



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
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<https://humboldt.gov.org/2546/Planning-Building>

Notice of Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that the County of Humboldt, as Lead Agency intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) for the project described below. **This notification is to advise you that the Humboldt County Planning & Building Department will receive public comments on the proposed Mitigated Negative Declaration from September 19, 2024, to October 18, 2024.** Notice is being provided in accordance with Public Resources Code Section 21092 and Section 15072 State California Environmental Quality Act (CEQA) Guidelines.

PROJECT TITLE: The Hills, LLC and Shadow Light Ranch, LLC Cannabis Cultivation Project and Water Resources Remediation Project

RECORD Number(s): PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP
APNS: 223-061-003, 223-061-038, 223-061-039, 223-061-043, 223-061-046, 223-073-004 and 223-073-005;

APPLICANT(S): The Hills, LLC; Shadow Light Ranch, LLC

PROJECT DESCRIPTION: The project applicant is applying for two (2) Conditional Use Permits (CUP) and a Zoning Clearance Certificate (ZCC) for continued cannabis cultivation on the project site and three Special Permits (SP) for commercial cannabis processing, manufacturing and a wholesale nursery in accordance with the County's Commercial Medical Land Use Ordinance (CMMLUO). The project site consists of three legal parcels, one of which is proposed to be retired entirely and no longer utilized for cannabis operations. The commercial cultivation activities seeking to be permitted are 60,940 square feet of pre-existing commercial cannabis, 50,940 square feet of which is outdoor and light deprivation outdoor cultivation and 10,000 of which is mixed-light cultivation. The project includes approving the pre-existing cultivation areas in addition to the relocation and consolidation of existing cultivation areas to environmentally superior locations, with the remediation of the retired cultivation areas. Consolidation and remediation of historic cultivation areas and implementation of State and local cannabis regulations (e.g. DCC, CDFW, NCRWCB, SWRCB, and County of Humboldt) are intended to improve site conditions from baseline conditions. New development activities associated with this project include greenhouses for existing and relocated cultivation areas, the proposed 10,080 square foot wholesale nursery, which will also support on-site operations, a warehouse processing and manufacturing facility with support office space that would total up to 13,472 square feet, and employee housing of up to approximately 5,184 square feet. Water for irrigation purposes is from an existing permitted groundwater well to be supplemented by rainwater catchment. Water for domestic purposes is from an existing spring. On-site power is currently provided by generators and solar and PG&E power is proposed.

In addition to the cultivation operation, wholesale nursery, manufacturing, processing operations and employee housing, the proposed project also includes decommissioning and restoration of three (3) existing on-site ponds. Additional project components include obtaining required agency permits through the California Department of Fish and Wildlife (CDFW) and North Coast Regional Water Quality Control Board (NCRWQCB) for drainage improvements completed without the benefit of State agency review. These actions are proposed to satisfy requirements associated with the December 2023 Stipulated Judgement from the Superior Court of California Case No. CV2001113.

PROJECT LOCATION: Record Number: PLN-11638-CUP: The project site is located in the Garberville area, on the south side of Clark Road, approximately 1.0 south from the intersection of Clark Road and Shadow Light Ranch Road, on the property known as 960 Shadow Light Ranch Road.

Record Number: PLN-11642-ZCC: The project is located in the Garberville area, on the south side of Alderpoint Road, approximately 0.30 miles east from the intersection of Wallan Road, Pigeon Road and Clark Road to a private driveway, then approximately 1 mile south, on the property known to be in Section 19 & 30 of Township 04 South, Range 04 East, Humboldt Base & Meridian.

Record Number: PLN-11643-CUP: The project is located in the Garberville area, on the south side of Alderpoint Road, approximately 0.30 miles east from the intersection of Wallan Road, Pigeon Road and Clark Road to a private driveway, then approximately 1 mile south to the property line, on the property known to be in Section 19 of Township 04 South, Range 04 East, Humboldt Base & Meridian.

Public Review Period for the IS/MND: The public is invited to comment on the proposed IS/MND pursuant to the provisions of CEQA. The review period set by the County of Humboldt for review of the IS/MND is 30 days.

Starting Date: September 19, 2024

Ending Date: October 18, 2024

Document Availability: The IS/MND and other project materials are now available for review at the following locations during regular business hours:

- Humboldt County Planning and Building Department, 3015 H Street, Eureka 95501
- Online at <https://humboldt.gov/155/Current-Planning>

Comments: Written comments must be submitted to the County of Humboldt Planning and Building Department, 3015 H Street, Eureka, CA 95501, no later than 5:00 pm on **October 18, 2024**.

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 or comments regarding the proposed project and the draft Mitigated Negative Declaration may be directed to Cliff Johnson, Planning Manager at (707) 268-3721 or cjohnson@co.humboldt.ca.us.

September 19, 2024