

**Notice of Completion & Environmental Document Transmittal**

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SCH #

**Project Title:** The Hills Conditional Use Permits and Special PermitsLead Agency: Humboldt County Planning DepartmentContact Person: Meghan Ryan, Senior PlannerMailing Address: 3015 H StreetPhone: 7074412622City: EurekaZip: 95501County: Humboldt**Project Location:** County: HumboldtCity/Nearest Community: GarbervilleCross Streets: Clark Road and Shadow Light Ranch RoadZip Code: 95501Longitude/Latitude (degrees, minutes and seconds): 40 ° 5 ' 0394 " N / 123 ° 46 ' 11.2 " W Total Acres: 470Assessor's Parcel No.: 223-061-038, 223-061-043, 223-073-004, 223-073-005Section: 19 & Twp.: 4S Range: 4E Base: HB&MWithin 2 Miles: State Hwy #: 101Waterways: Bear Canyon Creek, South Fork Eel RiverAirports: Garberville

Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  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 \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: Cannabis Cultivation and Processing, Remediation**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:**Plan: Agriculture Grazing (AG); Zones: Agriculture Exclusive (AE) and Timberland Production (TPZ)**Project Description:** (please use a separate page if necessary)

See attached project description.

**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".

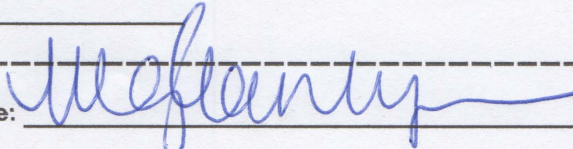
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <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 checked="" type="checkbox"/> Regional WQCB # <u>1</u>                 |
| <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 checked="" type="checkbox"/> SWRCB: Water Rights                      |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>    | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input 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              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date June 22, 2020 Ending Date July 22, 2020

**Lead Agency (Complete if applicable):**

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

Signature of Lead Agency Representative:  Date: 06/18/2020

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

The Hills, LLC – Conditional Use Permits and Special Permits

APPS# 11638 and #11643

APNs: 223-061-038, 223-061-043, 223-073-004, 223-073-005 (Garberville area, Humboldt County)

June 18, 2020

Project Description

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 that will be grown in 23 greenhouses. There is 38,740 square feet of cultivation on APNs 223-061-038, 223-073-004 and 223-073-005 that consists of 32,500 square feet of existing outdoor and 6,240 square feet of mixed light cultivation that will be grown in 22 greenhouses. The proposed project includes relocation of five historic cultivation areas to environmentally superior locations on the subject parcels. Approximately 1,020,000 gallons of water is required to annually to meet operational needs. 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 in the rain catchment pond and a series of hard-sided water tanks. Processing, including drying, curing and trimming, 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 on APNs 223-061-038, 223-073-004 and 223-073-005. Cultivation and processing activities extend all year. There will be two harvests of outdoor cultivation and a maximum of four harvests of mixed light cultivation areas annually. A maximum of 11 employees will be on-site during peak operations. Power is provided by solar array. The proposed project includes connecting to on-grid power from P. G. & E. 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 the California Department of Fish and Wildlife 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.