

NOTICE OF DETERMINATION

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

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

County of Humboldt
County Clerk

Contact: Derek Wiles
Telephone: 445-7541

825 Fifth Street
Eureka CA 95501

Email: dwiles@co.humboldt.ca.us

Lead Agency (if different from above):

Contact:

Address:

Telephone:

Applicant: MMF Land V LLC
8889 East Bell Rd. Suite 205
Scottsdale, AZ 85260

APN: 033-120-009

Record No.: PLN-11971-CUP

App No. PLN-11971-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, California

This project is located in the Benbow area, on the East and West side of Red Rock Road, approximately 1.7 miles South from the intersection of Red Rock Road and Fairway Drive, on the property known as 1391 Red Rock Road.

Project Description:

An application for a Conditional Use Permit for 33,699 square feet of outdoor and 650 square feet of mixed light commercial cannabis cultivation activities for a total of 34,349 sf and an additional 3,435 sf of ancillary propagation. Irrigation needs are estimated at 650,000 gallons per year (18.9 gallons per sf). The water source is two existing rainwater catchment ponds totaling 628,000 gallons. One of these ponds is on-stream and subject to forbearance. Current hard tank water storage totals 227,500 in a series of HDPE tanks with an additional proposal of fifteen 5,000- gallon tanks which equates to 75,000-gallons for a total of 302,500- gallons of storage. Anticipated annual water usage is 650,000 gallons. Processing has historically occurred onsite in an existing residence but is conditioned to occur offsite. A maximum of eight employees is anticipated. Power is provided by solar panels and battery storage; additionally, applicant has applied for PG&E connectivity. A generator will be used as emergency backup.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on May 15, 2025 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: D. Wiles

Date: 5/16/2025

Title: Planner

Date received for filing at OPR: _____