

# NOTICE OF DETERMINATION

To:  Office of Planning and Rese  
 1400 Tenth Street  
 PO Box 3044  
 Sacramento CA 95812-3044

County of Humboldt  
 County Clerk

825 Fifth Street  
 Eureka CA 95501

**FILED**  
 County of Humboldt  
 Juan P. Cervantes  
 County Clerk  
 12-2024-145  
 11/25/2024  
 sc

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



Contact: Cliff Johnson  
 Telephone: 445-7541

Email: cjohnson@co.humboldt.ca.us

*copy*

Lead Agency (if different from above):  
 Address:

Contact:  
 Telephone:

**Applicant:** The Hills LLC/Shadow Light Ranch LLC  
 773 Redwood Drive #E  
 Garberville, CA 95542

**APN:** 223-061-003, 223-061-038, 223-061-039, 223-061-043, 221-061-046, 223-073-004, 223-073-005

**Record No.:** PLN-11638-CUP, PLN-11642-ZCC  
 PLN-11643-CUP

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number:** 2024090687

**Project Title:** The Hills and Shadow Light Ranch Commercial Cannabis and Water Resources Remediation Project

**Project Location:** Humboldt County  
 Unincorporated Garberville area.

**Project Description:**

Commercial cultivation activities seeking to be permitted are 60,940 square feet of pre-existing commercial cannabis, a 10,080 square foot wholesale nursery, which will also support on-site operations, a warehouse, manufacturing and processing area and support offices that would total up to 13,472 square feet, and employee housing of up to approximately 5,184 square feet proposed project also includes decommissioning and restoration of three 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

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on November 21, 2024, and has determined that the project described above is in compliance with, and is consistent with the Commercial Medical Cannabis Land Use Ordinance (CMMLUO) adopted January 26, 2016, for which a Mitigated Negative Declaration was also adopted, and has made the following determinations regarding the above-described project:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration prepared for the adoption and responses and record of project approval, and the Addendum, is available to the General Public at: Planning Division, 3015 H St, Eureka, CA 95501.

Signature: \_\_\_\_\_  
 Title: Planning Manager

Date: 11/25/2024  
 Date received for filing at OPR: \_\_\_\_\_