NOTICE OF DETERMINATION

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: Steven Santos
Telephone 707-445-7541
Email: sasantos@co.humboldt.ca.us

Lead Agency *(if different from above)*:
Address:

Contact:
Telephone:

Applicant: Humboldt Exotics LLC
1298 State Hwy 36
Fortuna CA 95540

APN: 201-322-035

Case No.: PLN-2022-18010

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

State Clearinghouse Number: 2017042022

Project Title: Commercial Cannabis Land Use Ordinance - Outside the Coastal Zone - 314-55.3 & 314.55.4 et seq

Project Location (include County):
This project is in the Alton Area on the South side of State Highway 36, approximately at the intersection of DeMello Road and State Highway 36, on the property known as 1298 State Highway 36.

Project Description:
A modification to an approved Conditional Use Permit for a commercial cannabis operation within the Fortuna Community Planning Area. The existing permitted uses include 38,400 square feet of outdoor cultivation; 5,814 square feet of nursery; Onsite processing; and Distribution. The existing operation is authorized to use up 487,500 gallons per year from a permitted well utilizing 20,000 gallons of storage and receives electricity from PGE through a renewable energy program.

The proposed modification will increase total cultivation from 38,400 square feet to 79,320 square feet consisting of 43,560 square feet of full sun outdoor, 25,840 square feet of outdoor light deprivation in greenhouses, and 9,920 square feet of mixed light in greenhouses. Total ancillary nursery space will be increased from 5,815 square feet to 6,960 square feet which is approximately 8.8% of total cultivation area. A commercial retail nursery of 1,159 square feet will be added to an existing building consisting of an 871 square foot seed area and a 288 square foot immature plan area. A retail sales area is proposed to be added to an existing structure as part of the modification and non-volatile manufacturing is also proposed in an existing structure. The proposed water source is changing to include rainwater catchment and reclamation from dehumidifiers as well as the existing permitted groundwater well. Total annual water usage is expected to decrease to approximately 380,000 gallons per year based on review and analysis of actual use data from the installed water meter which estimates approximately 1,040 gallons per day for all current and proposed uses. Water storage is proposed to increase from 20,000 gallons to 40,000 gallons. There are no proposed changes to the processing, distribution, electricity source, or number of employees.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on September 3, 2026, and has determined that the project described above is compliant with, and is consistent with the Commercial Cannabis Land Use Ordinance (CCLUO) adopted May 8, 2018, for which an Environmental Impact Report 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 and Monitoring Plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.

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6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments 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: _____ Date: 9/4/20

Title: Senior Planner Date received for filing at OPR: _____