



Plan for Adaptive Reuse of Developed Industrial Site

Jess Bareilles
APN 201-322-006
1178 State Highway 36, Alton CA 95540
Conditional Use Permit Application for Commercial Cannabis Activities

Jesse Bareilles is proposing to permit commercial cannabis cultivation activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance (CCLUO)*, aka "Ordinance 2.0" on APN 201-322-006 in Alton, California. The project requires a Conditional Use Permit for 43,560-sf (square feet) of mixed-light cannabis cultivation in gutter-connected greenhouses with odor mitigation on an existing disturbed, graveled parcel. The project also proposes 2,400 sf of commercial ("off-site") processing and distribution activities as Cannabis Support Facilities, 4,360 sf of ancillary nursery space, and 4,140 sf ancillary drying space. Power would be provided from an existing PG&E service. Water would be sourced from rainwater collected off of existing and proposed surfaces and supplemented by a proposed future groundwater well.

The site has historically been used for industrial and commercial activities, dating back to the mid-1940s, including a former lumber mill site and lumber support facilities. Currently, the site is used for commercial purposes, including Bareilles Trucking and Lost Coast Hay. An Environmental Site Assessment was prepared for this project by Freshwater Environmental Services (November 2020). The Environmental Site Assessment provides more details on prior site operations and uses.

The site is currently developed with five (5) structures and various equipment.

- A Quonset style metal building (30' x 60'):
 - o This building was constructed prior to 1950 and is not proposed as a part of this cannabis application. No changes are proposed to this building as a result of this project and no impacts to this structure would occur.
- A wood-frame mill building (70' x 26'):
 - o This building was constructed prior to 1998 and was historically used for lumber mill purposes. This structure is proposed to be demolished due to its dilapidated and potentially hazardous condition. This demolition is proposed to happen regardless of the proposed project, as the structure is no longer functional, is actively disintegrating, and could not serve a future industrial purpose. Proper permits for demolition will be obtained from Humboldt County.
- A wood-framed metal-sided building (90' x 46'):
 - o This building was constructed prior to 1998 and was historically used for lumber mill purposes and is currently used for commercial purposes. This structure is proposed to be



used as drying space for the proposed project. If modifications to this building are proposed, they would be conducted in a manner such that interior changes would not prevent future re-occupancy of industrial activities. Therefore, the proposed project would not preclude future industrial use of this building.

- Wooden well house (8' x 8'):
 - o The well is not proposed to be used in this application; no changes to this building are proposed and no impacts to this building would occur as a result of the proposed project.
- Restroom building (10' x 18'):
 - o This building was constructed prior to 1998 and was historically used for a restroom structure. It is proposed to be decommissioned per resolution to Code Enforcement Case 18CEU-213, which was closed on May 18th, 2021. A Phase 1 Environmental Site Assessment Report has been prepared for the property by Freshwater Environmental Services (November 2020). This demolition would occur regardless of the proposed project, and therefore no impacts would occur from the proposed project.

The proposed project would adhere to the Performance Standard for Adaptive Reuse of Developed Industrial Site(s) outlined in the CCLUO:

- Per Section 55.4.9, occupancy of existing structures would include 4,140 sq. ft. of drying in the 90' x 46' wood-framed metal-sided building, which does not exceed the one acre of gross floor area limit as described in the CCLUO.
- Per Section 55.4.12.12a), existing structures are being occupied as feasible, as the 90' x 46' structure is being utilized for drying. The other onsite structures are not being occupied: the 30' x 60' building would not meet the required commercial building codes to be utilized for proposed commercial processing and distribution-related activities, the 8' x 8' well house is too small to be utilized and the well is not proposed as part of the application, and the 70' x 26' dilapidated building and the 10' x 18' building are proposed to be demolished regardless of the proposed project.
- Per Section 55.4.12.12b), any interior modifications or additions to the 90' x 46' structure would not prevent future re-occupancy by new uses compatible with the Heavy Industrial (MH) zone. The building proposed for drying would be able to be used for a future or commercial use if needed in the future.
- Per Section 55.4.12.12c), the proposed new commercial processing and distribution facility, including the ADA restroom, would be constructed in compliance with development standards of the Heavy Industrial (MH) zone. The proposed new building would enhance the site and would be able to be used by a future industrial or commercial use if cannabis activities ceased onsite.

Therefore, the proposed project would meet the Performance Standards for Adaptive Reuse of Developed Industrial Sites and would not preclude future industrial uses onsite.

