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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: Wood Ranch Cannabis Cultivation Project - Patient 2 Patient, Inc.

Lead Agency: Humboldt County Planning & Building Department

Contact Name: Steve Lazar

Email: slazar@co.humboldt.ca.us Phone Number: (707)268-3741

Project Location: Wood Ranch - Redway/Phillipsville area - Humboldt County

City *County*

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

The project includes two distinct parts. Part 1 involves a Special Permit to authorize remediation and restoration of approximately 6.7 acres of land disturbance associated with seven (7) discrete areas historically used for cannabis cultivation. The Special Permit is being requested to allow development within riparian and wetlands areas, pursuant to the Humboldt County Streamside Management and Wetlands regulations. Part 2 involves a Conditional Use Permit to allow development and operation of approximately 86,000 square feet of new Outdoor cannabis cultivation in greenhouses within an approximately 6-acre area in the northern portion of the project parcel. The Conditional Use Permit is being requested pursuant to the Humboldt County Commercial Cannabis regulations which allow up to 1-acre of cultivation per 100 acres on parcels where 320 acres or larger in size.

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

In 2021, the property was the subject of a Notice of Violation and Cleanup and Abatement Order issued by the North Coast Regional Water Quality Control Board (R1-2021-0003). Part 1 Remediation & restoration work includes: (1) removing all development related material from the sites; (2) pulling back fill and fill slopes and re-contouring fill into source cut hill slopes to recreate pre-development, historic topography; (3) implementing erosion control measures to prevent sediment transport into water courses; (4) re-planting native vegetation; and (5) removing drainage structures as needed and improving drainage channels to the pre-development state. Work is designed to correct outstanding violations and comply with direction received from state and federal agencies, and is detailed in a draft Cleanup, Restoration, and Monitoring Plan (CRMP). Work will likely also involve on and off-site compensatory mitigation such as wetland creation and enhancement activities or similar measures.

Mitigation incorporated in Part 2 includes: pre-construction nesting bird surveys, monitoring for cultural resources during ground disturbance, and forgoing use of supplemental lighting for mixed-light cultivation until grid power or adequate on-site renewable energy capacity has been developed.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

North Coast Regional Water Quality Control Board
State Water Resources Control Board
California Department of Fish & Wildlife
Army Corps of Engineers
Department of Cannabis Control