



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT

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**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT**

**PROJECT TITLE: PLN-12856-CUP - HUMSUN 3, LLC CANNABIS CULTIVATION PROJECT**

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**NOTICE IS HEREBY GIVEN THAT** the County of Humboldt (County) as lead agency under the California Environmental Quality Act (CEQA) will initiate the preparation of an Environmental Impact Report (EIR) for the HumSun 3, LLC Cannabis Cultivation Project (Project). This Notice of Preparation (NOP) includes a description of the Project and an overview of potential impacts that will be fully addressed in the EIR.

**THE PURPOSE OF THIS NOTICE IS:** (1) to solicit input by December 22, 2022 from interested parties and responsible and trustee agencies regarding the appropriate content and scope of the draft EIR to be prepared by the County for the Project; and (2) to announce a public scoping meeting for the Project, to be held virtually on, Wednesday, December 07, 2022 at 6:00 PM.

Please use the links below to join the meeting virtually via Zoom or by phone:

1. Zoom link: <https://us06web.zoom.us/j/81485129448>
2. Password: 962101
3. Call in via telephone at [1 (669) 444-9171]

**30-DAY NOP REVIEW PERIOD:** The NOP will be circulated for a 30-day review period from November 22, 2022 to December 22, 2022. Written comments should be submitted no later than **5:00 p.m. on December 22, 2022**. Please indicate a contact person in your response and send your comments to:

Desmond Johnston, Senior Planner  
Humboldt County Planning & Building Department  
3015 H Street  
Eureka, CA 95501  
[djohnston@co.humboldt.ca.us](mailto:djohnston@co.humboldt.ca.us)

**DOCUMENTS AVAILABLE FOR PUBLIC REVIEW:** The NOP and related Project documents are available for public review online at:

<https://humboldt.gov/DocumentCenter/View/112186/12856-HumSun-NOP---SCH-PBD-website-PDF>

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**PROJECT LOCATION AND SETTING:** The Project Site is located on the west side of and adjacent to Alderpoint Road, approximately 3.75 miles south from the intersection of Gold Ridge Lane and Alderpoint Road, on the properties known as 30855 and 31215 Alderpoint Road, and further described as being located on portions of T1S R4E Sections 35 and 36, T2S R4E Sections 1, 2, 10, 11, 12, and 14, and T2S R5E Sections 6 and 7 (collectively the “Property”). The Property in its entirety is 3,368 acres. The Project will occur on approximately 15 acres within the Property. The Project activities will occur in large open areas with prior disturbances.

**PROJECT SITE LAND USE AND ZONING:** The Project site land uses include historic and ongoing cattle ranching and timber operations. The Project site zoning is Agricultural Exclusive “AE-B-5(160); TPZ” Agricultural Exclusive, Special Building Site Combining District, and Timber Production Zone.

**PROJECT DESCRIPTION:** The Project proposes a total of 3.5 acres (152,460 square feet [sf]) of mixed-light cannabis cultivation, 8.5 acres (370,260 sf) of outdoor cannabis cultivation, and 1.17 acres (51,060 sf) of nursery. Cultivation would occur in two areas, the “Lower Field Site” and the “Ridge Site.” Four rain catchment ponds are proposed adjacent to and near the two cultivation areas.

The Lower Field Site would consist of 3.5 acres of mixed-light cannabis grown in 60 hoop houses. Hoop house sizes would range from approximately 920 sf to approximately 4,000 sf. An additional four hoop houses would also be constructed at this site to provide 0.24 acre (10,380 sf) of nursery space. A total of 64 hoop houses would be constructed at the Lower Field Site.

Hoop houses would be constructed of metal posts and woven poly with no floors. Plants would be planted directly in the native soil. All mixed-light and nursery hoop houses would have automated blackout tarps to ensure no light leaks from the hoop houses between one hour before sunset and one hour after sunrise whenever any supplemental light is used in the hoop house.

The Lower Field Site already includes a residence with a permitted septic system, two sheds, a permitted domestic well, and a 5,000-gallon hard-sided water tank. New infrastructure at the Lower Field Site would include the 64 hoop houses described above, 128 gable fans and 322 Quiet Breeze fans, two drying and processing buildings (6,000 sf and 1,625 sf respectively) with septic systems and employee bathrooms, a 1,000-sf compost area, 15 parking spaces (1 handicap, 1 bus, and 13 standard spaces), and 12 hard-sided water tanks (5,000 gallons each). Water would be supplied to the Lower Field Site utilizing existing and proposed water storage tanks and the construction of four proposed water catchment ponds.

The Ridge Site would consist of 8.5 acres (370,260 sf) of outdoor cultivation. Cultivation would occur entirely outdoor on graded terraces directly adjacent to existing ranch driveways. The Ridge Site already contains driveway access and other internal ranch roads, three permitted irrigation wells equipped with solar-powered pumps, and two 5,000-gallon hard-sided water tanks. New infrastructure proposed at the Ridge Site includes three processing and drying buildings (5,500 sf, 7,200 sf, and 9,000 sf respectively) with septic systems and employee bathrooms, three solar arrays (4,400 sf, 9,000 sf, and 16,600 sf respectively), a 1,000-sf compost area, 16 parking spaces (1 handicap, 3 bus, and 12 standard spaces), and 35 hard-sided water tanks (5,000 gallons each).

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Water would be supplied to the Ridge Site utilizing the four water catchment ponds described above, as well as existing wells and water storage tanks. Additional water would be supplied by surface water diversions under the California State Water Resources Control Board's Small Irrigation Use Registration (SIUR) program. The SIUR diversions would only be used in the wet seasons, and only for a portion of the Project's required water demand.

An additional 0.93 acre (40,680 sf) of nursery in 15 hoop houses would be located just south of the Ridge Site cultivation areas, adjacent to the proposed water catchment ponds. Nursery hoop houses would have automated blackout tarps to ensure no light is leaked from the hoop houses between one hour before sunset and one hour after sunrise whenever any supplemental light is used in the hoop houses.

The Ridge Site would initially be powered using solar arrays, with backup generators utilized during overcast weather. Beginning in 2026, the Ridge Site would exclusively utilize PG&E power. The utility infrastructure required for the Ridge Site would be buried below and adjacent to the existing internal access driveways.

The Project entails additional ancillary infrastructure and improvements, including minor driveway improvements, installation of stormwater management features, security infrastructure including fencing, and parking improvements.

**SUMMARY OF KEY ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR:**

Pursuant to Section 15064 of the CEQA Guidelines, the discussion of potential Project effects on the environment in the EIR will concentrate on those impacts that the County has determined may be potentially significant. The EIR will also describe a range of reasonable alternatives to the proposed Project that are capable of meeting most of the Project's objectives, and that would avoid or substantially lessen any of the significant effects of the Project, consistent with CEQA Guidelines Section 15126.6. The EIR will also evaluate the cumulative impacts of the Project when considered in conjunction with other related past, present, and reasonably foreseeable future projects.

The County has determined that the Project could potentially result in environmental impacts in the topic areas identified below. These topic areas will be evaluated in the EIR, and feasible and practicable mitigation measures will be recommended to reduce any potentially significant impacts.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

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The Project is more likely to result in significant impacts in some impact areas than in others, including Aesthetics, Biological Resources, Cultural Resources, Energy, Hydrology/Water Quality, Noise and Tribal Cultural Resources. Brief descriptions of these impact areas follow below:

**Aesthetics:** The Project is situated on existing grassland, oak, and woodland hills. The aesthetics analysis will characterize the visual setting and evaluate potential direct and indirect impacts to the surrounding aesthetics of the existing land uses and development in addition to the natural setting. If significant impacts are identified, avoidance and mitigation measures would be imposed.

**Biological Resources:** The Project site is in existing grassland, oak, and woodland hills. The Project activities will occur primarily in two locations, the Lower Field Site and the Ridge Site. The Lower Field Site is disturbed cattle grazing land and already contains existing structures and a well. The Ridge Site already contains wells and existing driveways, but would require minor grading. The EIR biological resources analysis will evaluate potential direct and indirect biological impacts on sensitive and rare species, habitat, migration corridors, and wetlands. In the event significant impacts are identified, mitigation measures would be imposed.

**Cultural Resources:** The cultural resource analysis will evaluate potential direct and indirect impacts to archeological and historical resources. In the event significant impacts are identified, mitigation measures would be imposed.

**Energy Resources.** The Project as described assumes that PG&E will be able to deliver line power to the Project site by approximately 2026. The EIR will analyze and evaluate the potential for PG&E to fail to deliver power within this timeframe, and the Project's resulting use of generators.

**Hydrology/Water Quality:** The Project site is located in grassland, oak, and woodland hill environments near waterways that are tributaries to the Eel River, such as Larabee and Cooper Creeks. The EIR will analyze and evaluate potential Project impacts to the Eel River and its tributaries associated with Project activities, including cannabis cultivation, driveway use, Project grading and construction, and increased runoff. If significant impacts are identified, mitigation measures would be imposed.

**Noise:** The Project site is surrounded by open meadows dominated by grassland vegetation, native trees and dense underbrush. There are a few rural residential homes in the vicinity. Impact analysis for noise will evaluate noise from construction and project operations. Construction of the Project would temporarily and would depend on the type of construction equipment utilized. Operational noise would primarily consist of fans and occasional generator use. Potential noise impacts would be analyzed for consistency with Performance Standards as established in the Humboldt County Code.

**Tribal Cultural Resources:** Based on a field assessment at the property containing the Project site, is not listed, but are likely eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k). The field assessment resulted in the location and recordation of two new precontact sites and thirty-

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three isolated artifacts. The two precontact sites both meet the definition of a “significant historical resource” (Public Resources Code section 5024.1(c)(1-4)), and one meets the definition of a “unique archeological resource” (Public resources Code section 21083.2(g).) Consistent with the requirements of CEQA and the requirements of Public Resources Code section 21080.3.1, Humboldt County consulted with representatives of tribes regarding tribal cultural resources pursuant to AB 52. Mitigation measures will be imposed to ensure there will be no adverse effect to any historical resources, unique archeological resources, or Tribal Cultural Resources from the Project.

Humboldt County Planning and Building

November 22, 2022