

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: Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-Light Cultivation 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: Arcata

Cross Streets: Foster Avenue and Janes Road Zip Code: 95521

Longitude/Latitude (degrees, minutes and seconds): 40 ° 53 ' 8.52 " N / -124 ° 6 ' 18.36 " W Total Acres: 38.3

Assessor's Parcel No.: 506-231-021 and 505-151-011 Section: 19, 20 Twp.: 06N Range: 01E Base: Humboldt

Within 2 Miles: State Hwy #: 101 Waterways: Liscom Slough

Airports: None Railways: None Schools: See Attachment 1

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 32 Employees 116
 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: Agriculture _____

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: Agriculture Exclusive.

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

A Conditional Use Permit for 22.9 acres of new commercial cannabis cultivation. The Project includes a combination of outdoor light-deprivation cultivation (~75% of hoop structures or 17.2 acres) and mixed-light cultivation (~25% of hoop structures or 5.7 acres). The Project will also include ancillary support features, such as an administrative building (21,000 square feet), propagation and office building (39,500 square feet), utility building (1,600 square feet), new onsite wastewater treatment system, unpaved parking areas, security fencing, and storm water management features (e.g., detention basins). Preparation of the Site for the proposed development will require approximately 23,268 cubic yards of cut and 49,181 cubic yards of fill associated with onsite access road improvements, leveling of the Site with sand/soil in the areas of the hoop structures and walkways, installation of primary and reserve leach fields, and development of two storm water detention basins totaling approximately 0.8 acre-feet in storage size. The Project is anticipated to require up to 116 full-time equivalent employees at full buildout. The existing agricultural operation on the Site requires approximately 40 full-time equivalent employees, resulting in a net increase of approximately 76 full-time equivalent employees (at full buildout). The operation will be seasonal, with the majority of employees needed beginning in April (planting) and extending through the end of October (final harvest). An existing agricultural well will provide irrigation water for the Project, while an existing potable water supply line that serves the Site will be utilized to supply drinking water. Project employees will have access to permanent restrooms in the new administration and office building that will be served by a new private onsite wastewater treatment system for sewage disposal. In addition to temporary restrooms for Site employees during peak harvest periods.

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".

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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 | 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 January 28, 2021 Ending Date February 26, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lenders Construction Services, LLC</u>	Applicant: <u>Arcata Land Company, LLC</u>
Address: <u>PO Box 6218</u>	Address: <u>3318 Foster Avenue</u>
City/State/Zip: <u>Eureka, CA 95502</u>	City/State/Zip: <u>Arcata, CA 95521</u>
Contact: <u>Jeff Smith</u>	Phone: <u>707-826-8700</u>
Phone: <u>707-440-9098</u>	

Signature of Lead Agency Representative:  Date: 1/26/2021

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

Attachment 1

Schools Within Two Miles of the Proposed Project

Six Rivers Montessori School

Strongbridge Montessori School

Laurel Tree Charter School

Pacific Union School

Trillium Charter School

Arcata Elementary School

Fuente Nueva Charter School

Mad River Montessori Preschool

Coastal Grove Charter School

Six Rivers Charter High School

Pacific Coast High School

Arcata High School

Northcoast Preparatory Academy

Stewart Elementary School

Northern Unified – Humboldt Charter School

Arcata Christian School