



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

Name of Project: **Nordic Aquafarms Land-Based Aquaculture Project**

Project Description: The applicant (Nordic Aquafarms California, LLC. (NAFC)) is requesting a Coastal Development Permit and Special Permit for the construction of a land-based finfish recirculating aquaculture system (RAS) facility, which includes the development of five buildings totaling approximately 766,530 square feet and the installation of 4.8 megawatt (MW) solar panel array mounted on building rooftops, covering approximately 657,000 square feet. The height of the tallest proposed building is 60 feet. The facility would have an annual production capacity of approximately 25,000-27,000 metric tons of Head On Gutted (HOG) fish once complete. The aquaculture facility would produce fresh head on gutted fish and fillets for delivery to regional markets. The species to be produced at the facility is intended to be Atlantic Salmon.

The project will include ancillary support features such as paved parking, fire access roads, security fencing, and stormwater management features. The project would require approximately 2.5 million gallons per day (MGD) of freshwater sourced from the Mad River, supplied by the Humboldt Bay Municipal Water District via existing infrastructure. The project would require approximately 10 MGD of salt water provided via upgraded intake infrastructure located adjacent to the NAFC Project Site. Treated wastewater would be discharged utilizing the existing Redwood Marine Terminal II ocean outfall pipe, which extends one and a half miles offshore. A total volume of 12.5 MGD is anticipated to be released daily. Wastewater discharge is permitted by the North Coast Regional Water Quality Control Board.

The Humboldt Bay Harbor, Recreation and Conservation District (District) proposes to upgrade/improve and operate two formerly used bay-water intake systems (sea chests) in Humboldt Bay. The water intakes are located approximately one-half mile apart along the Samoa Channel at the Redwood Marine Terminal II (RMT II) Dock and Red Tank Dock. The intake systems were operated by a pulp mill from around 1966 until the mill was closed in 2008. Salt water from the intakes would be used by District tenants and other entities for aquaculture and other allowable uses. A new water line would be installed from the RMT II Dock and Red Tank Dock water intakes to manifolds at RMT I, RMT II and NAFC. The project also includes installation of a fire suppression water line and fire hydrant replacement. The fire suppression line would share a trench with the bay water intake line. The bay water line and fire suppression water line would involve trenching except where it crosses an existing stormwater feature and where the bay water line would run on the edges of Red Tank Dock and RMT II Dock. This water line would be attached to an existing walkway or to a replacement structure of the same size or smaller. The fire suppression water line would terminate near the RMT I manifold, RMT II manifold and at Red Tank Dock. The fire suppression water line would have a maximum outside diameter of 12 inches. The bay water line would range from 18-

36 inch maximum outside diameter. The maximum width of ground impacts would be 19 feet in sections where both pipes occur and 17 feet where only one pipe occurs.

The proposed aquaculture facility will include life cycle development, from egg to harvestable fish, contained indoors in separate buildings connected by swim pipes for fish transfer. The facility would include the following design elements:

1. A hatchery operation where eggs are hatched, and fish fry grow to juvenile size (Building 3)
2. A grow-out operation with large tanks where fish are grown to market size (Buildings 1 & 2)
3. A fish processing facility from which fish is processed and fresh product is shipped out 4 days a week, coproducts are chilled and stored for sale (Building 4)
4. Backup systems that will enable critical functions to operate for many days in the event of a power outage
5. Oxygen generation plant and liquid oxygen storage
6. Water intake treatment that ensures consistently clean water for the fish (Buildings 1 & 2)
7. An advanced wastewater treatment plant to treat the discharge water, including a Moving Bed Biofilm Reactor, a membrane bioreactor, and Ultraviolet (UV-C) dosing (Building 5)
8. Administrative building and associated operations/maintenance facilities (Building 4)

Project phasing: The aquaculture facility is anticipated to be built out in two primary phases, with preliminary site preparation (Phase 0):

1. Phase 0 - Brownfield Redevelopment (2022): asbestos abatement; structure demolition; soil remediation; waste stream characterization, transportation, and disposal.
2. Phase 1 – Brownfield Redevelopment and Aquaculture Facility Stage 1 (2022 - 2023): Intake and outfall connections; ground densification to prepare construction of building foundations; construction of Phase 1 grow-out module (Building 1), Central Utility Plant (Building 3), Fish Processing Plant/Administrative (Building 4), Wastewater Treatment and Backup Power (Building 5); Oxygen generation storage; stormwater systems; onsite and offsite biological mitigation.
3. Phase 2 – Aquaculture Facility Stage 2 (2026 or 2027): Ground densification; Phase 2 grow-out module (Building 2); soil remediation; expansion of utilities; existing leach field decommissioning.

The proposed fire suppression systems and sea chests improvements are anticipated to begin prior to construction of Phase 1 of the aquaculture facility. Timing is dependent on obtaining all agency approvals and permits.

Project Location: The land-based aquaculture facility is located in the Samoa area, east of Vance Avenue, approximately 2,000 feet north from the intersection of Vance Avenue and Bay Street, on the property known as 364 Vance Avenue (Assessor Parcel Number 401-112-021). Water intakes are located approximately one-half mile apart along the Samoa Channel in Humboldt Bay at the Redwood Marine Terminal II (RMT II) Dock and Red Tank Dock (Assessor Parcel Number 401-112-014 and 401-031-040).

List of Potential Significant Environmental Effects Mitigated to a Less than Significant Level: The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA)

environmental issue areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, noise, population and housing, and transportation, utilities, and wildfire. As described in the EIR, all of these impacts can be fully mitigated to a level less than significant.

Lead Agency: Humboldt County Planning and Building Department

Direct Comments to: Cade McNamara
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Planning and Building Department, Planning Division
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If comments are provided via e-mail, please include the project title in the subject line, attach comments in Microsoft Word format, and include the commenter's U.S. Postal Service mailing address.

Review Period: Comments on the DEIR will be accepted between December 20, 2021, and February 18, 2022

Public Hearing: Humboldt County Planning Commission
To be scheduled, Humboldt County Courthouse

The Draft EIR will be available for review at the following locations during normal business hours and online at <https://humboldt.gov/3218/Nordic-Aquafarms-Project>

County Clerk-Recorder
825 5th Street
5th Floor
Eureka, CA 95501

Humboldt State University Library
1 Harpst St
Arcata, CA 95501

Planning and Building Department
3015 H Street
Eureka, CA 95501
Humboldt County Library
1313 3rd Street
Eureka, CA 95501

Humboldt Bay Harbor, Recreation, and Conservation District
601 Startare Dr
Eureka, CA 95501