

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Bear Canyon Road Project

Lead Agency: Humboldt County Planning and Building Department Contact Person: Rodney Yandell
 Mailing Address: 3015 H Street Phone: 707-445-7541
 City: Eureka Zip: CA County: Humboldt

Project Location: County: Humboldt City/Nearest Community: Garberville
 Cross Streets: Redwood Drive and Bear Canyon Road Zip Code: 95542

Longitude/Latitude (degrees, minutes and seconds): 40 ° 6 ' 44.64 " N / -123 ° 47 ' 44.52 " W Total Acres: 8.24

Assessor's Parcel No.: 223-171-001 Section: 13 Twp.: 04S Range: 04E Base: Humboldt
 Within 2 Miles: State Hwy #: 101 Waterways: South Fork Eel River and Class II Stream
 Airports: Garberville Airport Railways: None Schools: Garberville Community School and Redway Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Special Permits

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 13,920 Acres _____ Employees 24
 Industrial: Sq.ft. 4,000 Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Heavy Industrial. General Plan: Industrial General.

Project Description: (please use a separate page if necessary)

A Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. The proposed 6,000 sq. ft. building will enclose 4,500 sq. ft. of commercial cannabis processing area, and 1,500 sq. ft. of clone rooting space. The 4,000 sq. ft. building will enclose approximately 2,000 sq. ft. of commercial cannabis manufacturing area, and approximately 2,000 sq. ft. dedicated to cold storage of fresh frozen cannabis flower. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. Water will be supplied by Garberville community Service District. Water storage onsite currently consists of two 300-gallon mixing tanks. Proposed is an additional 50,000 gallons of storage in the form of ten 5,000 gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville CSD when river flows drop below the allowable threshold. There a maximum of 24 employees anticipated for operations. Minimal grading and tree removal was performed without authorization in 2019 to facilitate the construction of these structures and as a result remediation and restoration work is included within the requested project. Special Permits are also requested for the restoration work and minor development within the Streamside Management Area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 18, 2020 Ending Date January 19, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Whitchurch Engineering</u>	Applicant: <u>Verdant Futures, LLC</u>
Address: <u>610 9th Street</u>	Address: <u>6728 London Drive</u>
City/State/Zip: <u>Fortuna, CA 95540</u>	City/State/Zip: <u>Eureka, CA 95503</u>
Contact: <u>Nicholas Nothoff</u>	Phone: <u>707-496-4520</u>
Phone: <u>707-725-6926</u>	

Signature of Lead Agency Representative: Yandell, Rodney Signature of Lead Agency Representative **Date:** 12/18/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.