

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Hills, LLC - Conditional Use Permits and Special PermitsLead Agency: Humboldt County Planning DepartmentContact Name: Meghan Ryan, Senior PlannerEmail: mryan2@co.humboldt.ca.us Phone Number: (707) 441-2622Project Location: Garberville Humboldt
City County

Project Description (Proposed actions, location, and/or consequences).

Two Conditional Use Permits for to allow for continued cultivation of 60,940 square feet of existing outdoor and mixed light cannabis cultivation. There is 22,200 square feet of existing outdoor cultivation on APN 223-061-043 in 23 greenhouses. There is 38,740 square feet of cultivation on APNs 223-061-038, 223-073-004 and 223-073-005 that in 22 greenhouses. The proposed project includes relocation of 5 cultivation areas to environmentally superior locations. Approximately 1,020,000 gallons of water is required annually. Water is provided by an on-site well and a 2,800,000-gallon rain catchment pond. There is 2,834,000 gallons of water storage. Processing will occur on APN 223-073-005 in a three proposed structures as follows: (1) one-story, 1,200-square-foot warehouse; (1) one-story, 5,050-square-foot processing facility; (1) two-story, 7,592-square-foot processing facility and office uses (footprint = 4,776 square feet); and associated parking facilities. The proposed project also includes a Special Permit for a 10,080-square-foot wholesale nursery. Cultivation and processing activities extend all year. A maximum of 11 employees will be on-site during peak operations. Power is provided by solar array. Two Special Permits for Development within the Streamside Management Area are also a part of the proposed project. The Special Permits would allow for 9 remediation projects required by CDFW to resolve a Notice of Violation on the subject parcels. There are 22 other projects (total of 31) require by CDFW for resolution of the of Violation that are for the replacement and/or maintenance of stream crossings.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Agriculture and Forest Resources: Prepare and implement an oak woodlands restoration plan for any oaks removed for development of the 'Rock Pit' cultivation area.

Biological Resources: Avoid and Minimize Impacts to Foothill Yellow-Legged Frog, allow dispersal of juvenile frogs and fledgling red-winged blackbirds from Lower Pond, no use of plastic support netting, no rodenticides, wetland remediation, obtain regulatory authorizations, obtain streambed alteration agreement from CDFW, Report of Waste Discharge.

Cultural Resources: Adhere to recommendations by archeologist and apply Inadvertent Discovery Protocol.

Noise: Limitations on operating hours for heavy equipment and requiring equipment to be in good working order. Generator noise limited to 60 dB at property line.