-382), if there is any pending.
3. The applicant is to adhere to the recommendations made by SHN in the soils report dated September 2019, for the proposed processing building.
4. The applicant shall follow the recommendations made by Baird Engineering & Surveying, INC. in the Septic Disposal Design dated July 2018 and obtain the necessary building permits for the septic design.
5. The applicant is to secure a permit for the OWTS, with the Department of Environmental Health and provide a copy to the Planning Department.
6. No lights, generators or fans are permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).
7. All light associated with the cultivation comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.
8. The applicant to submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.
9. 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 any construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

ATTACHMENT 2

FINDINGS FOR APPROVAL

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specify the findings that are required to grant a Special Permit:

1. The proposed development is in conformance with the Open Space Plan, and Open Space Action Program;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis of the Evidence Supporting the Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. **The proposed development must be consistent with the General Plan, Open Space Plan, and Open Space Action Program.** The following table identifies documents the substantial evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan, Open Space Plan, and Open Space Action Program.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4 Land Use Designations Section 4.8	Residential Agriculture (RA40): This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. General and Intensive agriculture are allowed uses. Density range is 40 acres/unit	The applicant seeks a Modification to an already approved Special Permit (SP16-382) for an existing 10,000 square feet (SF) of outdoor cultivation. The Modification is to add a 1,000 SF ancillary nursery space and to change the project from offsite to onsite processing. The Modification is to also include the construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers. The irrigation water source would remain the same.
Circulation Chapter 7	Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G5). Related policies: C-P3, Consideration of Transportation Impacts in Land Use Decision Making.	The parcel is accessed by Burr Valley Road, a private, non-County maintained road, approximately 1.5 miles east of Highway 36. The portion of Burr Valley road between Highway 36 and the applicant's property meets the Fire safe requirement of Road Category 4. The applicant submitted a Road Evaluation Report for the portion of Burr Valley Road that lies between the applicant's property line and the intersection with Highway 36. The Report showed that the road is developed equivalent to a Category 4 road, generally 20 feet wide, and therefore adequate for the proposed use.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory.</p>	<p>The project site is part of the Housing Element Residential Land Inventory. The project does not involve residential development; however, the project will not preclude any future residential development if allowed by the zoning and general plan designation. The project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces. (CO-G1, CO-G3).</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P12, Development Review; CO-S1, Identification of Local Open Space Plan; and CO-S2, Identification of the Open Space Action Program.</p>	<p>The subject parcel where cultivation is operating is located in an Open Space Action Program because it is zoned Rural Agriculture (RA). General agriculture is a use type permitted in the RA zone. The proposed Modification is to support the existing cannabis cultivation. Therefore, the project can be found to be consistent with the Open Space Plan and Open Space Action Program because the proposed project is consistent with the allowable uses of the Land Use Designations.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources).</p> <p>Related policies: BR-P1, Compatible Land Uses; BR-P5, Streamside Management Areas.</p>	<p>Burr Creek runs through the eastern portion of the subject parcel, with the nearest cultivation site over 700 feet from the Streamside Management Area.</p> <p>There is a Northern Spotted Owl Activity center within .88 mile from the cultivation. The project uses solar power and the cultivation activity is outdoor.</p> <p>As a, conditional of approval, no lights, generators or fans are permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).</p> <p>A referral was sent to CDFW on June 11, 2019, however, the agency did not provide any comments. The County emailed CDFW on November 19, 2019 requesting comments, the agency did not correspond to the email.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources).</p> <p>Related policies: CU-P1, Identification and Protection; CU-P2, Native American Tribal Consultation.</p>	<p>The applicant had a Cultural Resources Investigation prepared by William Rich and Associates. The Survey Report concludes that no significant archaeological or historic period cultural resources, that for the purposes of CEQA would be considered an historic resource, exist in the limits of the project area. This report was provided to the Tribal Historic Preservation Officer of the Bear River Band of the Rohnerville Rancheria. Conditions of approval also incorporate the inadvertent discovery protocol to protect cultural resources.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.7</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County (SR-G2).</p> <p>Related standards: SR-S4, Light and Glare.</p>	<p>The project proposes outdoor cultivation and lighting associated with the proposed processing facility and nursery. The Commercial Medical Marijuana Land Use Ordinance requires that all light associated with the cultivation comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, that lighting be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at delisting water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9).</p> <p>Related policies: WR-P10, Erosion and Sediment Discharge; WR-42, Erosion and Sediment Control Measures.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which required preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The WRPP described and addressed the required elements and compliance with the 12 Standard Conditions established by the Order. The WRPP identified areas where the Project site does not meet all 12 Standard Conditions and set a preliminary schedule prioritizing corrective actions to reach full compliance with the Order. Conditions of approval required the applicant to adhere to the WRPP and implement the corrective measures.</p> <p>According, to the WRPP, completed by Timberland Resource Consultants on September 23, 2017. The report indicated compliance with erosion control and drainage features. As such, Staff does not expect the applicant to adhere to the WRPP, but instead, the project is required to adhere to all standard conditions of the</p> <p>The applicant was required to enroll in the State Cannabis Discharge program by July 2019. Conditions of approval require the applicant to submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR-G11).</p> <p>Related policies: WR-IM7, Basin Plan Septic Requirements; and IS-P17, On-Site Sewage Disposal Requirements.</p>	<p>The applicant has also, submitted a Septic Disposal Design for the proposed processing facility, prepared by A.M. Baird Engineering & Surveying, INC. dated July 2018. The report indicates that the septic will function with up to six employees working one shift six weeks out of the year. As a condition of approval, the applicant will shall follow the recommendations made by Baird Engineering & Surveying, INC. and a acquire the necessary building permits. In addition, as a condition of approval, the applicant to secure a permit for the OWTS, with the Department of Environmental Health and provide a copy to the Planning Department.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2).</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.</p>	<p>The subject parcel is not located in an area that requires special noise attenuation measures. Power to the site is provided by a solar system. The applicant state that the security system would be powered by a generator, however, the site within .88 miles of a Northern Spotted Owl Activity Center. The applicant is conditioned to have no lights, generators or fans to be permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Safety Element Chapter 14</p> <p>Geologic & Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2).</p> <p>Related policies: S-P7, Structural Hazards; and S-P11, Site Suitability.</p>	<p>The project site is not located in a mapped Alquist-Priolo fault zone or is subject to liquefaction. The site is located in an area designated as Highly Instability on the County's GIS. The cultivation site is located in areas with slopes that are less than 15%. Given the relatively mild slope and stability rating, the proposed uses are not expected to be affected by geologic instability.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding (S-G3).</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; and S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>Burr Creek runs through the eastern portion of the subject parcel; however, the project is outside of any mapped flood hazard areas.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential for loss of life, property, and natural resources (S-G4).</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The subject parcel is located in an area with a High Fire Rating in the Bridgeville Fire District. The property is in a Calfire State Responsibility Area for fire protection. Calfire's comments recommended compliance with the requirements of the County's Fire Safe Regulations. Accordingly, the project must remain in compliance with The Humboldt County Fire Safe Ordinance (Section 3111-1 et seq.), which establishes development standards for minimizing wildfire danger in state responsibility designated areas.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Community Infrastructure and Services Element, Chapter 5 Implementation Action Plan	IS-S5 requires new industrial, commercial and residential development located outside of fire district boundaries to obtain written acknowledgment of available emergency response and fire suppression services from the local fire agency, including any recommended mitigation.	The project is located in the Bridgeville Fire Protection District.
Air Quality Chapter 15	Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G3) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G4). Related policies: AQ-P4, Construction and Grading Dust Control; and AQ-P7, Interagency Coordination.	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 any construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:

The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations.	The parcel known as APN 210-231-017 has been determined to be one legal parcel. Part of Deerfield Ranch Unit 4 filed with state in 1967, was exempted from tentative approval and parcel map or survey requirement by Statutes of 1965, Chapter 1180 due to the subdivision being all 40 acre or larger parcels.

§314-7.2 5) Forestry Recreation (FR):	Forestry Recreation (FR): The Forestry Recreation or FR Zone is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare.	Advent Plus, INC. seeks approval of Modification to already approved Special Permit (SP16-382). The Modification is to add a 1,000 square feet of ancillary nursery space and change from off-site to on-site processing. The modification includes construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers. The proposed use is specifically allowed with a Special Permit in these zoning districts under Section 314-55.4.10.3 of the CCLUO.
Minimum Lot Area:	1 acre	About 36 acres
Maximum Ground Coverage:	None specified	N/A
Minimum Lot Width:	200 feet	Greater than 200 feet wide (approx. 1150 feet)
Maximum Lot Depth:	None specified	N/A
Minimum Yard Setbacks:	Front: 20 feet Rear: 20 feet Side: 6 feet SRA: lot 1 acre or larger: 30 feet	Front: >30 feet Rear: >30 feet Side: >30 feet SRA >30 feet
Max. Building Height:	35 feet	< 35 feet
§314-61.1 Streamside Management Area (SMA)	Purpose: To provide minimum standards pertaining to the use and development of land located within Streamside Management Areas (SMAs) and other wet areas to implement the County's Open Space Element of the General Plan.	Burr Creek runs through the eastern portion of the subject parcel, with the nearest cultivation site over 700 feet from the Streamside Management Area.
§314-109.1.3.4 Off-Street Parking Industrial Uses	A Parking space for each employee at the peak shift.	Parking is available for the applicant.

314-55.4 Commercial Cultivation, Processing, Manufacturing, Distribution, Testing and Sale of Cannabis Land Use Regulation for the Inland Area of the County of Humboldt – Commercial Cannabis Land Use Ordinance (CCLUO)

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
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§314-55.4.5.1.4 a) City Spheres of Influence, Community Planning Areas, Tribal Lands	A Conditional Use Permit shall be required for any Commercial Cannabis Activity where located within the Sphere of Influence (SOI) of any incorporated city or within any of the following mapped Community Planning Areas (CPA's) Blue Lake, Fieldbrook-Glendale, Fortuna, Hydesville-Carlotta, McKinleyville, Rio Dell-Scotia, Shelter Cove, Trinidad-Westhaven, and Willow Creek. A Conditional Use Permit shall also be required for any Commercial Cannabis Activity where located within one thousand feet (1,000') of any incorporated city, Tribal Lands, or any of the Community Planning Areas (CPA's) identified herein.	The subject property is not located in a Special Area where Conditional Use Permits are required.
§314-55.4.5.4 Permit Limits and Permit Counting	No more than eight acres of Commercial Cannabis permits may be issued to a single Person. No more than ten (10) Persons shall be granted permits authorizing three (3) or acres of cultivation pursuant to the provisions of 55.4.6.1.2(c).	According to records maintained by the Planning Department, the party who is the Advent Plus, Inc. applicant, submitted one cannabis application.
§314-55.4.6.0 Conversion of Timberland	Cultivation sites may only be located within a Non-Forested area that was in existence prior to January 1, 2016.	No trees are proposed to be removed as part of the project.

Eligibility Criteria §314-55.4.6.3.1: Energy Source.	Electricity must be exclusively provided by a Renewable Energy Source, meeting the Performance Standard for Energy Use.	A solar system will provide power for all the proposed facilities operations. The operation plan state that it will use generators for a security system, however, the site is within 88 miles of a Northern Spotted Owl Activity Center. The applicant is conditioned to have no lights, generators or fans to be permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).
§314-55.4.6.3.2: Water Source.	Irrigation shall exclusively utilize stored water from non-diversionary sources or water from a public or private water supplier.	Water for irrigation is provided by an onsite well.
§314-55.4.6.3.3: Access Roads. Road Systems.	Road Systems must meet functional capacity of a Road Category 4.	The applicant submitted a Road Evaluation Report, under the already approved Special Permit (SP16-382) approved for the portion of Burr Valley Road that lies between the applicant's property line and the intersection with Highway 36. The Report showed that the road is developed equivalent to a Category 4 road, generally 20 feet wide, and therefore adequate for the proposed use.

§314-55.4.6.4.4 Standard Setbacks	The area of cannabis cultivation and on-site processing shall be setback at least 30 feet from any property line, 300 feet from any residence on an adjacent parcel or 270 feet from any undeveloped adjacent parcel, 600 feet from any school, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs) and 1,000 feet from all Tribal Ceremonial Sites.	There are no schools within 600 feet, school bus stop, church or other place of religious worship, public park, or tribal cultural resources (TCRs) and 1,000 feet from all Tribal Ceremonial Sites.
§314-55.4.6.4.4 Special Setbacks for Odor Mitigation	Open Air Cultivation Sites located within special areas including Community Planning Areas are subject to the following enhanced setbacks unless confined within enclosed structures: 600 feet from the boundary of any residentially zoned area or residence located on a separately owned parcel.	The proposed cultivation is not located within a Special Community Planning Area.
§314-55.4.11 Application Requirements	Identifies the Information Required for All Applications	Attachment 4 identifies the information submitted with the application and shows all the required information was received.
§314-55.4.12 Performance Standards	Identifies the Performance Standards for Cannabis Cultivation Activities.	All the applicable performance standards are included as conditions of project approval. They are required to be met throughout the timeframe of the permit.
§314-55.4.12.1.8 Performance Standards– Road System	Roads providing access to any parcel(s) or premises on which commercial cannabis activities occur must comply with standards regarding dead-end road length, functional capacity and private road systems.	The project site is accessed directly off a non-County Maintained Road, Burr Valley Road which meets the Road Category 4 standards.
§314-55.4.12.1.9 Burning of Plant Material	The Burning of Plant Material associated with Cultivation and Processing of Commercial Cannabis is Prohibited	As an ongoing condition of approval, the burning of Plant Material associated with Cultivation and Processing of Commercial Cannabis is Prohibited.

<p>§314-55.4.12.1.10 Performance Standards– Biological Resource Protection</p>	<p>Projects proposing new development activities shall provide the necessary information to implement Mitigation Measures 3.4-1a – 3.4-1l, 3.4-3a, 3.4-4, 3.4-5 and 3.4-6 from the Final Environmental Impact Report.</p>	<p>There is a Northern Spotted Owl Activity center within .88 mile from the cultivation. The project uses solar power and the cultivation activity is outdoor.</p> <p>As a, conditional of approval, no lights, generators or fans are permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).</p>
<p>§314-55.4.12.1.12 Hazardous Material Site Assessments and Contingency Plan</p>	<p>Where commercial cannabis activities are located or proposed on a property previously developed with an industrial or heavy commercial use, applications must be accompanied by a Phase I Environmental Site Assessment (ESA) for the presence of potential hazardous materials. (It goes on)</p>	<p>The proposed cultivation is not located in an area that was previously developed as an industrial or heavy commercial use.</p>

<p>§314-55.4.12.1.12</p> <p>Stormwater Management</p>	<p>Applications for cannabis activities shall include a plan detailing how stormwater will be addressed for the property, including the location, capacity, and operation of all existing and proposed drainage facilities and features.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which required preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The WRPP described and addressed the required elements and compliance with the 12 Standard Conditions established by the Order. The WRPP identified areas where the Project site does not meet all 12 Standard Conditions and set a preliminary schedule prioritizing corrective actions to reach full compliance with the Order. Conditions of approval required the applicant to adhere to the WRPP and implement the corrective measures.</p> <p>According, to the WRPP, completed by Timberland Resource Consultants on September 23, 2017. The report indicated compliance with erosion control and drainage features. As such, Staff does not expect the applicant to adhere to the WRPP, but instead, the project is required to adhere to all standard conditions of the</p> <p>The applicant was required to enroll in the State Cannabis Discharge program by July 2019. Conditions of approval require the applicant to submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.</p>
<p>§314-55.4.12.1.13</p> <p>Management of Waste and Hazardous Materials</p>	<p>Applicants shall include a plan for disposal of project-related waste, including solid waste, effluent, and byproducts from commercial activities.</p>	<p>The applicant intends to compost plant material at a secure plant waste area. Also, used spent soil is hauled off-site to Eel River Resource Recovery.</p>

§314-55.4.12.1.14 Protection of Historical Resources	Applications proposing projects which include the removal or exterior alteration of structures over 45-years in age shall provide a report prepared by a historical consultant meeting the Secretary of the Interior's Professional Qualification Standards.	The applicant does not propose the removal of structures over 45 years in age.
§314-55.4.12.2 Performance Standards– Commercial Cannabis Cultivation	Identifies the Performance Standards for Cannabis Cultivation Activities.	The project as proposed and conditioned meets all of the requirements stipulated in the cited section. In Attachment 1, these performance standards have been incorporated into the On-going condition of approval that must be satisfied for the life of the project.
§314-55.4.12.4 Performance Standards– Light Pollution Control	a) Structures used for Mixed Light Cultivation and Nurseries shall be shielded so that no light escapes between sunset and sunrise. b) Where located on a Parcel abutting a residential Zoning District or proposed within Resource Production or Rural Residential areas, any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.	An ongoing condition of approval is incorporated to include that no light will escape between 30 minutes after sunset and 30 minutes before sunrise and any Security Lighting for Commercial Cannabis Activities shall be shielded and angled in such a way as to prevent light from spilling outside of the boundaries of the Parcel(s) or Premises or directly focusing on any surrounding uses.
§314-55.4.12.5 Performance Standards– Energy Use	All electricity utilized by Commercial Cannabis Cultivation, Manufacturing or Processing activities shall conform to one or more of the following standards: <ul style="list-style-type: none"> • Grid power supplied from 100% renewable source; and • On-site renewable energy system with twenty percent net non-renewable energy use • Grid power supplied by partial or wholly non-renewable source with purchase of carbon offset credits. 	Electricity for the cultivation will be provided by a solar system.

<p>§314-55.4.12.6 Performance Standards–</p> <p>Noise</p>	<p>Noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of the site. Existing ambient noise levels shall be determined by take twenty-four measurements on three or more property lines when all cannabis related activities are not in operation.</p>	<p>The project does include a back-up generator. The project uses solar power and the cultivation activity is outdoor.</p> <p>However, as a conditional of approval, no lights, generators or fans are permitted by this permit until a scoping report for Northern Spotted Owl and Marbled Murrelet habitat is prepared by a biologist or forester with experience in the life history of the species and approved by the Planning Director. If habitat is present within the project vicinity, a light and noise attenuation plan shall be developed in consultation with the Planning Department and California Department of Fish and Wildlife prior to the use of any lights, generators or fans. Conformance will be evaluated using auditory disturbance guidance prepared by the United States Fish and Wildlife Service and any other relevant published literature. 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 and no construction operations during the Northern Spotted Owl breeding season (February 1 – July 31).</p>
<p>§314-55.4.12.7 Performance Standards –</p> <p>Cannabis Irrigation</p>	<p>A Special Permit shall be required where Irrigation of Commercial Cannabis Cultivation Activities occurs wholly or in part using one or more Diversionary sources of water. All Cannabis Irrigation, regardless of cultivation area, shall be subject to documentation of water use, forbearance periods and storage requirements, metering and recordkeeping.</p>	<p>The applicant's water source is a permitted well, previously approved under SP16-382.</p>
<p>314-55.4.12.10 Performance Standards –</p> <p>Soils Management</p>	<p>A soils management plan shall be provided detailing the use of imported and native soil on the Parcel(s) or Premises. The plan shall provide accounting for the annual and seasonal volume of soil that is imported and exported and documentation of the approved location of any Parcel(s) used for off-site disposal of spent soil if this occurs or is proposed.</p>	<p>The soil will be contained in the greenhouses. The soil containment area is lined to prevent any soil erosion or nutrient seepage. Also, used spent soil is hauled off-site to Eel River Resource Recovery.</p>

<p>314-55.4.12.16 Performance Standards –</p> <p>Invasive Species Control</p>	<p>It is the responsibility of a certificate or permit holder to work to eradicate invasive species.</p>	<p>The Project site falls within Tier 2 of the North Coast Regional Water Quality Control Board's (NCRWQCB) Order No. 2015-0023 (Order), which required preparation of a Water Resources Protection Plan (WRPP) to protect water quality from cannabis cultivation and related activities. The WRPP described and addressed the required elements and compliance with the 12 Standard Conditions established by the Order. The WRPP identified areas where the Project site does not meet all 12 Standard Conditions and set a preliminary schedule prioritizing corrective actions to reach full compliance with the Order. Conditions of approval required the applicant to adhere to the WRPP and implement the corrective measures.</p> <p>According, to the WRPP, completed by Timberland Resource Consultants on September 23, 2017. The report indicated compliance with erosion control and drainage features. As such, Staff does not expect the applicant to adhere to the WRPP, but instead, the project is required to adhere to all standard conditions of the</p> <p>The applicant was required to enroll in the State Cannabis Discharge program by July 2019. Conditions of approval require the applicant to submit evidence of enrollment into the State Cannabis Cultivation Discharge program by submitting copies of all documents filed with the State Water Resources Control Board, including, but not limited to, a Notice of Applicability and a Site Management Plan. The applicant is required to adhere to and implement the requirements contained in the SWRCB's Cannabis Cultivation Policy, the General Order and the Notice of Applicability. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted annually to the Planning and Building Department concurrent with the submittal to the SWRCB.</p>
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4. Public Health, Safety and Welfare: The following table documents the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity and will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinance and the project is not expected to cause significant environmental damage.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that is utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The property was included in the 2014 Housing Inventory. Proposed development will not preclude residential units in the future if consistent with the general plan and zoning designations; therefore, the project is in conformance with the Housing Element.

6. Environmental Impact: The following identifies the evidence which supports finding that the proposed development will not adversely impact the environment.

As lead agency, the Department prepared an Addendum to the previously adopted Environmental Impact Report (EIR) (State Clearinghouse # 2017042022) prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) and adopted by the County Board of Supervisors May 8, 2018. The EIR prepared for the CCLUO established that the environmental effects of existing cultivation operations would be reduced

from the baseline impacts through the regulations applied by the CCLUO. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR.

ATTACHMENT 3
CEQA ADDENDUM TO THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COMMERCIAL CANNABIS LAND USE ORDINANCE

*Commercial Cannabis Land Use Ordinance Final Environmental Impact Report (EIR)
(State Clearinghouse # 2017042022), January 2018*

APN210-231-017, Bridgeville Area, County of Humboldt.

Prepared By
Humboldt County Planning and Building Department
3015 H Street, Eureka, CA 95501

December 2019

Background

Modified Project Description and Project History –

The Commercial Cannabis Land Use Ordinance (CCLUO) updated the County's existing Commercial Medical Marijuana Land Use Ordinance (Section 313-55.4 and 314-55.4 of Chapter 3 of Division 1 of Title III of the County Code) as well as repeal of the Medical Cannabis Testing and Research Laboratories provisions and on-site consumption prohibition found in Sections 313-55.3.15, 314-55.3.15, 313-55.3.11.7, and 314-55.3.11.7 of Division 1 of Title III of the County Code, respectively. These regulations establish land use regulations for the commercial cultivation, processing, manufacturing, distribution, testing, and sale of cannabis within Humboldt County. These regulations were developed in concert with the Final Environmental Impact Report (EIR) that was adopted for the ordinance in order to implement the mitigation measures of the EIR. The EIR addressed the broad environmental impacts that could be expected to occur from the adoption and implementation of the ordinance. The EIR specified that the regulations established in the CCLUO would mitigate the impacts of existing cannabis operations by establishing regulations for an existing unregulated land use to help prevent and reduce environmental impacts that are known to result from unpermitted baseline cultivation operations. The EIR prepared for the CCLUO also established local land use regulations to allow for continued commercial cannabis operations in the unincorporated area of the County that ensure the health and safety of residents, employees, County visitors, neighboring property owners and end users of cannabis. The proposed project is consistent with all regulations within the CCLUO and all mitigation measures of the EIR. Commercial cannabis cultivation in existence as of December 31, 2015, was included in the environmental baseline for the EIR. The current project was contemplated by the EIR and compliance with the provisions of the CCLUO will fully mitigate all environmental impacts of the project to a less than significant level.

A Special Permit was heard at before the Zoning Administrator on September 21, 2017 authorizing the establishment of the existing outdoor cultivation area of approximately 10,000 square feet (SF) in compliance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). This project proposes a Modification to the approved Special Permit (SP-16-382). Originally, there were no other structures or dwelling units on the property and the site was to be used exclusively for cultivation purposes.

The Modification would add a 1,000 square foot ancillary nursery space and to change from project from offsite to onsite processing. The Modification is to also include the construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, and four 160 SF storage containers. The irrigation water source and storage infrastructure would remain the same.

The applicant has submitted R-2 Soils Report dated September 2019, prepared by SHN Civil Engineering. The report states that the proposed site of the processing building will be suitable, provided that the applicant follow the geotechnical recommendations made by SHN. As a condition of approval, the applicant is to adhere to the recommendations made by SHN.

The applicant has also, submitted a Septic Disposal Design for the proposed processing facility, prepared by A.M. Baird Engineering & Surveying, INC. dated July 2018. The report indicates that the septic will function with up to six employees working one shift six weeks out of the year. As a condition of approval, the applicant will shall follow the recommendations made by Baird Engineering & Surveying, INC. and obtain the necessary building permits.

The property is accessed from Burr Valley Road by a single private road with a locked gate. The property is secured with game cameras in place and it is inspected at least twice daily. Only one employee will tend to the property. Onsite parking is available.

The property was surveyed for archaeological resources and reported no findings.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously certified Final Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR or Negative Declaration have occurred. Section 15162 states that when an EIR has been

certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous Final EIR; B) significant effects previously examined will be substantially more severe than shown in the Final EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the Final EIR recommended mitigations. The proposal to authorize the Modification that would add 1,000 square foot of ancillary nursery space and change from off-site to on-site processing. The modification includes construction of two 4,998 SF cold frame greenhouses, a 576 SF processing building, as well as four 160 SF storage containers and minor improvements necessary to bring the operation into compliance with the CCLUO is fully consistent with the impacts identified and adequately mitigated in the Final EIR. The project as conditioned to implement responsible agency recommendations, results in no significantly adverse environmental effects beyond those identified in the Final EIR.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT

See Purpose statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project will permit a new cannabis operation and bring the operation into compliance with county and state requirements intended to adequately mitigate environmental impacts.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of

previously identified effects.

3. For the current proposed project, there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete.

CONCLUSION

Based on these findings it is concluded that an Addendum to the previous Final EIR is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the EIR, remain in full force and effect on the original project.

ATTACHMENT 4
Applicant's Evidence In Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file (PLN-2018-15092-SP) with the Planning Division:

1. The name contacts address and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for cultivation on the parcel with dimensions of the area for cultivation and setbacks from property lines. The site plan shall also include all areas of ground disturbance or surface water disturbance associated with cultivation activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features. If the area for cultivation is within ¼ mile (1,320 ft.) of a school, school bus stop, church or other place of religious worship, public park, or Tribal Cultural Resource, the site plan shall include dimensions showing that the distance from the location of such features to the nearest point of the cultivation area is at least 600 feet. (Attached)
4. A cultivation and operations plan that meets or exceeds minimum legal standards for water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of cultivation activities (outdoor, indoor, mixed light), the approximate date(s) cannabis cultivation activities have been conducted on the parcel prior to the effective date of this ordinance, if applicable, and schedule of activities during each month of the growing and harvesting season. (Attached)
5. Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights, if applicable. (Not applicable)
6. Description of water source, storage, irrigation plan, and projected water usage. (Attached)
7. Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Control Board demonstrating enrollment in Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency. (Conditioned)
8. If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife. (On file)
9. If the source of water is a well, a copy of the County well permit, if available. (On file)
10. If the parcel is zoned FR, U or TPZ, or involves the conversion of timberland as defined under section 4526 of the Public Resources Code, a copy of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (CALFIRE). Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence may be provided showing that the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CALFIRE. (Not applicable)

11. Consent for onsite inspection of the parcel by County officials at prearranged date and time in consultation with the applicant prior to issuance of any clearance or permit, and once annually thereafter. (On file)
12. For indoor cultivation facilities, identify the source of electrical power and how it will meet with the energy requirements in section 55.4.8.2.3, and plan for compliance with applicable Building Codes. (Not applicable)
13. Acknowledge 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 will not support diversions for irrigation. (On file)
14. Acknowledge that the county reserves the right to engage with local Tribes before consenting to the issuance of any clearance or permit, if cultivation operations occur within an Area of Traditional Tribal Cultural Affiliation, as defined herein. This process will follow current departmental referral protocol, including engagement with the Tribe(s) through coordination with their Tribal Historic Preservation Officer (THPO) or other tribal representatives. This procedure shall be conducted similar to the protocols outlined under SB 18 (Burton) and AB 52 (Gatto), which describe "government to government" consultation, through tribal and local government officials and their designees. During this process, the tribe may request that operations associated with the clearance or permit be designed to avoid, minimize or mitigate impacts to Tribal Cultural Resources, as defined herein. Examples include but are not limited to: conducting a site visit with the THPO or their designee to the existing or proposed cultivation site, requiring that a professional cultural resources survey be performed, or requiring that a tribal cultural monitor be retained during project-related ground disturbance within areas of sensitivity or concern. The county shall request that a records search be performed through the California Historical Resources Information System (CHRIS). (On file)
15. DEH Worksheet (On file)
16. Email to the California Department of Fish and Wildlife, requesting comments.



Cultivation and Operations Manual
For
Advent Plus, INC
APN 210-231-017
WDID#1B171165CHUM
Temporary State License# TML18-0015266

Lead Agency:

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501



Prepared By:

Six Rivers Construction & Consulting, Inc.
730 7th Street, Ste. C
Eureka, CA 95501
707-683-6686

In Consultation with:

Advent Plus, INC
P.O. Box #159
Hydesville, CA 95547

APRIL 2019

1. PROJECT SUMMARY

1.1. PROJECT OBJECTIVE

ADVENT PLUS, INC is proposing to permit medical cannabis cultivation activities in accordance with the County of Humboldt's (County) *Commercial Medical Marijuana Land Use Ordinance* (CMMLUO). Applicant currently has been approved from Humboldt County Planning Department for a Special Permit for 10,000 square feet of Outdoor Cultivation with light deprivation. Applicant proposes a 2,000 SF ancillary nursery used for propagation of clones for Advent Plus. Water for Domestic and Agricultural use is provided by a permitted groundwater well that has been registered at Humboldt County Department of Health and Human services. The applicant aims to become fully compliant with State and Local cultivation regulations.

1.2. SITE DESCRIPTION

The project is located at Dinsmore, CA 95526, (APN: 210-231-017) just south of the community of Dinsmore. The subject parcel is approximately 41.57 acres in size (per the County of Humboldt's WebGIS), having relatively steep topography and slopes of greater than 15% gradient. Most of the property is primarily open grasslands. Burr Valley Road runs from the North through the center of the parcel and splits to the southeast and southwest. An unnamed stream runs through the western portion of the parcel with Burr Creek running up to the northern property boundary and stopping.

1.3. LAND USE

The subject property has a General Plan designation of Agricultural Grazing and Timber Production (T; AG) as identified by the Humboldt County General Plan and is zoned Agriculture Exclusive and Timber Production Zone (AE; TPZ). Land uses surrounding the parcel are comprised of residential, timber and agriculture. The surrounding parcels are zoned Agricultural Exclusive (AE), Timber Production Zone (TPZ), and Forest Recreation (FR).

1.4. STATE AND LOCAL COMPLIANCE

1.4.1. STATE OF CALIFORNIA COMMERCIAL CANNABIS ACTIVITY LICENSE

ADVENT PLUS, INC has obtained a Temporary Commercial Cannabis Activity license from the State of California License number TML18-0015266.

1.4.2. STATE WATER RESOURCES CONTROL BOARD

Water for agricultural and domestic uses is provided by a permitted groundwater well that is registered at the Humboldt County Department of Health and Human services. Water well application number 15/16-0207. The Water Resource Protection Plan was completed by Timberland Resource Consultants in November of 2018.

1.4.3. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

ADVENT PLUS, INC will enroll with the North Coast Regional Water Quality Control Board (NCRWQCB) for coverage under Tier 2 of Order No. 2015-0023 *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region* (WDID # 1B171165CHUM). A Water Resources Protection Plan has been developed for the project by Timberland Resource Consultants and will be implemented for activities associated with onsite cultivation.

1.4.4. HUMBOLDT COUNTY BUILDING DEPARTMENT

All necessary building permits will be obtained from the Humboldt County Building Department for all existing and proposed structures and supporting infrastructure upon approval of the Conditional Use Permit. Application for AG Exempt Greenhouse permits will be submitted.

2.4. HARVESTING AND DRYING

Plants that are ready for harvest have their flowering branches removed and suspended in the greenhouse which is equipped with ventilation fans and dehumidifiers. In the future, the drying will be done in the proposed processing facility. The drying process takes approximately one week. The dried flowers are then bucked into manageable buds and transported to the proposed residence for processing. The finished product is stored in the processed materials room before being transported to a licensed distribution facility.

2.5. PROCESSING FACILITY

All cannabis processing will occur onsite at the proposed processing building. Applicant has submitted building plans for a processing building to Humboldt County Building Department for approval. Proposed processing building will be constructed as soon as Humboldt County approves the plans for construction. Trim machines will be used in the processing facility with applicant.

2.6. SECURITY PLAN AND HOURS OF OPERATION

2.6.1. FACILITY SECURITY

The cultivation facilities, including greenhouses and the proposed residence are enclosed in a secure privacy fence. The entry gates remain locked at all times and access to the cultivation area is limited exclusively to employees. Restricted access signs are posted conspicuously at the entry gates. The cultivation and processing facility area will have low intensity exterior lighting to illuminate the entrances and will include a small number of motion activated security lights. All lighting will be designed and located so that direct rays are confined to the property. Security cameras will be installed at the main access gates and at entrances to the facilities, and the proposed residence will include an alarm system. All above will be powered by a generator.

2.6.2. HOURS OF OPERATION

Activities associated with cultivation in the greenhouses (watering, transplanting, and harvesting) generally occur during daylight hours. All other activities such as processing typically occur no earlier than 8 AM and extend no later than 5 PM.

3. ENVIRONMENT

3.1. WATER SOURCE AND PROJECTED WATER USE

Water for domestic use and Agricultural use is provided by the permitted well #15/16-0207 that is registered at Humboldt County Department of Health and Human services. ADVENT PLUS, INC utilizes water management strategies such as hand watering to conserve water use. The table below outlines the estimated irrigation water usage for cultivation during a typical year. Variables such as weather conditions and specific cannabis strains will have a slight effect on water use.

Table 3.1: Estimated Annual Irrigation Water Usage (Gallons)											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
0	0	0	10,000	12,000	14,000	14,000	14,000	14,000	12,000	0	0

3.2. WATER STORAGE

Water is pumped from the permitted groundwater well into the following tanks during winter time to follow the forbearance period. The tanks consist of (10) 5000 gallon, (3) 500 gallon for a total of 51,500 of hard storage in tanks.

3.3. SITE DRAINAGE, RUNOFF, AND EROSION CONTROL

ADVENT PLUS, INC is enrolled with the North Coast Regional Water Quality Control Board (NCRWQCB) for Tier 2 coverage, and a Water Resources Protection Plan (WRPP) has been developed utilizing best management practices (BMP's) in accordance with the NCRWQCB's recommendations. WDID# 1B170475CHUM.

and a sound level of 65 dB(A) at a distance of 23 feet at full load, generators decibel readings at the property line were recorded at 39.7 decibels. The generator and diesel fuel will be located within a secondary containment trough.

3.7. USE AND STORAGE OF REGULATED PRODUCTS

3.7.1. BEST MANAGEMENT PRACTICES

Best Management Practices (BMP's) are employed when storing, handling, mixing, application and disposal of all fertilizers, pesticides and fungicides. All nutrients, pesticides and fungicides are located in a locked storage room, and contained within water tight, locked and labeled containers in accordance with manufactures instruction. Application rates will be tracked and reported with the end of the year monitoring report required in the Water Resources Protection Plan (WRPP). Employees responsible for application are trained to handle, mix, apply or dispose of pesticides/fungicides with proper hand, eye body and respiratory protection in accordance with the manufacturer's recommendations. See the WRPP for complete BMP specifications for the use and storage of regulated products.

3.7.2. FERTILIZERS

Nutrients and biological inoculants used for cultivation include:

- Stutzman's Chicken Manure – 100lbs
- Bat Guano – 100lbs
- Azomite – 100lbs
- Dolomite – 100lbs
- Worm Castings – 100lbs
- Maxsea- 25lbs buckets Multi-Propose 16-16-16 and Bloom 3-20-20

See Appendix B - *Regulated Products Resource List* for product details.

3.7.3. PESTICIDES AND FUNGICIDES

Pesticides and fungicides used for cultivation include:

- Neem Oil – 2 Liters

See Appendix B - *Regulated Products Resource List* for product details.

3.8. WASTE MANAGEMENT PLAN

3.8.1. SOLID WASTE MANAGEMENT

Trash and recycling containers are located in every greenhouse. The trash containers are enclosed within a fenced area to prevent animal intrusion. Solid waste and recycling is hauled off-site to Fortuna Transfer Station at least once per week.

3.8.2. CULTIVATION WASTE AND SOIL MANAGEMENT

Cultivation vegetative matter such as root balls, branches, and leaves are composted on site. Spent potting soil is stored in the greenhouses. The soil containment area is lined to prevent any soil erosion or nutrient seepage. The soils are hauled off-site to Eel River Resource Recovery. All packaging from soil amendments and fertilizers will be collected and disposed at an appropriate facility.

3.8.3. WASTEWATER MANAGEMENT

Hand watering methods minimize the over-irrigation of plants and subsequent runoff. Moreover, the greenhouse floors are lined with heavy duty weed mat. Until a septic system is developed, portable toilets will be available and will be serviced twice a week or as needed. After the Commercial Cannabis permit is approve there is a plan to apply for a permit to build a processing structure.

4. PRODUCT MANAGEMENT

4.1. PRODUCT TESTING AND LABELING

Samples are selected from individual harvested cannabis strains and are tested by a licensed third-party lab in accordance with State and local standards. The finished product is labeled with the ADVENT PLUS, INC logo, and will include tracking ID's provided by the County of Humboldt and/or Statewide tracking systems once they become available.

Appendix A: Site Plan

Appendix C: References

Bass, Ronald E., Kenneth M. Bogdan, and Terry Rivasplata. 2013. CEQA Desktop. Point Arena, CA; Solano Book Press. Page 44.

California Code of Regulations. Health and Safety Code Section 11357-11362.9.

<<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=11001-12000&file=11357-11362.9>> Date accessed: July 16, 2014.

California NORML. SB 420 Establishes Prop. 215 Guidelines, Voluntary Patient Identification Card System.

<<http://www.canorml.org/laws/sb420.html>> Date accessed: July 21, 2014.

County of Humboldt. *Medical Marijuana Land Use Ordinance (MMLUO) – Phase IV, Commercial Cultivation, Processing, Manufacturing and Distribution of Cannabis for Medical Use* (Staff Report to the Board of Supervisors). January 26, 2016. <<https://humboldt.legistar.com/Calendar.aspx>> Date accessed: March 28, 2016.

North Coast Regional Water Quality Control Board. 2016. *Cannabis Cultivation Waste Discharge Regulatory Program*. http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/. Date accessed: March 28, 2016.

State Board of Equalization. Information on the Sales and Registration for Marijuana Sellers. June 2007.

<<http://www.boe.ca.gov/news/pdf/173.pdf>>

State of California. Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, August 2008.

<http://www.ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf>

From: [Moreno, Elizabeth](#)
To: [Bocast, Kalyn@Wildlife](mailto:Bocast_Kalyn@Wildlife)
Subject: APPS 15561 APN: 210-231-0017 Advent Plus, Inc.
Date: Tuesday, November 19, 2019 10:10:00 AM
Attachments: [image001.png](#)

Hi Kalyn,

I have a modification for an already approve Special Permit (SP16-382) for APPS 15561 APN: 210-231-0017 Advent Plus, Inc. We sent the referral on June 11, 2019. I am wondering if CDFW has any comments, I am noticing the project for Dec 19, 2019.

Thank you for your time,



Elizabeth Moreno
Planner II
[Cannabis Services Division](#)
[Planning and Building Department](#)
707.445.7245

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
Building Inspection Division	✓	Approval	Attached
CalFire	✓	Approval	On file
Humboldt County Sheriff	✓	Approval	On file
Bear River Band of Rohnerville Rancheria	✓	Conditional Approval	On file- Confidential
NWIC	✓	Conditional Approval	On file- Confidential
Environmental Health Division	✓	Conditional Approval	On file
Public Works Land Use Division	✓	Conditional Approval	On file
NCRWQCB	✓	Conditional Approval	On file
State Water Resources Control Board	✓	Approval	On file
CA Department of Fish & Wildlife		No Response	
Agricultural Commissioner		No Response	
County Counsel		No Response	
Humboldt County District Attorney		No Response	
Bridgeville Fire Protection District		No Response	
North Coast Unified Air Quality Management District		No Response	
Bridgeville Elementary School District		No Response	
Fortuna Union High School District		No Response	
Caltrans		No Response	



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

6/11/2019

Project Referred To The Following Agencies:

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**,
Bridgeville:FPD, RWQCB, NCUAQMD, Bridgeville:School District, Cal Fish & Wildlife, CalFire, CalTrans Dist 1, CA
Division of Water Rights, Bear River Band, NWIC, Fortuna Union HSD:School District

Applicant Name Advent Plus Inc. **Key Parcel Number** 210-231-017-000

Application (APPS#) PLN-2019-15561 Planning Application **Assigned Planner** Elizabeth Moreno

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: 6/26/2019

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

We have reviewed the above application and recommend the following (please check one):

- ☒ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested Conditions Attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments:

Notes in AGch

DATE:

8/12/19

PRINT NAME:

Rudy Marenghi