

CONDITIONAL USE PERMIT - CULTIVATION
SPECIAL PERMIT - NURSERY, PROCESSING

NOT TO SCALE

FROM EUREKA, CA

PROJECT INFORMATION:

APPLICANT:
 E HILLS, LLC
 P.O. BOX 250
 RIVERVILLE, CA 95542

PROPERTY OWNER:
 DAWDLIGHT RANCH
 3 REDWOOD DRIVE, SUITE D
 RIVERVILLE, CA 95542

FEES TO BE REMOVED = 0

CONCRETE QUANTITIES = TBD

WATER = PRIVATE

SEWER = PRIVATE

LEGAL PARCEL 1
 N 223-061-043
 PROPOSED CULTIVATION AREA = 22,200 SF OUTDOOR
 PARCEL SIZE = ±171 ACRES
 ZONING = AE-B-5(160) & TPZ(~24 ACRES)
 (AGRICULTURAL EXCLUSIVE)

LEGAL PARCEL 2
 S-073-004,-005, 223-061-038
 PROPOSED CULTIVATION AREA = 28,740 SF OUTDOOR
 10,000 SF MIXED LIGHT
 PROPOSED NURSERY AREA = 10,080 SF
 PARCEL SIZE = 264.5 ACRES
 ZONING = AE-B-5(160) & TPZ(~14.5 ACRES)
 (AGRICULTURAL EXCLUSIVE)

SUPPLEMENTAL DATA ASSOCIATED WITH BOTH PARCELS:
 GENERAL PLAN DESIGNATION = AG (FRWK)

BUILDING SETBACKS:

	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

APPLICANT:
THE HILLS, LLC
P.O. BOX 250
GARBERVILLE, CA 95542

PROPERTY OWNER:
SHADOWLIGHT RANCH
773 REDWOOD DRIVE, SUITE D
GARBERVILLE, CA 95542

TREES TO BE REMOVED = 0

EARTHWORK QUANTITIES = TBD

WATER	= PRIVATE
SEWER	= PRIVATE

LEGAL PARCEL 1
APN 223-061-043
PROPOSED CULTIVATION AREA = 22,200 SF OUTDOOR
PARCEL SIZE = ±171 ACRES
ZONING = AE-B-5(160) & TPZ(~24 ACRES)
(AGRICULTURAL EXCLUSIVE)

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BUILDING SETBACKS:

	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

MAX. BLDG. HT. = NONE SPECIFIED

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

CDFW LSAA PERMIT # 1600-2018-0857-R1

WATERBOARD WDID # 1_12CC415333

THE HILLS, LLC IS PROPOSING TO PERMIT CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE APPLICANT PROPOSES A CONDITIONAL USE PERMIT FOR 60,940 SF OF OUTDOOR CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION INCLUDING GREENHOUSES, 1 FACILITY FOR DRYING, CURING, GRADING AND TRIMMING OF MEDICAL CANNABIS, WATER DIVERSION WORKS AND APPROPRIATE WATER STORAGE. THE APPLICANT INTENDS TO RELOCATE OUT OF ENVIRONMENTALLY SENSITIVE AREAS BY CONSOLIDATING CULTIVATION OUTSIDE OF TIMBERED AREAS. IRRIGATION WATER WILL BE SOURCED FROM A RAINWATER CATCHMENT POND ON APN 223-061-038 AND A PERMITTED WELL.

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. THE HILLS, LLC HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. 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 PERMIT AND SPECIAL PERMITS.

C0 – COVER SHEET, VICINITY MAP, & PROJECT NOTES
C1 – HISTORIC SITE PLAN
C2 – PROPOSED SITE PLAN
C3 – INTERIM PERMIT SITE PLAN
C4 – ZONE 1 INSET
C5 – ROCKPIT AND ROADSIDE INSETS
C6A – HISTORIC CONDITIONS SETBACK EXHIBIT
C6B – PROPOSED CONDITIONS SETBACK EXHIBIT
C7A – REMEDIATION PLAN – LSAA
C7B – REMEDIATION PLAN NOTES
A1.1 – DRYING, PROCESSING, EMPLOYEE HOUSING SITEPLAN

22x34 SHEET: 1"=500'
11x17 SHEET: 1"=1000'

A horizontal graphic scale bar with a black and white alternating pattern. It is marked with the numbers 0, 250, 500, and 1000, representing feet.

[illegible]

THE HILLS, LLC

GARBerville, CA 95542

COVER SHEET, VICINITY MAP & PROJECT NOTES

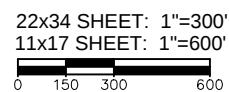
PROJ. MGR.:	<u>SL</u>
PROJ. ASSOC.:	<u>SL</u>
DRAWN BY:	<u>SL</u>
DATE:	<u>04-06-20</u>
SCALE:	<u>AS NOTED</u>
SHEET C0 SWEGACA01	

HISTORIC SITE PLAN

HISTORIC CULTIVATION SUMMARY (2012)

SBC - 8,000 SF OUTDOOR
NBC - 6,700 SF OUTDOOR
L40 "LOWER 40" - 7,500 SF OUTDOOR
TOTAL = 22,200 SF (22,000 SF TO BE RELOCATED ON-SITE)

ZONE 1 - 2,460 SF MIXED LIGHT
 ZONE 2 - 2,580 SF MIXED LIGHT
 NORTH 80 - 7,300 SF OUTDOOR
 CORRAL - 6,900 SF OUTDOOR
 SOUTH 80 - 8,000 SF OUTDOOR
 PL - 10,300 SF MIXED LIGHT
 GH - 1,200 SF MIXED LIGHT
 TOTAL = 6,240 SF MIXED LIGHT AND 32,500 SF OUTDOOR



HISTORIC SITE PLAN

[illegible]

THE HILLS, LLC
GARBERVILLE, CA 95542
HISTORIC SITE PLAN

PROJ. MGR.:	TMW
PROJ. ASSOC.:	SL
DRAWN BY:	RCM
DATE:	10-14-16
SCALE:	AS NOTED

SHEET
C1
SWEGACA01
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THE HILLS, LLC

INTERIM SITE PLAN

APN: 223-061-043 (LEGAL PARCEL 1) 223-061-038, 223-073-004, 005 (LEGAL PARCEL 2)

INTERIM PERMIT CULTIVATION SUMMARY

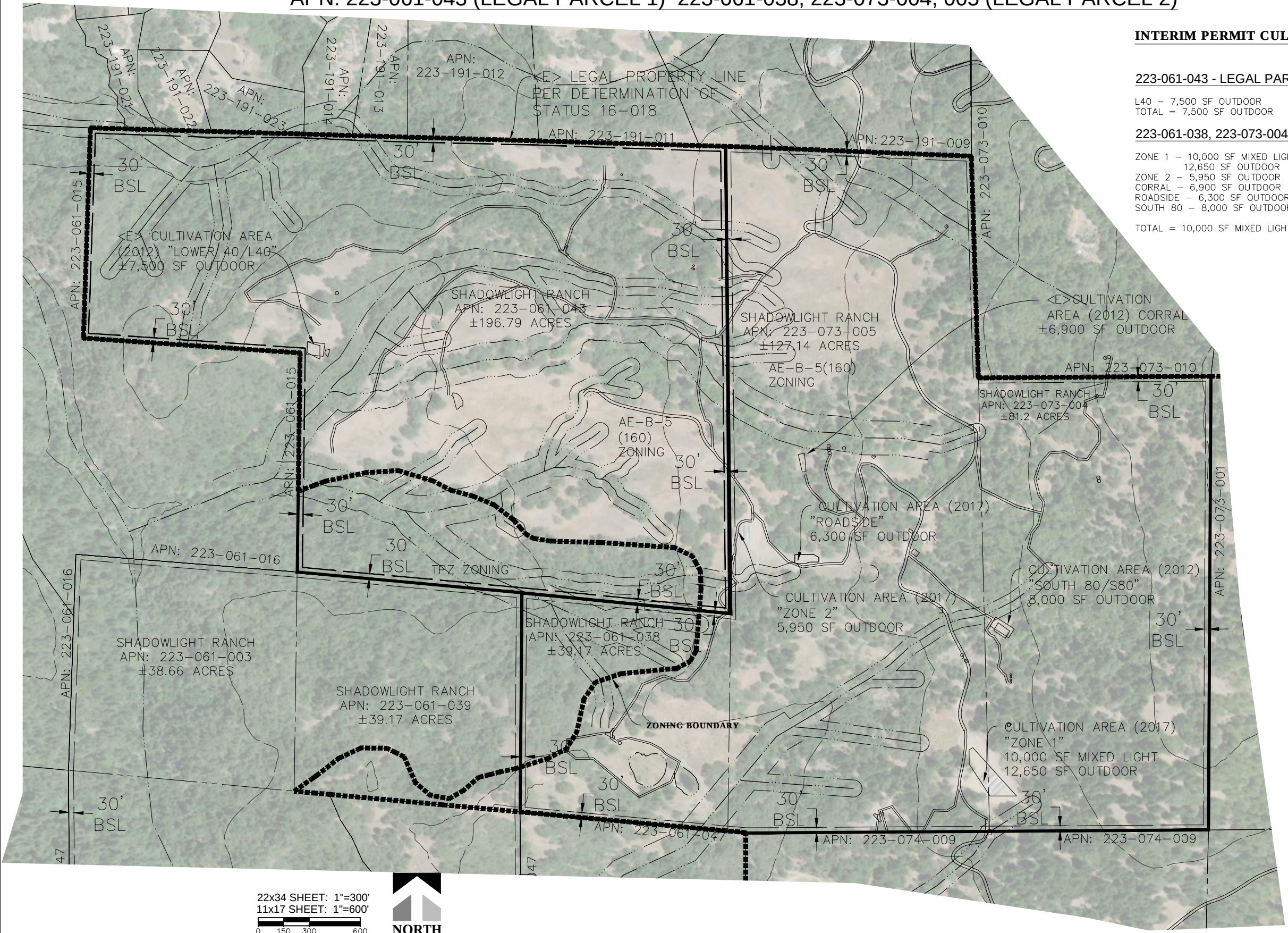
223-061-043 - LEGAL PARCEL 1

L40 - 7,500 SF OUTDOOR
TOTAL = 7,500 SF OUTDOOR

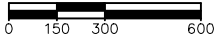
223-061-038, 223-073-004, 005 - LEGAL PARCEL 2

ZONE 1 - 10,000 SF MIXED LIGHT
12,650 SF OUTDOOR
ZONE 2 - 5,950 SF OUTDOOR
CORRAL - 6,900 SF OUTDOOR
ROADSIDE - 6,300 SF OUTDOOR
SOUTH 80 - 8,000 SF OUTDOOR

TOTAL = 10,000 SF MIXED LIGHT AND 39,800 SF OUTDOOR



22x34 SHEET: 1"=300'
11x17 SHEET: 1"=600'



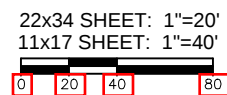
THE HILLS, LLC

GARBerville, CA 95542

INTERIM SITE PLAN

PROJ. MGR.: TMW
PROJ. ASSOC.: SL
DRAWN BY: RCM
DATE: 10-14-16
SCALE: AS NOTED

SHEET
C3
SWEGACA01
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AREA A = 28 PLANTS, 5' O.C. IN A ROW, 10' ROWS = 700 SF OUTDOOR
 AREA B = 112 PLANTS 5' O.C. IN A ROW, 10' ROWS = 2,800 SF OUTDOOR
 GH 1 = 10X55 = 550 SF OUTDOOR
 GH 2 = 10X70 = 700 SF OUTDOOR
 GH 3 = 10X80 = 800 SF OUTDOOR
 GH 4 = 10X95 = 950 SF OUTDOOR
 GH 5-14 = 10'X100' = 10,000 SF MIXED LIGHT
 GH 15-24 = 10'X100' = 10,000 SF OUTDOOR
 GH 25-27 = 10'X50' = 1,500 SF OUTDOOR
 GH 28 = 10'X120' = 1,200 SF OUTDOOR
 GH 29 = 10'X100' = 1,000 SF OUTDOOR
 GH 30 = 10'X90' = 900 SF OUTDOOR
 GH 31 = 10'X80' = 800 SF OUTDOOR
 GH 32 = 10'X60' = 600 SF OUTDOOR
 TOTAL = 10,000 SF MIXED LIGHT AND 22,500 SF OUTDOOR

THE HILLS, LLC		GARBERVILLE, CA 95542		ZONE 1 INSET	
PROJ. MGR:	SL				
PROJ. ASSOC:	SL				
DRAWN BY:	SL				
DATE:	04-06-20				
SCALE:	AS NOTED				
SHEET					
C4					
SWEGACA01					



NORTH

[illegible]

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 05-05-20
SCALE: AS NOTED

SHEET

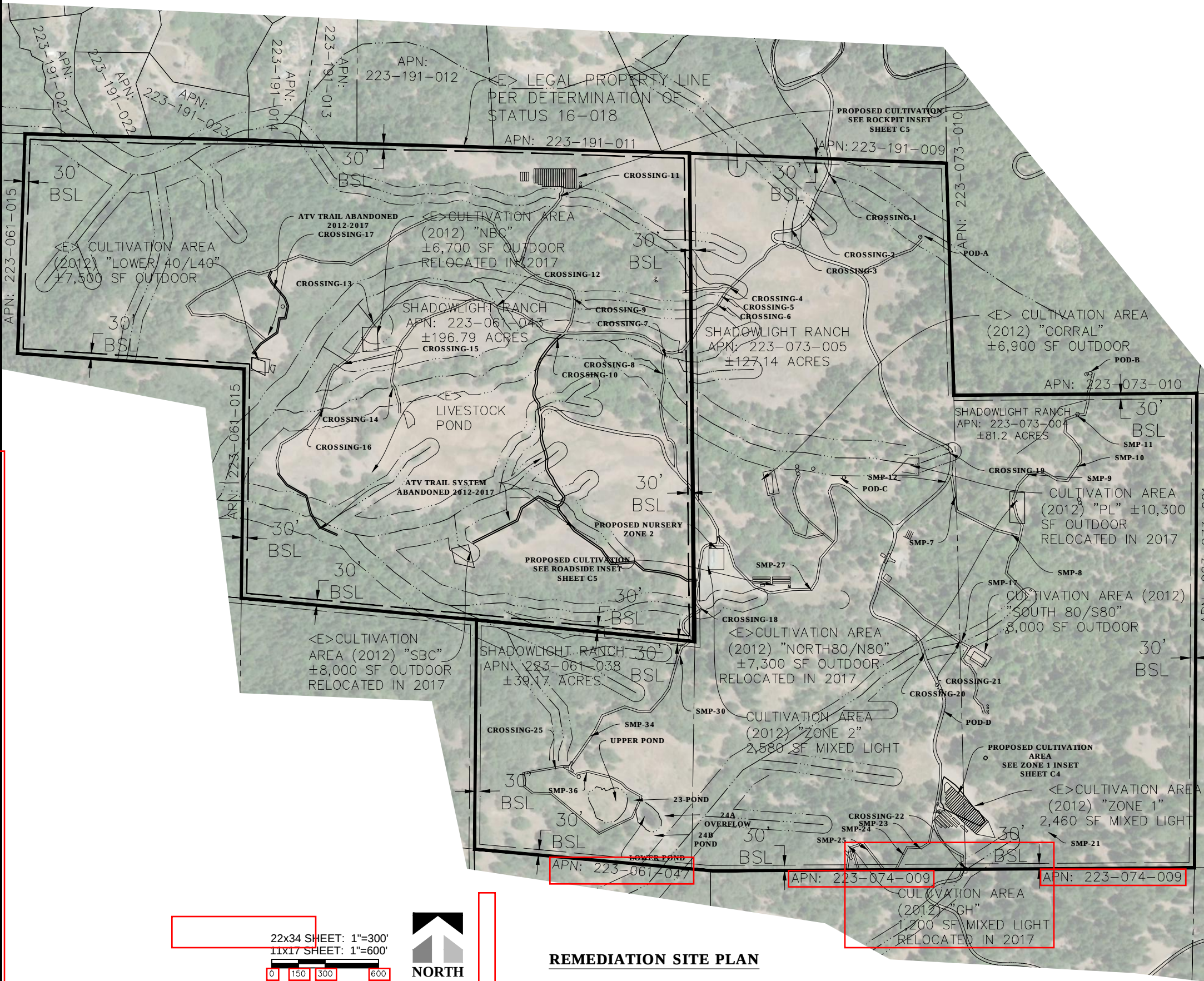
C6B

SWEGACA01

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THE HILLS, LLC

APN: 223-061-043 (LEGAL PARCEL 1) 223-061-038, 223-073-004, 005 (LEGAL PARCEL 2)



LSAA REMEDIATION POINTS	
CROSSING-1	PERMIT EXISTING 42" CULVERT
CROSSING-2	PERMIT ROCKED FORD CROSSING
CROSSING-3	PERMIT EXISTING 42" CULVERT
CROSSING-4	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-5	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-6	PERMIT EXISTING 24" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-7	PERMIT EXISTING 42" CULVERT AT ROAD/STREAM CROSSING
CROSSING-8	PERMIT EXISTING 48" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-9	ROCK ARMOR OUTLET ADF AN EXISTING 36" DIAMETER CULVERT
CROSSING-10	PERMIT EXISTING 60" CULVERT AT ROAD/STREAM CROSSING
CROSSING-11	INSTALL A MINIMUM 36" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-12	PERMIT EXISTING 18" CULVERT AT ROAD/STREAM CROSSING
CROSSING-13	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-14	PERMIT EXISTING 60" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-15	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE ROCKED FORD AT ROAD/STREAM CROSSING
CROSSING-16	PERMIT EXISTING 60" CULVERT AT ROAD/STREAM CROSSING
CROSSING-17	ABANDON EXISTING DIRT FORD CROSSING
CROSSING-18	PERMIT EXISTING 24" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-19	PERMIT EXISTING 12" DIAMETER CULVERT AT ROAD/BANK SEEP CROSSING
CROSSING-20	PERMIT EXISTING 30" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-21	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-22	REPLACE EXISTING 12" DIAMETER CULVERT WITH MINIMUM 18" DIAMETER CULVERT AT ROAD/STREAM CROSSING
23-POND SPILLWAY	REMOVE UNPERMITTED POND SPILLWAY AND REDIRECT FLOW TO APPROVED LOCATION PER APPROVED STREAM RESTORATION PLAN
24A-OVERFLOW	REMOVE UNPERMITTED POND SPILLWAY AND REDIRECT FLOW TO APPROVED LOCATION PER APPROVED STREAM RESTORATION PLAN
24B-POND SPILLWAY	REBUILD POND SPILLWAY PER APPROVED STREAM RESTORATION PLAN
CROSSING-25	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
MAP POINT D	REALIGN CLASS 3 STREAM PER APPROVED STREAM RESTORATION PLAN
POD A	REMOVE CISTERNS AND STRUCTURES FROM STREAM AND INSTALL AS NEEDED AN APPROVED WATER DIVERSION STRUCTURE PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN
POD B	REMOVE CISTERNS AND STRUCTURES FROM STREAM AND INSTALL AS NEEDED AN APPROVED WATER DIVERSION STRUCTURE PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN
POD C	WATER DIVERSION FROM A CLASS II STREAM PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN
POD D	WATER DIVERSION FROM A BANK SEEP FOR DOMESTIC USE

THE HILLS, LLC
GARBERVILLE, CA 95542
REMEDATION SITE PLAN - LSAA

PROJ. MGR: SL
PROJ. ASSOC: SL
DRAWN BY: S-5-20
DATE: 5-5-20
SCALE: AS NOTED

SHEET
C7A
SWEGACA01

RESTORATION NOTES

"L40" SITE RESTORATION

SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDED VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"NBC" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"SBC" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"PL" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"N80" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"S80" SITE RESTORATION

REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"CORRAL" SITE RESTORATION

SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"GH" SITE RESTORATION

SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

LOWER POND

AS EVALUATED BY SHN CONSULTING ENGINEERS ASSESSMENT DATED
SEPTEMBER 21, 2018:
DRAIN AND REBUILD OUTBOARD FACE OF THE EMBANKMENT
WHERE SLUMPING HAS OCCURED AROUND THE EXISTING SECONDARY
SPILLWAY CULVERT

UPPER POND

AS EVALUATED BY SHN CONSULTING ENGINEERS ASSESSMENT DATED
SEPTEMBER 21, 2018:
REPAIR NORTHERN SLOPE OF UPPER POND. RECONSTRUCT FAILED PORTION
OF THE SLOPE AND INCORPORATE GEOTEXTILE REINFORCEMENT WITH ROCK
ARMORING OR BIOLOGICAL STABILIZATION. DESIGN TO BE PROVIDED BY A
LICENSED ENGINEER OR GEOLOGIST.

LEGACY ATV TRAIL SYSTEM

~3,745 LINEAR FEET OF LEGACY TRAIL SYSTEM RESTORED 2012-2017

SITE MANAGEMENT PLAN (SMP) POINTS

SEE SHEET C7B FOR REMEDIATION SMP POINT DESCRIPTIONS. ONLY
REMEDICATION ITEMS ARE LISTED ON THIS EXHIBITS. SEE SITE MANAGEMENT
PLAN FOR OTHER POINTS (MONITORING POINTS, ETC)

SMP REMEDIATION POINTS	
SMP-4	MAINTENANCE ROAD OUTSLOPING, CROWNING AND EXISTING INSIDE DITCH LEADOUT/KICKOUTS OR INSTALL KICKOUT DRAINAGE FEATURE EVERY 50-75 FEET IN SEGMENTS WHERE THERE ARE NONE OF THESE FEATURES
SMP-7	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-8	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-9	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-10	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-11	INSTALL AND MAINTAIN A WATER BAR
SMP-12	PERMIT EXISTING 42" CULVERT AT ROAD/STREAM CROSSING
SMP-17	ROCK SURFACE OF ACCESS ROAD 50 TP 60 FEET FROM CULTIVATION AREA AND ROCK APPROACHES TO CROSSING
SMP-21	R-ALIGN WATERCOURSE TO ALLOW WATER TO FLOW INTO HISTORIC FLOW PATH. EXCAVAT A DITCH ~40'-60' LONG X2' DEEP BY 4' WEED.
SMP-23	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-24	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-25	INSTALL A TYPE 3 ROCKED ROLLING DIP
SMP-27	INSTALL 18" DIAMETER DITCH RELIEF CULVERT
SMP-30	RECONSTRUCT ROAD FILLSLOPE. SEE DETAILS
SMP-34	RE-CONSTRUCT THE ROAD FILLSLOPE. SEE DETAILS
SMP-36	RE-CONSTRUCT THE ROAD FILLSLOPE. SEE DETAILS
SMP-60	INSTALL 15" DITCH RELIEF CULVERT

[illegible]

THE HILLS, LLC

GARBerville, CA 95542

REMEDICATION NOTES

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	5-5-20
SCALE:	AS NOTED

SHEET

C7B

SWEGACA01

ABBREVIATIONS:

- A.B.

ACCESS.

ARCH.

ASPH.

@

BM

BLDG.

C

CLR.

CONT.

CONSTR.

CTR.

DBL

DIM.

D.F.

DN.

D.S.

DVG

(E)

EA

ELEC.

ELEV.

E.N.

EQ.

EQUIP.

EXH.

EXIST.

EXT.

EXP.

EXP. AGG.

FIN.

FL.

F.O.S.

FOUND.

FRMG.

F.R.P.
- ANCHOR BOLT
ACCESSIBLE
ARCHITECTURAL
ASPHALT
AT
BEAM
BUILDING
CENTER LINE
CLEAR
CONTINUOUS
CONSTRUCTION
CENTER
DOUBLE
DIMENSION
DOUGLAS FIR
DOWN
DOWN SPOUT
DRAWING(S)
EXISTING
EACH
ELECTRICAL
ELEVATION
EDGE NAIL
EQUAL
EQUIPMENT
EXHAUST
EXISTING
EXTERIOR
EXPOSED
EXPOSED AGGREGATE
FINISH
FLOOR
FACE OF STUD
FOUNDATION
FRAMING
FIBERGLASS
REINFORCED
PLASTIC PANELS
GALVANIZED
GRAB BAR
GARBAGE DISPOSAL
GLUE LAM BEAM
GYPSUM BOARD
GRADE
HOSE BIB
HOLLOW CORE
HARDWOOD
HOLLOW METAL
HEIGHT
HEATING, VENTILATION,
AND AIR CONDITIONING
HOT WATER HEATER
INCLUDED
INFORMATION
INSULATION
INTERIOR
JOIST
JUNCTION
LINEN
LOUV. (ED)
LIGHTING
MANUFACTURER
MASONRY
MAXIMUM
MACHINE BOLT
MEDICINE CABINET
MECHANICAL
MINIMUM
MULLION
NEW
NOT IN CONTRACT
NOT TO SCALE
NON-COMB.
ON CENTER
OUTSIDE DIAMETER
PLYWOOD
PROPERTY LINE
REQUIRED
REFRIGERATOR
REGISTER
REINFORCED
REDWOOD
SECTION
SQUARE
S.S.
STRUCT.
TEMP.
T&B
T.S.
TUBE STEEL
TYPICAL
UNLESS NOTED
OTHERWISE
WATER CLOSET
WITH
WOOD

GAL.

G.B.

G.D.

GLB

GYP. BD.

G.R.

H.B.

H.C.

HDWD.

HOL. MTL.

HT.

H.V.A.C.

H.W.H.

INCL.

INFO.

INSUL.

INT.

JST.

JUNC.

LN.

LOUV.

LTG.

MANUF.

MAS.

MAX.

M.B.

M.C.

MECH.

MIN.

MULL.

(N)

N.I.C.

N.T.S.

NON-COMB.

O.C.

O.D.

PLY.

P

REQD.

REF.

REG.

REINF.

RWD.

SECT.

SQ.

S.S.

STRUCT.

TEMP.

T&B

T.S.

TUBE STEEL

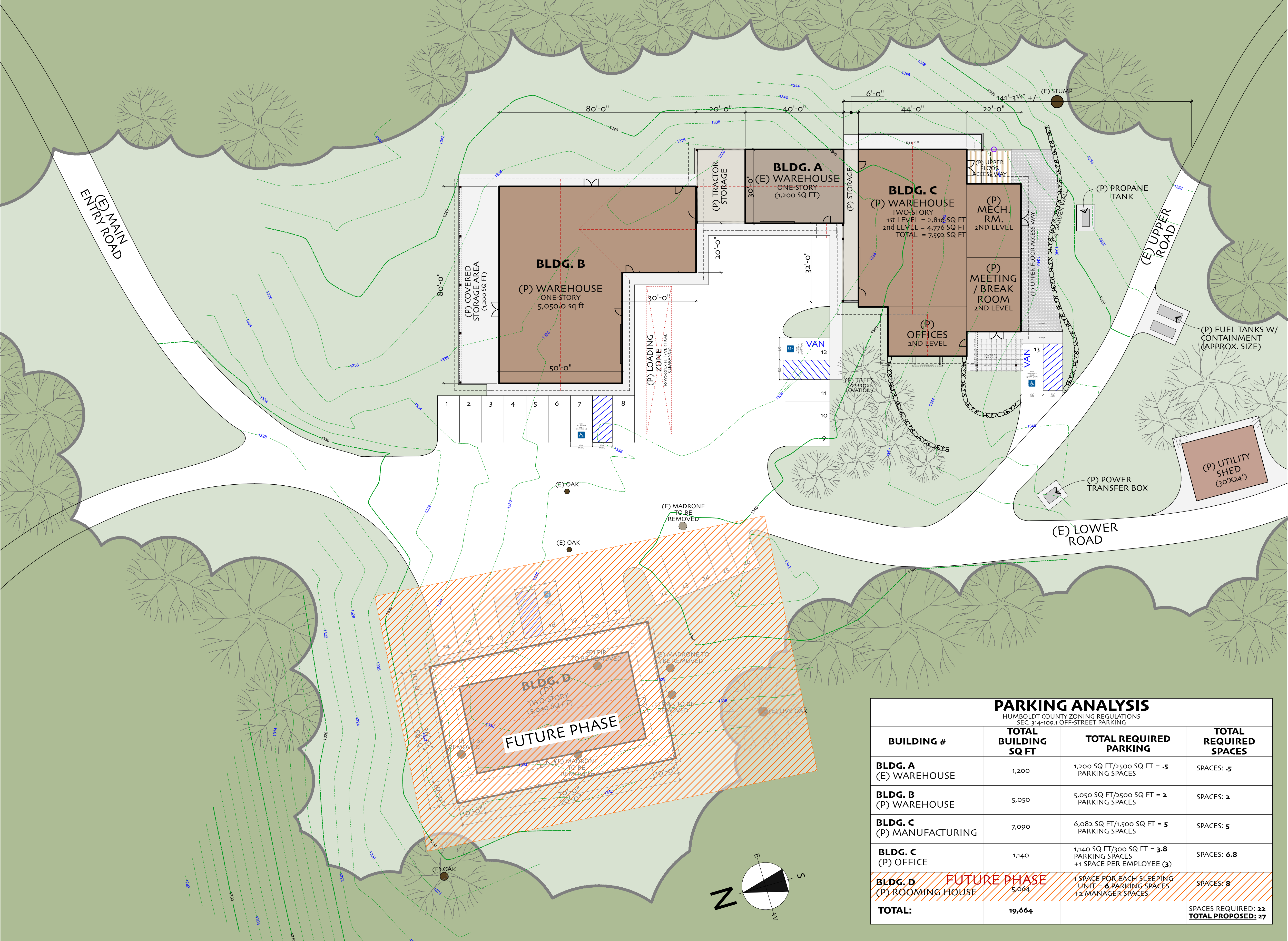
TYP.

U.N.O.

W.C

W/

W.D.

REINFORCED
PLASTIC PANELS
GALVANIZED
GRAB BAR
GARBAGE DISPOSAL
GLUE LAM BEAM
GYPSUM BOARD
GRADE
HOSE BIB
HOLLOW CORE
HARDWOOD
HOLLOW METAL
HEIGHT
HEATING, VENTILATION,
AND AIR CONDITIONING
HOT WATER HEATER
INCLUDED
INFORMATION
INSULATION
INTERIOR
JOIST
JUNCTION
LINEN
LOUV. (ED)
LIGHTING
MANUFACTURER
MASONRY
MAXIMUM
MACHINE BOLT
MEDICINE CABINET
MECHANICAL
MINIMUM
MULLION
NEW
NOT IN CONTRACT
NOT TO SCALE
NON-COMBUSTIBLE
ON CENTER
OUTSIDE DIAMETER
PLYWOOD
PROPERTY LINE
REQUIRED
REFRIGERATOR
REGISTER
REINFORCED
REDWOOD
SECTION
SQUARE
STAINLESS STEEL
STRUCTURAL
TEMPERED
TOP & BOTTOM
TUBE STEEL
TYPICAL
UNLESS NOTED
OTHERWISE
WATER CLOSET
WITH
WOOD

PHASE 1
SITE PLAN DETAIL

SCALE: 1" = 20'-0" (22" X34" PAPER SIZE)
1" = 40'-0" (11" X17" PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

PARKING ANALYSIS			
HUMBOLDT COUNTY ZONING REGULATIONS SEC. 314-109.1 OFF-STREET PARKING			
BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED SPACES
BLDG. A (E) WAREHOUSE	1,200	1,200 SQ FT/2500 SQ FT = .5 PARKING SPACES	SPACES: .5
BLDG. B (P) WAREHOUSE	5,050	5,050 SQ FT/2500 SQ FT = 2 PARKING SPACES	SPACES: 2
BLDG. C (P) MANUFACTURING	7,090	6,082 SQ FT/1,500 SQ FT = 5 PARKING SPACES	SPACES: 5
BLDG. C (P) OFFICE	1,140	1,140 SQ FT/300 SQ FT = 3.8 PARKING SPACES + 1 SPACE PER EMPLOYEE (3)	SPACES: 6.8
BLDG. D (P) ROOMING HOUSE	5,064	1 SPACE FOR EACH SLEEPING UNIT = 6 PARKING SPACES + 2 MANAGER SPACES	SPACES: 8
TOTAL:	19,664		SPACES REQUIRED: 22 TOTAL PROPOSED: 27

DRAFT - PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8890
julianbergdesigns.com



PROJECT TITLE: SHADOW LIGHT RANCH - PROCESSING FACILITY - GARBERVILLE, CA
JOSHUA SWEET • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (310) 710-7549
SHEET TITLE: SITE PLAN DETAIL
ASSESSOR'S PARCEL NUMBER: 223-073-005

PROJECT NO.:
JS - 1732
DRAWN BY:
JAB/DHV
DATE:
4/13/2020

SHEET # :
A-1.1