



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of Humboldt, as Lead Agency, in accordance with the State California Environmental Quality Act (CEQA) Guidelines intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) on the project described below. **This notification is to advise you that the Humboldt County Planning and Building Department will receive public comments on the proposed Mitigated Negative Declaration from June 5, 2023 to July 6, 2022.**

PROJECT TITLE: Humboldt Reserve. Record Number: PLN-2022-17649.

APPLICANT: Humboldt Reserve, LLC

PROJECT DESCRIPTION: Conditional Use Permits for 235,008 square feet (5.39 acres) of enclosed indoor commercial cannabis cultivation, 44,064 square feet (1.01 acres) of enclosed commercial nursery, and a 2,400 square foot distribution facility. Three new commercial buildings are proposed. Building 1 will be 61,344 square feet, building 2 will be 62,208 square feet, and building 3 will be 181,440 square feet. All three buildings will include indoor cultivation, commercial nursery, and drying space. A total of 25,920 square feet of ancillary drying space is proposed across the three new buildings. An existing 4,800 square foot building will be expanded to 7,200 square feet total and will contain the ancillary onsite processing area and distribution facility. Irrigation water will be sourced from rainwater catchment and reclaimed water from dehumidifiers installed in the proposed buildings. Rainwater will supply approximately 65% of irrigation demand, and reclaimed water from dehumidifiers will supply approximately 35% of irrigation demand. Annual water usage for the entire project is estimated at 4.2 million gallons. Water storage will consist of a proposed 3.12 million gallon catchment pond. The project will require 25 year-round employees and an additional 49 seasonal laborers during peak operations for a total of up to 74 employees. Electricity will be sourced from an eligible renewable energy program through PGE from an existing power drop from a dedicated substation with a backup generator for emergency purposes only. Including all proposed improvements, the proposed project comprises approximately 381,087 square feet (8.7 acres) on a previously developed 33 acre former mill site.

PROJECT LOCATION: The project is in the Hydesville area, on the South side of State Highway 36, approximately 0.2 miles from the intersection of Fern Lane and State Highway 36, on the property known 4798 State Highway 36 also known as assessor parcel numbers 204-121-005; 204-121-006; and 204-251-001.

Comments may be submitted to the Humboldt County Planning and Building Department, 3015 H Street, Eureka, CA 95501 by 4:30 PM July 6, 2023.

ADDRESS WHERE COPIES OF THE PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY ARE AVAILBLE FOR REVIEW AND WHERE COMMENTS MAY BE MAILED:

**Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501**

The project and the proposed Mitigated Negative Declaration will be considered by the Humboldt County Planning Commission at a future public hearing. A separate notice for this hearing will be provided pursuant to Humboldt County Code 312-8 et seq.

Specific questions regarding the proposed project and the draft Mitigated Negative Declaration may be directed to Steven Santos, Senior Planner at sasantos@co.humboldt.ca.us or (707) 445-7541.