

NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street
PO Box 3044
Sacramento CA 95812-3044

☒ County of Humboldt
County Clerk
825 Fifth Street
Eureka CA 95501

From: County of Humboldt
Planning and Building Department
3015 H Street
Eureka CA 95501

FILED

County of Humboldt
Juan P. Cervantes
County Clerk

12-2023-132

08/23/2023
sc

Contact: Steven A. Santos
Telephone 445-7541
Email: sasantos@co.humboldt.ca.us

Lead Agency (if different from above):
Address:

Applicant: Humboldt Reserve, LLC
4798 HWY 36
Hydesville, CA 95547

Contact:
Telephone:

APN: 204-121-005; 204-121-006; 204-251-001

Case No.: PLN-2022-17649

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2023060089

Project Title: Humboldt Reserve LLC Conditional Use Permit

Project Location (include County):

The project is in the Hydesville area, west of the intersection of State Highway 36 and Yager Creek Road, on the property identified as 4798 State Highway 36

Project Description:

Conditional Use Permits for 235,008 square feet (5.39 acres) of enclosed indoor commercial cannabis cultivation, 44,064 square feet (1.01 acres) of enclosed commercial nursery, and a 2,400 square foot distribution facility. Three new commercial buildings are proposed. Building 1 will be 61,344 square feet, building 2 will be 62,208 square feet, and building 3 will be 181,440 square feet. All three building will include indoor cultivation, commercial nursery, and drying space. A total of 25,920 square feet of ancillary drying space is proposed across the three new buildings. The distribution facility will occur in a proposed expansion to an existing building. Ancillary onsite processing is proposed in an existing 4,800 square foot building and a proposed 40' x 60' building expansion. Irrigation water will be sourced from rainwater catchment and reclaimed water from dehumidifiers installed in the proposed buildings. Rainwater will supply approximately 65% of irrigation demand, and reclaimed water from dehumidifiers will supply approximately 35% of irrigation demand. Annual water usage for the entire project is estimated at 4.2 million gallons. Water storage will consist of a proposed 3.12-million-gallon catchment pond. The project will require 25 year-round employees and an additional 49 seasonal laborers during peak operations for a total of up to 74 employees. Electricity will be sourced from an eligible renewable energy program through PGE from an existing power drop from a dedicated substation with a backup generator for emergency purposes only. Including all proposed improvements, the proposed project comprises approximately 381,087 square feet (8.7 acres) on a previously developed 33-acre former mill site.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on August 3, 2023 and has determined that the project described above is in compliance with, and is consistent with the Commercial Cannabis Land Use Ordinance (CCLUO) adopted May 8, 2018, for which a Environmental Impact Report was also adopted, and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation Reporting and Monitoring Plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

NOTICE OF DETERMINATION

This is to certify that the MND with comments and responses and record of project approval is available to the General Public at: Planning Division, 3015 H St, Eureka, CA 95501.

Signature: Sam A. S. [Signature] Date: 8/23/23
Title: Senior Planner Date received for filing at OPR: _____

County of Humboldt
Office of the County Clerk-Recorder



825 5th Street, 5th Floor, Eureka Ca 95501
(707)445-7593 or Toll Free (888)486-2732

2023 CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: County of Humboldt Planning and Building
2. PROJECT TITLE: Humboldt Reserve LLC Conditional Use Permit
3. APPLICANT NAME: Humboldt Reserve, LLC PHONE: 707-445-7541
4. APPLICANT EMAIL: :
5. APPLICANT ADDRESS: 4798 HWY 36 Hydesville, CA 95547
6. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
7. NOTICE TO BE POSTED FOR 30 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|-------------|
| ☐ 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,839.25 | \$ 0.00 |
| ☒ 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,764.00 | \$ 2,764.00 |
| ☐ 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ 0.00 |
| ☐ 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,305.25 | \$ 0.00 |
| ☒ 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ 50.00 |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|---------|
| ☐ 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ 0.00 |
| ☐ 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: ☒ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION | \$ 50.00 | \$ 0.00 |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | |
|--|--------|-----------|
| ☐ NOTICE OF PREPARATION ☐ NOTICE OF INTENT | NO FEE | \$ NO FEE |
|--|--------|-----------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 2,814.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND (1) COPY. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE ONE SET OF ATTACHMENTS FOR SUBMISSION.

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: Humboldt County Clerk Recorder

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2022)



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:

12-2023-132

STATE CLEARINGHOUSE NUMBER (If applicable)

2023060089

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

HUMBOLDT CNTY PLANNING & BUILDING

LEAD AGENCY EMAIL

SASANTOS@CO.HUMBOLDT.CA.US

DATE

08/23/2023

COUNTY/STATE AGENCY OF FILING

HUMBOLDT

DOCUMENT NUMBER

12-2023-132

PROJECT TITLE

HUMBOLDT RESERVE LLC CONDITIONAL USE PERMIT

PROJECT APPLICANT NAME

HUMBOLDT RESERVE LLC

PROJECT APPLICANT EMAIL

SASANTOS@CO.HUMBOLDT.CA.US

PHONE NUMBER

(707) 445-7541

PROJECT APPLICANT ADDRESS

4798 HWY 36

CITY

HYDESVILLE

STATE

CA

ZIP CODE

95547

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,839.25

\$

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

\$2,764.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

\$2,814.00

SIGNATURE

X *Sca*

AGENCY OF FILING PRINTED NAME AND TITLE

S Carns, Deputy County Clerk-Recorder