PROJECT DESCRIPTION:

THE COUNTY OF HUMBOLDT'S (COUNTY) SQ.FT. OF OUTDOOR CANNABIS CULTIVATION. THE CULTIVATION ACTIVITIES, INCLUDING HOOP INFRASTRUCTURE.

DIRECTIONS TO SITE:

FROM EUREKA, CA

-SOUTHBOUND ON U.S. 101-S (APPROX. 66.1 MILES)

-TAKE EXIT 639B TO ALDERPOINT RD. (APPROX. 3.8 MILES) -TURN RIGHT ONTO LITTLE BUCK MTN RD. (APPROX. 3.0 MILES)
-SITE TO THE LEFT

PANTHER CANYON INVESTMENTS, LLC **CONDITIONAL USE PERMIT**

APN: 223-074-009

APN: 223-061-041 & 223-074-008

RECEIVED

By Andrew Whitney at 9:53 am, Jan 17, 2024

APN: 223-074-008 (±81.01 ACRES) <E> 17,000 GALLONS OF WATER STORAGE IN (4) 3,000-GALLON TANKS AND <F> PROPERTY 1) 5 000-GALLON TANK ENTRANCE GATE (40.0811, -123.7680) APN: 223-061-048 APN: 223-061-050 <E> 7,000 SF OF PRE-2016 OUTDOOR CULTIVATION TO <E> WELL (NOT PROPOSED FOR CANNABIS USE) (40.0804, -124.7671) RAIN CATCHMENT APN: 223-061-041 TANKS <E> 2,500 SF OF PRE-2016 (±78.94 ACRES) MIXED-LIGHT CULTIVATION TO REMAIN AS OUTDOOR CULTIVATION <P> 19,700 SF CULTIVATION AREA (17,700 SF IN HOOP HOUSES; 2,000 SE IN OUTDOOR CUI TIVATION) APN: 003-081-057 APN: 223-057-012

PROJECT INFORMATION:

APPLICANT:
PANTHER CANYON INVESTMENTS, LLC 401 CENTER STREET #35

PROPERTY OWNER: JOURNEY AQUARIAN 401 CENTER STREET HEALDSBURG, CA 95448

APPLICANTS AGENT: NORTHPOINT CONSULTING GROUP, INC 1117 SAMOA BLVD. ARCATA, CA 95521 (707) 798-6438

APN: 223-061-041 & 223-074-008

TREES TO BE REMOVED = NONE

PRIME AGRICULTURAL AREA = 0 SQ.FT.

	EXISTING CULTIVATION AREA (SQ.FT.)	PROPOSED CULTIVATION AREA (SQ.FT.)
OUTDOOR CULTIVATION AREA	23,585	29,200
MIXED LIGHT CULTIVATION AREA	6,276	0
TOTAL CULTIVATION AREA	29,860	29,200

= PRIVATE = PRIVATE

223-061-041 PROPERTY SIZE = ± 78.94 ACRES 223-074-008 PROPERTY SIZE = ±81.01 ACRES

= TPZ; AE-B-5-1609

GENERAL PLAN DESIGNATION = AG

- NO ONSITE STREAM CROSSINGS
- NO SEPTIC SYSTEM
- NO EASEMENTS OR UTILITY LINES

SHEET INDEX:

CO - PLOT PLAN, VICINITY MAP, & PROJECT NOTES C1 - EXISTING & PROPOSED SITE PLAN

223-061-041 & 223-074-008 CA 95542 / APN: VICINITY BENBOW,

PANTHER CANYON INVESTMENTS, LLC

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PROJ. MGR.: LN DRAWN BY: LM 01/16/24 AS SHOWN SHEET



PANTHER CANYON INVESTMENTS, LLC IS PROPOSING TO PERMIT EXISTING COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO). THE EXISTING
OPERATION INCLUDES APPROXIMATELY 29,200 THE PROJECT PROPOSAL INCLUDES THE PERMITTING OF FACILITIES APPURTENANT TO HOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, AND WATER DIVERSION AND

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
- ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE CONDITIONAL USE

PLOT PLAN 22x34 SHEET: 1"=250' 11x17 SHEET: 1"=500'

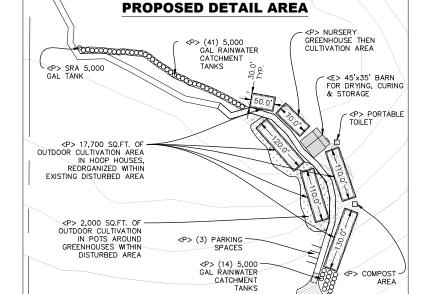
PANTHER CANYON INVESTMENTS, LLC

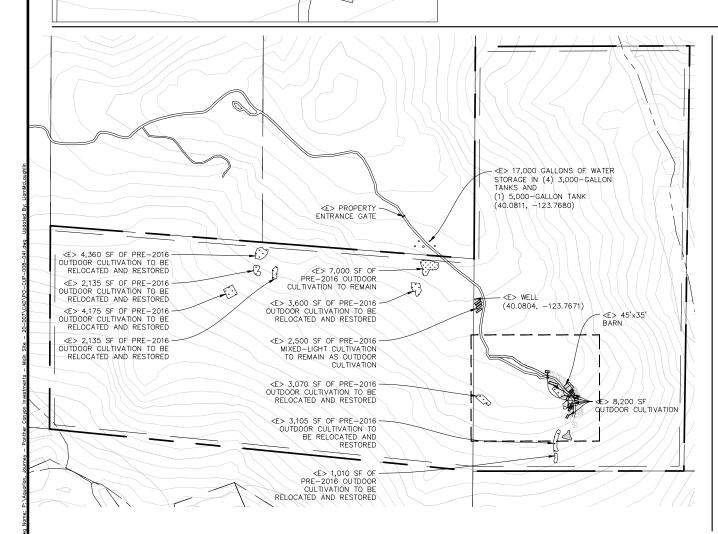
PRE-EXISTING DETAIL AREA E> 8,200 SF OF PRE-2016 CULTIVATION (10 BE REORGANIZED) (4,275 SQ. FT. OF MIXED-LIGHT CULTIVATION IN HOOP HOUSES; 3,925 SQ. FT. OF OUTDOOR CULTIVATION IN POTS) EE> 3,070 SF OF PRE-2016 OUTDOOR CULTIVATION TO BE RELOCATED AND RESTORED

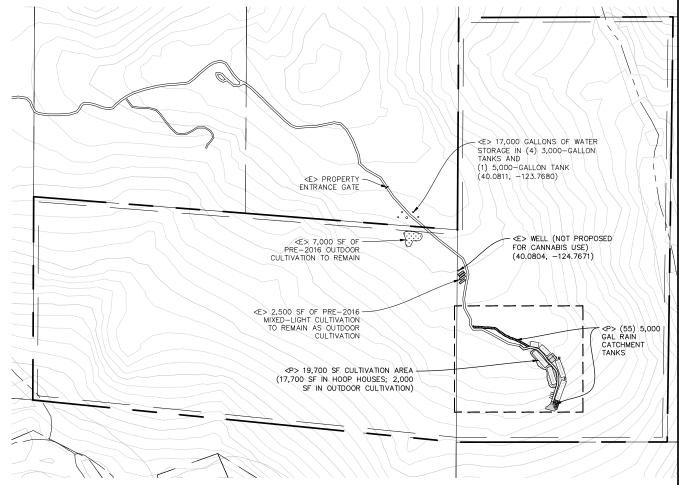
CONDITIONAL USE PERMIT

APN: 223-061-041 & 223-074-008









PRE-EXISTING SITE PLAN

OUTDOOR CULTIVATION: 23,858 SQ.FT MIXED-LIGHT: 6,276 SQ.FT. TOTAL CULTIVATION: 29,858 SQ.FT.



PROPOSED SITE PLAN

OUTDOOR CULTIVATION: 29,200 SQ.FT.
MIXED-LIGHT: 0 SQ.FT.
TOTAL CULTIVATION: 29,200 SQ.FT.

NORTHPOINT
CONSULTING GROUP, INC.

<P> SRA

BENBOW, CA 95542 / APN: 223-061-041 & 223-074-008 EXISTING & PROPOSED SITE PLAN

PANTHER CANYON INVESTMENTS, LLC

PROJ. MGR.: LN

DRAWN BY: LM

DATE: 01/16/24

SCALE: AS SHOWN

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