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: SoHum Ranch, LLC - Cannabis Farm and Farmstay

Lead Agency: Humboldt County | Contact Person: Steven Lazar

Mailing Address: 3015 H Street | Phone: (707)268-3741

City: Eureka | Zip: 95501 | County: Humboldt

Project Location: County: Humboldt | City/Nearest Community: Blocksburg

Cross Streets: closest cross streets are Church and Alderpoint roads | Zip Code: 95514

Longitude/Latitude (degrees, minutes and seconds): 40 ° 18 ′ 01.8 ″ N / 123 ° 38 ′ 03.5 ″ W Total Acres: 71.16

Assessor's Parcel No.: 217-252-002 | Section: 8 | Twp.: 2S | Range: 5E | Base: Humboldt

Within 2 Miles: State Hwy #: | Waterways: Mountain Creek & Larabee Creek

Airports: | Railways: | Schools: Casterlin School

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units 13 Acres 1
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. 43560 Acres 1 Employees 36
☐ Industrial: Sq.ft. 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
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☒ Other: Greenhouse Gass Emissions

Present Land Use/Zoning/General Plan Designation:

General Plan: Agricultural Grazing (AG) Zoning: Agriculture Exclusive - 160-acre min. parcel size - AE-B5(160)

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

A Conditional Use Permit for the development and operation of a commercial cannabis farm and farm stay on a 71-acre property in the Blocksburg area. The project includes construction of a variety of structures for cannabis cultivation, processing, distribution, and sale, as well as accommodations for employees and guests at the site. A total of 42,000 square feet (sq. ft.) of canopy is proposed to be cultivated, with 32,000 sq. ft. of mixed-light cultivation in greenhouses and 10,000 sq. ft. of outdoor cultivation. 100% of the power used will be provided by new on-site photovoltaic systems proposed to be developed. Irrigation will primarily occur using rainwater captured and stored during the winter months. The project also proposes installing two onsite wells, a 1.5-million-gallon pond and 510,000 gallons in hard storage tanks. Other proposed development includes construction of two residences and a detached garage, one for use by the owner or caretaker and the other to be operated as a short-term rental for visiting guests. Four (4) additional proposed residential structures will serve as housing for up to eleven (11) full-time employees. A variety of new facilities providing amenities for guests and residents of the property are also proposed and include: a multi-sport court, gym, volleyball court, pool and poolhouse, art museum, and observation deck. Though not proposed at this time, a secondary phase involves developing additional guest accommodations on the property into a larger wellness retreat/resort/spa operated in tandem with the commercial cannabis activities (Eco-Cannabis Wellness Retreat). Planned elements include a restaurant as well as a series of approximately 11 separate lodging units (casitas) for guests. This future phase of the project is dependent on forthcoming amendments to the county zoning code addressing glamping and resort-type uses in agricultural and resource settings.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date November 14, 2025 Ending Date December 15, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: SoHum Ranch, LLC - Paul Mitchell
Address: 9200 Sunset Blvd. #600
City/State/Zip: Losa Angeles, CA 90069
Phone: (323)240-4427

Signature of Lead Agency Representative: Lazar, Steve Digitally signed by Lazar, Steve Date: 2025.11.14 10:46:31 -08'00' **Date:** 11/14/2025

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