

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

Lead Agency (if different from above):
Address:

Contact:
Telephone:

Applicant: PJC Wellness, LLC
220 Riverview Road
Fortuna CA 95540

APN: 200-243-010
Case No.: PLN-2023-18808

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):

The project is in the Fortuna area, on the North side of Riverview Road, approximately 576 feet from the intersection of Hansen Drive and Riverview Road, on the property known as 220 Riverview Road.

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. If approved, permitted annual water usage will increase to up to 180,000 gallons per year to align with annual use per 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.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on September 19, 2024 and has determined that the project described above is in compliance with, and is consistent with the Commercial Cannabis Land Use Ordinance (CCLUO) adopted May 8, 2018, for which a 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.
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:

Steven A. Santos

Date:

9/24/2024

Title:

Senior Planner

Date received for filing at OPR: _____