

# NOTICE OF DETERMINATION

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

County of Humboldt  
County Clerk

825 Fifth Street  
Eureka CA 95501

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

Contact: Andrew Whitney  
Telephone: 445-7541

Email: [awhitney2@co.humboldt.ca.us](mailto:awhitney2@co.humboldt.ca.us)

Lead Agency (if different from above):

Address:

Contact:

Telephone:

**Applicant:** Great Expectations Inc. LLC  
219 Ackerman Ln  
Carlotta, CA 95528

**APN:** 216-026-013

**Record No.:** PLN-11674-CUP

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

**State Clearinghouse Number:** 2015102005

**Project Title:** Medical Marijuana Land Use Ordinance--Phase IV

**Project Location:** Humboldt County

The project is in in the Alderpoint area, on the north and south side of Dungan Mill Road, approximately 0.85 miles west from the intersection of Bell Springs Road and Rancho Road, on the property known as 8686 Bell Springs Road, Harris.

**Project Description:**

A Conditional Use Permit for 33,072 square feet (SF) of existing outdoor cannabis cultivation and a Zoning Clearance Certificate for an additional 20,000 SF of outdoor cultivation transferred from a Retirement, Relocation, and Remediation (RRR) site to the property to total 53,072 SF of outdoor cannabis cultivation. The project includes 4,731 SF of ancillary nursery space. Drying/curing of harvested cannabis to occur within an on-site shed. All processing activities occur at a licensed facility off-site. Irrigation water is sourced from a rainwater catchment pond (600,000-gallon capacity) and water storage is a combination of the rain catchment pond and 132,000 gallons of hard sided tanks with a total capacity of 618,000 gallons after accounting for evaporation loss in the pond. Total estimated annual water use is 558,650 gallons. Power is provided by PG&E with generator power for emergency backup only

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on May 2, 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: Associate Planner

Date: 8/5/2024

Date received for filing at OPR: \_\_\_\_\_