

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-065

Record Number: PLN-2023-18808

Assessor's Parcel Number: 200-243-010

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the PJC Wellness, LLC Conditional Use Permit.

WHEREAS, PJC Wellness, LLC provided an application and evidence in support of approving a Conditional Use Permit for additional ancillary operations in the form of a microbusiness in the Fortuna Community Planning Area including non-volatile manufacturing, self-distribution, and farm-based retail at offsite special events with no customer traffic; and

WHEREAS, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on September 19, 2024 and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

Project Description: A Conditional Use Permit to conduct additional ancillary operations in the form of a microbusiness in the Fortuna Community Planning Area including non-volatile manufacturing, self-distribution, and farm-based retail at offsite special events with no customer traffic. All additional ancillary operations would source cannabis from cultivation occurring onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for 10,000 square feet of mixed light commercial cannabis cultivation with onsite processing. Water source remains unchanged with an existing permitted well. The proposal includes adding rainwater catchment as an irrigation source to provide at least 33% of irrigation needs. Annual water usage will increase to up to 180,000 gallons per year to align with data from installed water

meters. The existing approximate 32,000 gallons of irrigation water tank storage is proposed to increase to up to 62,000 gallons total of tank storage. Electricity is provided by PGE.

EVIDENCE: a) Project File: PLN-2023-18808

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous Final Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The proposed accessory uses will occur in existing building so there will be no ground disturbance.
- d) Continued use of the existing, approved, and legal non-conforming well will not impact Public Trust Resources.
- e) The project takes access from a private road that is equivalent to Category 4.
- f) A rainwater catchment analysis concluded that sufficient rainfall can be collected in low rainfall years to provide the estimated annual irrigation needs.
- g) Energy will be provided through an eligible renewable energy program.
- h) The project includes standard inadvertent discovery protocol as a condition of approval.

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING: The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE: a) General agriculture is a use type permitted in the Residential Estates (RE) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Agriculture General (AG) zone in which the site is located.

EVIDENCE: a) The Agriculture General (AG) zone is intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary. Principally permitted uses in the Unclassified (U) zone include general agriculture.

b) All accessory agricultural uses are principally permitted in the Agriculture General (AG) zone.

5. FINDING: The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.

EVIDENCE: a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned Agriculture General (AG) (HCC 314-55.4.6.1.1).

b) The subject parcel qualifies for Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act due to approval of building permit 16-1063 AE-4 and planning permit ZCC-16-008

c) The project will obtain water from legal non-conforming well and rainwater catchment, an eligible water source. A provided rainwater catchment analysis demonstrates adequate water can be collected in low rainfall years.

d) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic.

- e) The proposed accessory uses will occur in existing buildings.
- f) No timber conversion will occur.
- g) No impact to prime soils will occur
- h) The location of the cultivation complies with the setbacks required in Section 314-55.4.6.4.4.
- i) Energy is provided by PGE through an eligible renewable energy program.
- j) A drawdown test was conducted and provided in accordance with 55.4.12.9 of the CCLUO.

6. FINDING:

The additional ancillary operations in the form of a microbusiness in the Fortuna Community Planning Area including non-volatile manufacturing, self-distribution, and farm-based retail at offsite special events with no customer traffic and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been found to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
- b) The site is in a part of the County where the land uses provide a transition between resource uses and residential uses. The proposed accessory uses will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.
- c) Irrigation water will come from rainwater catchment, an eligible water source and an existing, legal non-conforming well.
- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

- e) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence.
- f) The project is subject to specific limits on noise at the property line.
- g) The project is subject to Dark Sky standards for light pollution.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING: Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE: a) The project site is in the Lower Eel River Watershed, which under Resolution 18-43 is limited to 336 permits and 116 acres of cultivation. The approval of this project does not increase the amount of cultivation within this watershed.

9. FINDING: The continued use of the legally nonconforming well for irrigation purposes will not have any adverse impacts on any public trust resources.

EVIDENCE: a) A well analysis concluded that the well is not connected to surface water. Therefore, continued use of groundwater well will not interfere with the Public Trust or substantially impair the public rights to navigation, fisheries, or water related activities or access. The additional irrigation associated with this application will come entirely from rainwater catchment.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for PJC Wellness, LLC subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **September 19, 2024**.

The motion was made by COMMISSIONER SARAH WEST and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Sarah West, Jerome Qiriazzi, Iver Skavdal, Thomas Mulder,
Peggy O'Neill, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL PLN-2023-18808

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.

A. Conditions that must be completed within specified time frames or completed prior to commencing approved activities.

1. Prior to commencing the accessory uses (microbusiness including non-volatile manufacturing, self-distribution, and farm-based retail) entitled by this Conditional Use Permit, the permittee shall:
 - a. Create and provide to the satisfaction of the Planning and Building Department an energy plan that demonstrates the accessory uses receive electricity from an eligible renewable energy program.
 - b. Provide a copy of the site management plan to demonstrate enrollment in the State Water Board General Order.
 - c. Create and provide to the satisfaction of the Planning and Building Department an invasive species plan that provides for annual monitoring, maintenance, and management for invasive species.
2. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
3. Within 60 days of the effective date of project approval, the permittee shall pay a conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The permittee is responsible for costs for post-approval review for determining project conformance with conditions. Payment shall be made to the Humboldt County Planning Division, 3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.
4. Within two years of project approval, the permittee shall increase water storage to at least 62,000 gallons.

B. General Conditions

1. The Permittee shall adhere to all previously adopted performance standards, requirements, or conditions of approval for cannabis entitlements on the property unless superseded by conditions in this Conditional Use Permit.
2. There shall be no interconnectivity between cannabis irrigation infrastructure and domestic water systems, nor shall there be connections to ineligible or unapproved water sources.
3. The invasive species management plan, once reviewed and approved by the Planning and Building Department, shall be implemented on an ongoing basis.
4. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan and Site Plan. The applicant will maintain monthly logs of water usage and make the logs available upon request. Monthly logs include photographing the meter reading monthly. Water meters shall be located within the irrigation system to be able to determine the total amount of water drawn from the well and the total amount of water used for irrigation.
5. Upon request, the permittee shall provide documentation that electricity for the approved uses described in this Conditional Use Permit are sourced through an eligible renewable energy program. The generator is reserved for emergency use only.
6. Cultivation area is limited to the proportion of irrigation water available for the growing season. If adequate water from well and/or rainwater catchment is unavailable, the cultivation area must be proportionally reduced. Increasing the amount of water taken from the well above what is described in the staff report may not occur without permit modification.
7. The permittee must fully contain compost piles and imported soil and/or properly dispose of at a waste management facility.
8. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
9. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.

10. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
11. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
2. The following noise standards shall be followed:
 - a. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife

Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.

3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of synthetic or monofilament (e.g. plastic or nylon) netting for all uses, including but not limited to erosion control, shall be prohibited. The prohibition includes biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited. Per the recommendations appearing on pages five through seven of the revised Biological Scoping Report dated June 20, 2022, prepared by Slauson Wildlife, the use of pesticides and herbicides are also prohibited.
9. The permittee shall implement the invasive species control plan described in section 3.3 of the approved Operations Plan. The operational area shall be surveyed and maintained at a minimum of twice a year.

10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
12. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
13. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
14. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
15. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
16. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any

substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.

17. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).
18. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
19. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
20. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
21. Pay all applicable application, review for conformance with conditions and annual inspection fees.
22. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
23. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
24. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

25. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
26. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal

and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

27. Cultivators engaged in processing shall comply with the following Processing Practices:
 - a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
 - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
 - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
 - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
28. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling

increased usage without adverse consequences to neighboring properties or the environment.

- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

29. All cultivators shall comply with the approved processing plan as to the following:

- a. Processing practices
- b. Location where processing will occur
- c. Number of employees, if any
- d. Employee Safety Practices
- e. Toilet and handwashing facilities
- f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
- g. Drinking water for employees
- h. Plan to minimize impact from increased road use resulting from processing
- i. On-site housing, if any

30. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

31. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

32. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
33. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
34. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCLUO. Transfers shall follow the current procedures as described on the transfer form.

Informational Notes:

1. None



Date: 1/1/24
To: Humboldt County cannabis services
From: PJC Wellness
Re: update to operations plan

Operations Plan:

PJC Wellness operates a 10,000 sq ft mixed light cultivation site on APN#200-243-010 in the rural Fortuna area. The cultivation site is a designated, fully fenced area at a 600 ft set-back from the 1 neighboring residence and greater than 1000 ft from any recognized sensitive receptor sites. The cultivation area is located on prime agricultural soil. A full archeological review was performed on the site without significant findings or concerns.

PJC Wellness is managed by operating members / partners. PJC Wellness has no more than 2 FTE cultivation workers outside the LLC members / family.

Cultivation:

Cultivation will take place in commercial greenhouse structures.

The cultivation type is mixed light.

The supplemental lighting density is currently 10-12W per square foot. (Tier 2 CA state)

Lighting will be utilized to augment the duration of daylight cycles as necessary to maintain a vegetative growth state, as well as to potentially supplement light intensity on days of low natural light density.

All lighting elements will comply with the International dark sky standards.

The growing season is 12 months.

Growing style is "perpetual harvest", with harvests occurring every 3 weeks on rotation.

Cultivation cycle maximum for all raised beds is 5 cycles per year.

The estimated cycle length is 12 weeks.

Plants will be grown in soil in permanent raised beds.

There are 15 raised beds of approximately 600-625 sq ft each.

The total cultivation area is 9306 sf.

Estimated plant counts at any given time are 2500-5000 for the total cultivation area.

75% or greater of the soil will be amended and reused.

Plants will be fed with organic or synthetically derived nutrients applied through drip irrigation and top dressing.

Pest management will be managed via an integrated prophylactic pest management protocol.

Only products approved by the CA department of pesticide regulation will be utilized.

Fertilizers and pesticides are purchased on an as needed basis, without storage of substantial quantities of such product at any given time.

Small quantities of Fertilizers / pesticides are stored in a locked shed inside the secured cultivation area.

Ancillary nursery space:

PJC Wellness may produce some or all of its own nursery stock on site to supply its cultivation activities. Some immature plants will be sourced from CA licensed nursery facilities. The propagation of nursery starts takes place in existing on-site structures as well as 720 sq ft of outdoor cold frame space located in the upper northwest corner of the subject parcel. This space is designated for immature plants and housing of "mother" plants only.

Water supply / usage:

Water for irrigation is provided via a pre-existing on site well and rainwater catchment system. Household water is municipal supply. Watering is managed through a metered, need based, drip irrigation system in the raised beds. Periodic supplemental hand watering is conducted as needed. Watering is conducted in a manner such that water does not exit the cultivation structures. The cultivation site is level with no salient erosion or water flow issues. PJC Wellness maintains a tier 2 status with the north coast regional Water control board and is in compliance with all issues relating to discharge.

Total annual water usage is estimated to be approximately 180k gallons. This water usage may be higher than the industry average due the larger size and depth of our raised beds which are approximately 20 inches deep containing sustainable, organically active, living soil that has been in use since inception in 2018 without soil turnover or waste. A rainwater catchment system was installed in October 2021 and currently provides roughly 33% of our total annual water needs, with the potential to provide 50%. Water storage is currently 32k gallons with possible expansion to 62K gallons as conditions require. Rain catchment surface area is 6080 sq ft. Using rainfall data from <https://prism.oregonstate.edu/explorer/> the lowest rainfall year in the last 50 years was 2013 at 19.73 inches. Using a catchment surface area of 6080 square feet and the lowest rainfall of 19.73 inches, approximately 74,000 gallons of rainwater can be collected for irrigation.

Materials Management/ compliance testing:

All materials involved in the manufacturing and processing of products will be stored in the "Commercial ADA Trim/Processing" building (24'x24') depicted on the Site Map and Premises Diagram. No volatile solvents or hazardous materials will be used in our manufacturing or processing activities. Typical household cleaners and sanitizing agents will be stored in a designated area of the processing building with appropriate signage. New packaging materials will be on labeled shelves in an enclosed/locked room with private access.

All manufactured and packaged products from this site will undergo Compliance testing from a licensed California laboratory to ensure potency and suitable levels of microbials, mycotoxins, pesticides, heavy metals, and foreign materials before distribution or delivery to a consumer. This compliance data will be made available to retailers and customers via a QR code or other identifying information on the product label.

Safety precautions involving the use of latex gloves, particulate masks, and aprons will be required for all employees handling and packaging cannabis products. Preliminary safety protocols will be demonstrated to all those involved in the process by means of orientation, intake forms or videos. Acknowledgement of safety procedures must be signed by occupants who enter the processing space.

Processing:

Small batch processing occurs nearly continuously. All processing and manufacturing activities are conducted within a 576 sf 1 story F1 commercial building with ADA bathroom and ADA parking area located on the parcel. A combination of machine and hand trimming by our immediate family and employees is used. PJC Wellness employs a maximum of 3 FTE employees for processing. All drying of product occurs in the 835 sq ft garage drying structure.

Manufacturing:

Manufacturing activities will involve the use of a pneumatic rosin press to extract cannabis oils from both "live" and "cured" flower. This extract will be used in the creation of infused pre rolls and other simple products. These products, as well as processed flower will be packaged and labeled on site within the "Commercial ADA Trim/Processing" building (24'x24') depicted on the Site Map and Premises Diagram. Appropriate descriptions of products and Lab testing results will accompany other brand labeling that meet BCC guidelines for testing and labeling. One member of trained staff will operate the equipment and will be responsible for proper storage of finished products. The operation of this equipment and storage of final goods produced will occur in its own designated location within the processing room with appropriate signage demonstrating safety procedures. Final products will be transferred to the Storage area of the processing facility and organized by "Batch Numbers", quantity, and "Type of Product". Customers will be informed by the contents of said packaging through distinct labeling centered on the Primary Panel of the package in addition to the Informational Panel listing type, quality, COA, date, and other constituents of the product inside. Proper labeling and COA's will abide by the Bureau of Cannabis Control (BCC) testing and labeling guidelines.

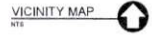
Distribution/ Transportation/ Farm based retail sales:

Processed bulk flower products are currently distributed via several Humboldt County licensed distribution companies. Product pick-up takes place at our farm location generally about 1x per month. We do not envision a substantial change in our current distribution practices. Products packaged for smaller individual unit sale will be sent through these licensed distribution companies and coincide with scheduled bulk flower pick-ups. No additional road use is anticipated. Having a distribution- transport only license allows us the option to bring our farm product to the distributor and to pick-up product being returned from the distributor without incurring additional expense or scheduling conflicts. We would like to participate in local cannabis events as they come available by way of farm based, off site, retail sales to customers at such events. We anticipate these retail activities will consist of 1 to 4 seasonal events.

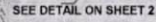
A local, direct to consumer delivery service 1 or 2 days per week. These day / time slots will be accessible through our website where potential orders will be made at a minimum of 24 hours advance notice. Customers placing orders must be at least 21 years of age and will have to provide a valid form of California identification. All established state and local requirements relating to testing, consumer purchase, transportation and delivery of cannabis goods will be followed. No deliveries will occur outside of Humboldt County or a 50-mile radius of our facility.

Security:

PJC Wellness facility is located at the terminal end of a 1350 ft paved private road. The property has only 1 access point. The entire property is perimeter fenced with a security gate located at the entrance to the property. Access to the cultivation areas on the property necessitates passing directly in front of the residence. In addition, the entire cultivation area is located within the boundaries of an 8 ft commercial security fence with locked gates. The Property entrance, cultivation site, propagation areas, processing building, and home are all monitored by 24hour surveillance cameras with motion sensing. In addition, Coded lock pads are present on the drying, processing, and administrative hold areas as well as the security gate surrounding the cultivation area.



Palmer Creek water is domestic use only
On site well is used for irrigation.
160,000 gallons annually



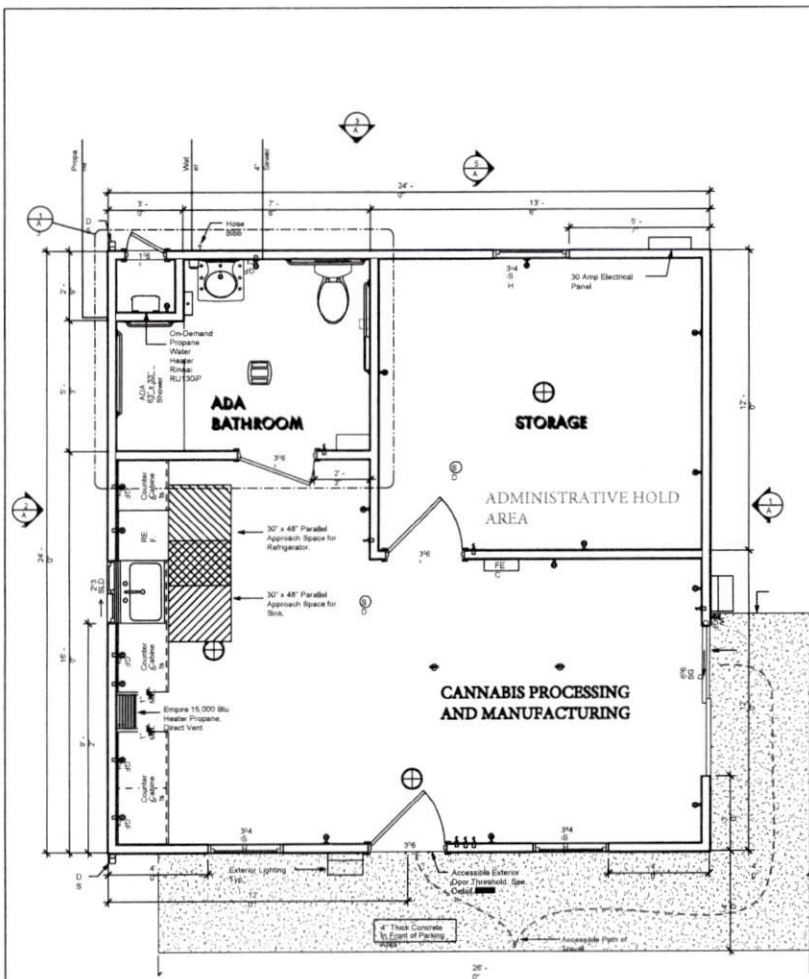
1" = 40'



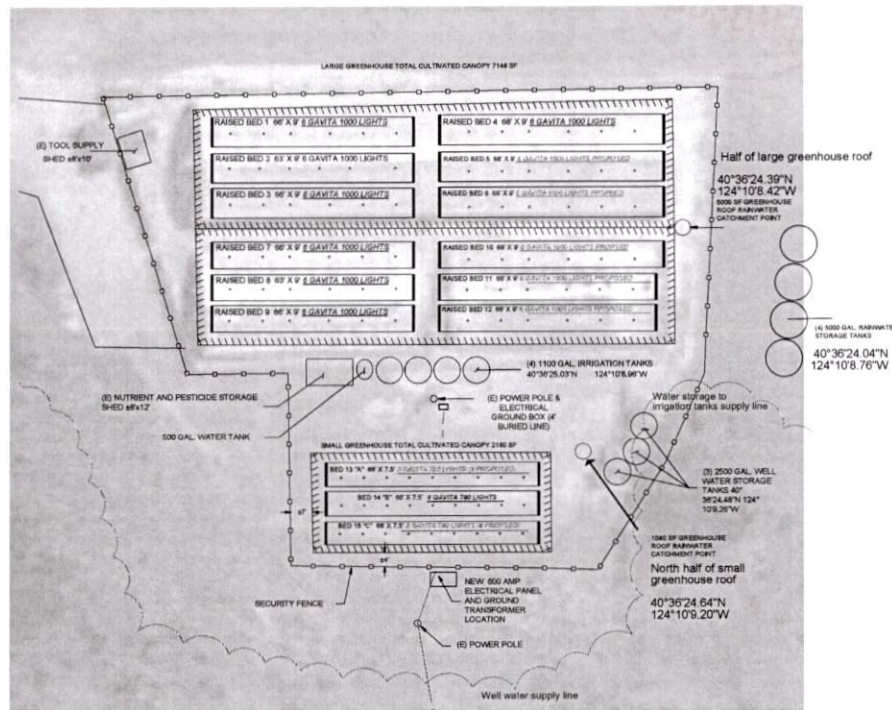
1. THE PURPOSE OF THE MAP IS TO SHOW THE TOPOGRAPHIC FEATURES OF THE PROPERTY OWNED BY MARIA OLSON.
2. THIS IS NOT A SURVEY OF THE BOUNDARY.
3. ELEVATIONS ARE ON NAVD83 DATUM.
4. CONTOURS SHOWN ARE AT 5 FOOT INTERVALS.
5. ON FEBRUARY 23, 2016, CONTROL POINT #1 WAS OCCUPIED USING GPS TO OBTAIN NAVD83 ELEVATION. THE RESULTS OF THAT OCCUPATION ARE: E. 304.29' NAVD 83
6. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM EXISTING RECORDS, THE EXISTENCE AND, OR FROM INFORMATION OBTAINED FROM UTILITY COMPANIES OR OTHER OUTSIDE SOURCES. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITIES. CONTRACTORS, DESIGN PROFESSIONALS, OR OTHERS USING THIS MAP MUST CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION.
7. ON 1/23/2020 THE SITE LAYOUT WAS UPDATED USING CURRENT SATELLITE IMAGERY TO SHOW UPDATED STRUCTURES.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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PROCESSING ROOM DETAIL



GREENHOUSE PLAN DETAIL



APPROVED
SFP 19 2024
Humboldt County
PLANNING

Total mature canopy 9306

O&A
ONTIVEROS & ASSOCIATES
INC.
CONSULTING ENGINEERS AND ARCHITECTS
404 N. Fortuna Blvd. • Fortuna, CA 95540
Ph (707) 725-7410 • Fax (707) 725-7411
Ontiveros.Assoc@att.net



CONTRACTOR

PROJECT NAME

PJC WELLNESS LLC

MARIA OLSON
220 RIVERVIEW RD.
FORTUNA, CA 95540
APN: 200-243-010

SHEET TITLE

PREMIS
DIAGRAM

PLOT INFORMATION

PROJECT FILE: 19-001 (LOCAL PROJECT)
PROJECT NO: 19-001 (LOCAL PROJECT)
DATE: 11/01/2021
DRAWN BY: [blank]
CHECKED BY: [blank]

REVISIONS

MARK DATE DESCRIPTION

PROJECT NO: 19-001

DATE: 11/01/2021

DRAWN BY: [blank]

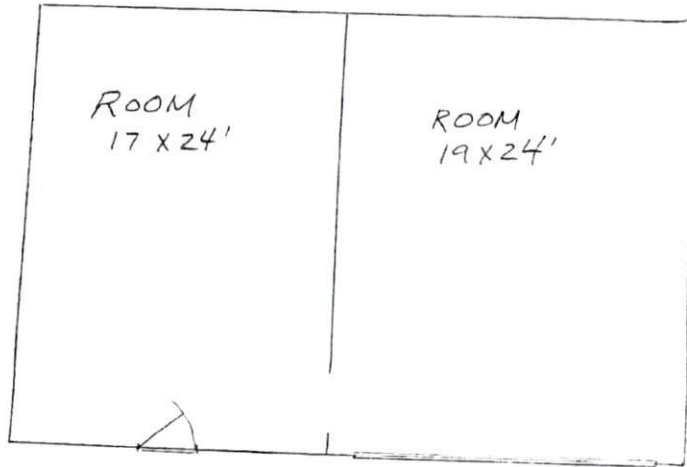
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SUBMITTAL STATUS

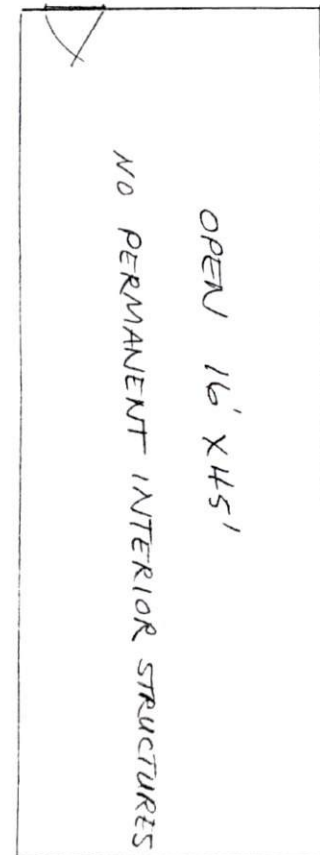
2 OF 2
SHEET

ACCESSORY STRUCTURES FLOORPLANS ; $\frac{1}{8}'' = 1'$

"GARAGE"
DRYING BUILDING 24' x 36'
(NO PERMANENT INTERIOR STRUCTURES)



16' x 45'
"GREENHOUSE"
PROPAGATION



"BARN"
PROPAGATION BUILDING

