



**GREEN
ROAD**
CONSULTING

Site Plan Overview and Cultivation and Operations Plan

Applicant

Ghost Ship Enterprises, LLC

11281

1041 F Street

Arcata, CA 95521

Parcel: 316-071-004

Agent

Kaylie Saxon

Green Road Consulting

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McKinleyville, CA 95519

Table of Contents

I.	Site Plan Overview	
	1.0 – Project Information.....	3
	2.0 – Project Location.....	3
	2.1 – Zoning Classification.....	4
	2.2 – Site Topography.....	4
	3.0 – Easements.....	4
	4.0 – Natural Waterways.....	4
	5.0 – Location and Area of Existing Cultivation.....	5
	6.0 – Setbacks of Cultivation Area.....	6
	7.0 – Access Roads.....	6
	8.0 – Graded Flats.....	7
	9.0 – Existing and Proposed Buildings.....	7
	10.0 – Water Source, Storage, Irrigation Plan and Projected Water Usage.....	7
	10.1 – Water Source.....	7
	10.2 – Water Storage.....	7
	10.3 – Irrigation Plan	7
	10.4 – Projected Water Usage.....	7
	11.0 - Site Drainage, Runoff, Erosion Control Measures and Watershed Protection.....	7
	12.0 – Distances from Significant Landmarks.....	8
II.	Cultivation and Operations Plan.....	8
	1.0 – Materials Storage.....	8
	2.0 – Cultivation Activities.....	9
	3.0 – Processing Practices.....	9
	4.0 – Security Measures.....	9

I. Site Plan Overview

1.0 Project Information

Ghost Ship Enterprises, LLC ("Applicant") is submitting this application for a Type 3 Use Permit for 25,842 square feet of existing outdoor commercial cannabis cultivation and a Type 3B Use Permit for 22,000 square feet of existing mixed light commercial cannabis cultivation on a 562-acre parcel, located in Willow Creek, CA ("Parcel"), Assessor's Parcel Number 316-071-004.

The Applicant is sourcing water for the cultivation from a permitted, confined aquifer well. There are four (4) 3,000-gallon and eight (8) 5,000-gallon HDPE water tanks that total 52,000 gallons of water storage that is filled from the well. Irrigation will be completed by a timed, metered drip irrigation system. The Applicant estimates their annual water usage to be 346,500 gallons.

There are two (2) buildings on site that are used for cultivation related activities and may require permitting with the Humboldt County Building Department. The mixed light cultivation occurs in a total of seventeen (17) existing greenhouses. The Applicant currently does not have any power or lighting to any greenhouses, but is applying for mixed light cultivation to preserve the ability to do so in the future.

The Applicant is currently anticipating two (2) harvests from their mixed light cultivation areas and one (1) harvest from their outdoor cultivation areas. There will not be any employees used for any cultivation related activities. The Applicant will be using a 3rd party processing company.

This application is submitted through his agent, Kaylie Saxon of Green Road Consulting, Inc., and has been prepared in accordance with Humboldt County's ("County") Commercial Medical Marijuana Land Use Ordinance ("CMMLUO").

The Type 3 and Type 3B Use Permit would achieve the following results for the Applicant:

- a. Permit 25,842 square feet of Outdoor commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO;
- b. Permit 22,000 square feet of Mixed Light commercial cannabis cultivation activities that were in existence prior to January 1, 2016, in compliance with the County CMMLUO; and
- c. Comply with applicable standards for water quality maintenance and watershed protection through the Waiver of Waste Discharge requirements of the North Coast Regional Water Quality Control Board ("Water Board") and California Department of Fish and Wildlife ("Fish and Wildlife").

2.0 Project Location

The Applicant's Parcel is located in the inland zone of Humboldt County near Willow Creek, CA. The Parcel is comprised of 562-acres and is identified by Assessor's Parcel Number ("APN") 316-071-004. The street address for this Parcel is 33818 St. Hwy 299, Willow Creek, CA 95573.

2.1 Zoning Classification

The County's Zoning Classification of the Parcel is TPZ with a Current General Plan of T (FRWK). The CMMLUO permits existing Outdoor commercial cannabis cultivation on land

zoned as TPZ with cultivation sites between 10,000 square feet and 43,560 square feet with a Type 3 Use Permit and existing Mixed Light commercial cannabis cultivation on land zoned as TPZ with cultivation sites between 10,000 square feet and 22,000 square feet with a Type 3B Use Permit.

2.2 Site Topography

A map of the Parcel's topography is included as Attachment "A."

3.0 Easements

The following information is taken from Exhibit "A" of the recorded Grant Deed, a copy of which is included in the Evidence of Ownership and Authorization section of this Application.

"THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT A

Entire Section 16, Township 6 North, Range 4 East, Humboldt Meridian.

EXCEPTING from said Section 16, the following:

- a.) That portion thereof conveyed to the State of California by deed recorded June 10, 1955, in Book 343 of Official Records, page 326.
- b.) All oil, hydrocarbon substances and minerals of all kinds, in and under said land, together with the right to enter thereon and use all existing roads for the purpose of exploration and development thereof, as excepted in the Deed from Sam Beer, et al, to Mutual Plywood Corporation, recorded November 4, 1957, as Recorder's File No. 16285.
- c.) That portion thereof conveyed to the State of California by Deed recorded November 18, 1996, in Book 904 of Official Records, page 18.
- d.) That portion thereof conveyed to the State of California by Deed recorded December 8, 1966, in Book 905 of Official Records, page 612.
- e.) That portion thereof conveyed to the State of California by Deed recorded October 18, 1983, in book 1716 of Official Records, page 149.

Said Section 16 being the Township 6 North, Range 4 East, Humboldt Meridian, according to the Official Plat of said land."

4.0 Natural Waterways

There are twenty-seven (27) Class III Drainages, six (6) Class II Watercourses and one (1) Class I watercourse (Ruby Creek) that cross the parcel.

5.0 Location and Area of Existing Cultivation

The 25,842 square feet of Outdoor cannabis cultivation occurs in two (2) general locations on the parcel and the 22,000 square feet of Mixed Light cultivation occurs in three (3) general locations on the parcel. Onsite relocation is not a part of the Applicant's plan.

Outdoor Cultivation**Cultivation Area #1**

Cultivation Area #1 is located in the southwestern section of the parcel. It consists of approximately 16,000 square feet of outdoor cannabis cultivation.

Cultivation Area #1

Cultivation Area #2 is located in the southwestern section of the parcel. It consists of approximately 2,000 square feet of outdoor cannabis cultivation.

Cultivation Area #1

Cultivation Area #2 is located in the southern section of the parcel. It consists of approximately 1,920 square feet of outdoor cannabis cultivation.

Mixed Light**Greenhouses #1/#2**

Greenhouse#1/#2 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x50' (1,000 square feet) totaling 2,000 square feet of cultivation.

Greenhouses #3 - #4

Greenhouse#3/#4 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x70' (1,400 square feet) totaling 2,800 square feet of cultivation.

Greenhouses #5/#6

Greenhouse#5/#6 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x80' (1,600 square feet) totaling 3,200 square feet of cultivation.

Greenhouses #7/#8

Greenhouse#7/#8 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x85' (1,700 square feet) totaling 3,400 square feet of cultivation.

Greenhouses #9

Greenhouse#9 is in the central northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouse is 20'x96' (1,920 square feet).

Greenhouses #10-#13

Greenhouse#10-#13 are in the central section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x96' (1,920 square feet) totaling 7,680 square feet of cultivation.

Greenhouses #14 - #17

Greenhouse#14-#17 are in the southwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x70' (1,400 square feet) totaling 5,600 square feet of cultivation.

Greenhouses have permeable floors and will be covered with blackout tarps during sunset hours, ensuring they abide by the International Dark Sky Associations standards. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis.

6.0 Setbacks of Cultivation Area

All cultivation is setback from the property line by 100' or more.

7.0 Access Roads

The Parcel is located off State Highway 299.

The interior roads are in usable condition. There are eighteen (18) road crossings of surface waters that have been identified. Per the Monitoring and Reporting form, the Stream Crossing Maintenance does not meet the Standard Conditions and have an expected date of compliance of October 2, 2021. A Notification of Lake or Streambed Alteration has been filed for the road crossings of surface waters and included in the Other Permits, Licenses and Documents section of this Application.

8.0 Graded Flats

The Parcel contains several graded flats that were created by the timber company when the parcel was previously logged. They may require permitting with the Humboldt County Building Department.

9.0 Existing and Proposed Buildings

Multi-Use Shed

The Multi-Use shed is an existing 30'x80' structure that is used for the drying/curing of harvested cannabis and propagation of immature cannabis plants. The Multi-Use Building was constructed in 2016 and will require permitting with the Humboldt County Building Department.

Nutrient Shed

The Nutrient Shed is an existing 16'x20' structure that is used for storing nutrients, fertilizers, cultivation waste, and basic tools. It was constructed in 2012 and will require permitting with the Humboldt County Building Department.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage

10.1 Water Source

All water used for cultivation is sourced from the permitted, confined aquifer well. There is an additional well used only for domestic purposes.

10.2 Water Storage

There are eight (8) 5,000-gallon and four (4) 3,000-gallon HDPE water tanks that total 52,000 gallons of hard tank water storage.

10.3 Irrigation Plan

All irrigation of cannabis is completed by a timed, metered, drip irrigation system preventing any over watering or runoff.

10.4 Projected Water Use

The amount of water used for the cultivation of cannabis will vary throughout the year, with peak periods of water use occurring during the summer months. The Applicant's cultivation and water use is outlined in the Cultivation and Water Usage Chart, attached as Attachment "B."

All water used for cultivation is sourced from the permitted, confined aquifer well. The Applicant estimates their annual water use to be 346,500 gallons.

11.0 Site Drainage, Runoff, Erosion Control Measures and Watershed Protection

There are twenty-seven (27) Class III Drainages, six (6) Class II Watercourses and one (1) Class I watercourse (Ruby Creek) that cross the parcel.

The included Monitoring and Reporting form states that the following items do not currently meet the Standard Conditions and will require the remediation outlined in the Water Resource Protection Plan:

- Site Maintenance, Erosion Control and Drainage Features (estimated date of compliance, 10/2021);
- Stream Crossing Maintenance (estimated date of compliance, 10/2021);
- Riparian and Wetland Protection and Management (estimated date of compliance 10/2018);
- Cultivation Related Wastes (estimated date of compliance, 10/2018); and
- Refuse and Human Waste (estimated date of compliance, 10/2020).

The following items do meet the Standard Conditions and will require no remediation:

- Spoils Management;
- Water Storage and Use;
- Irrigation Runoff;
- Fertilizers and Soil Amendments; and
- Petroleum Products and Other Chemicals.

Once the Water Resource Protection Plan is complete, the remediation measures necessary will be outlined in detail.

Watershed Protection

The Applicant will maintain existing, naturally occurring, riparian vegetative cover in aquatic habitat areas for streambank stabilization, erosion control, stream shading, and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharge.

The Applicant will respect all water course buffers.

The Applicant's WDID number is 1B161626CHUM.

12.0 Distances from Significant Landmarks

There are no schools, school bus stops, state parks, places of worship or Tribal Cultural Resources within 600 feet of the cultivation site.

II. Cultivation and Operations Plan**1.0 Materials Storage**

Currently, there are no pesticides or herbicides registered specifically for use directly on cannabis. The Applicant will be using items that were accepted under Legal Pest Management Practices for Marijuana Growers in California.

All fertilizers and amendments are located in the Nutrients Shed on the Parcel. Fertilizers and amendments are placed on the shelves and floor where any spill will be contained. All labels are kept and directions are followed when nutrients are applied. The storage area is in need of posted instructions for storing fertilizers and amendments, instructions for cleaning up spills and a spill kit that contains a container, gloves, towels, absorbent socks and an absorbent material (kitty litter).

The use of Native Soil versus Imported soil for a cannabis farm is a decision based on a variety of factors, from soil type, location, cultivation style and climate. The Applicant imports soil (potting soil) for use in their cultivation practices.

Should the soil ever be found no longer viable for cultivation, it is removed and disposed of at an approved waste management facilities green waste center. Should the Applicant utilize a green waste center, they will obtain a receipt and store it within their records.

There is currently no permitted septic onsite. Until the Applicant can permit, design, and install a septic, the Applicant will ensure all those working on the property will have access to serviceable portable toilets.

2.0 Cultivation Activities

Cultivation activities typically begin sometime during May when cannabis plants are brought to the Parcel for planting. In the future, the Applicant may install lighting in the greenhouses in order to extend their cultivation season.

The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation, sometime in July and October. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis. The outdoor cultivation will be harvested in October.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the multi-use shed where they will be dried and cured. All processing will be performed by a 3rd party processing company.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

All cultivation related waste is stored in watertight trash containers in the Nutrients Shed and disposed of weekly.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.

4.0 Security Measures

The access to the parcel is gated and locked. There are game cameras placed over the gate, buildings and cultivation areas. The parcel also has cell service should emergency personnel need to be reached.



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A map of the Parcel's topography is included as Attachment "A."

3.0 Easements

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EXCEPTING from said Section 16, the following:

- a.) That portion thereof conveyed to the State of California by deed recorded June 10, 1955, in Book 343 of Official Records, page 326.
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Outdoor Cultivation**Cultivation Area #1**

Cultivation Area #1 is located in the southwestern section of the parcel. It consists of approximately 16,000 square feet of outdoor cannabis cultivation.

Cultivation Area #1

Cultivation Area #2 is located in the southwestern section of the parcel. It consists of approximately 2,000 square feet of outdoor cannabis cultivation.

Cultivation Area #1

Cultivation Area #2 is located in the southern section of the parcel. It consists of approximately 1,920 square feet of outdoor cannabis cultivation.

Mixed Light**Greenhouses #1/#2**

Greenhouse#1/#2 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x50' (1,000 square feet) totaling 2,000 square feet of cultivation.

Greenhouses #3 - #4

Greenhouse#3/#4 are in the northwestern section of the parcel on a graded flat that was created by the timber company. The greenhouses are 20'x70' (1,400 square feet) totaling 2,800 square feet of cultivation.

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The Multi-Use shed is an existing 30'x80' structure that is used for the drying/curing of harvested cannabis and propagation of immature cannabis plants. The Multi-Use Building was constructed in 2016 and will require permitting with the Humboldt County Building Department.

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The Nutrient Shed is an existing 16'x20' structure that is used for storing nutrients, fertilizers, cultivation waste, and basic tools. It was constructed in 2012 and will require permitting with the Humboldt County Building Department.

10.0 Water Source, Storage, Irrigation Plan and Projected Water Usage**10.1 Water Source**

All water used for cultivation is sourced from the permitted, confined aquifer well. There is an additional well used only for domestic purposes.

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There are eight (8) 5,000-gallon and four (4) 3,000-gallon HDPE water tanks that total 52,000 gallons of hard tank water storage.

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The included Monitoring and Reporting form states that the following items do not currently meet the Standard Conditions and will require the remediation outlined in the Water Resource Protection Plan:

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- Cultivation Related Wastes (estimated date of compliance, 10/2018); and
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- Irrigation Runoff;
- Fertilizers and Soil Amendments; and
- Petroleum Products and Other Chemicals.

Once the Water Resource Protection Plan is complete, the remediation measures necessary will be outlined in detail.



Watershed Protection

The Applicant will maintain existing, naturally occurring, riparian vegetative cover in aquatic habitat areas for streambank stabilization, erosion control, stream shading, and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharge.

The Applicant will respect all water course buffers.

The Applicant's WDID number is 1B161626CHUM.

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2.0 Cultivation Activities

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The applicant will be pulling tarps over the greenhouses in order to have two (2) harvests of cannabis via light deprivation, sometime in July and October. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis. The outdoor cultivation will be harvested in October.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one's duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

3.0 Processing Practices

Plants will be harvested one at a time using hand shears and taken into the multi-use shed where they will be dried and cured. All processing will be performed by a 3rd party processing company.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed. The final cannabis product is stored in a secure location.

All cultivation related waste is stored in watertight trash containers in the Nutrients Shed and disposed of weekly.

The Applicant will be utilizing any Track and Trace program the County seeks to implement, abiding by all appropriate record keeping practices.



4.0 Security Measures

The access to the parcel is gated and locked. There are game cameras placed over the gate, buildings and cultivation areas. The parcel also has cell service should emergency personnel need to be reached.



CULTIVATION INFORMATION

OUTDOOR CULTIVATION AREA			
GH	SIZE	SQ. FT.	CA
1	20 X 50	1,000	1
2	20 X 50	1,000	1
3	20 X 70	1,400	2
4	20 X 70	1,400	3
5	20 X 80	1,600	
6	20 X 80	1,600	
7	20 X 85	1,700	
8	20 X 85	1,700	
9	20 X 96	1,920	
10	20 X 96	1,920	
11	20 X 96	1,920	
12	20 X 96	1,920	
13	20 X 96	1,920	
14	20 X 70	1,400	
15	20 X 70	1,400	
16	20 X 70	1,400	
17	20 X 70	1,400	
TOTAL OUTDOOR CULTIVATION AREA =			19,920 SQ. FT.

MIXED LIGHT CULTIVATION AREA			
GH	SIZE	SQ. FT.	CA
1	20 X 50	1,000	1
2	20 X 50	1,000	1
3	20 X 70	1,400	2
4	20 X 70	1,400	3
5	20 X 80	1,600	
6	20 X 80	1,600	
7	20 X 85	1,700	
8	20 X 85	1,700	
9	20 X 96	1,920	
10	20 X 96	1,920	
11	20 X 96	1,920	
12	20 X 96	1,920	
13	20 X 96	1,920	
14	20 X 70	1,400	
15	20 X 70	1,400	
16	20 X 70	1,400	
17	20 X 70	1,400	
TOTAL MIXED LIGHT CULTIVATION AREA =			21,000 SQ. FT.

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
MULTI-USE SHED	PROPAGATION/DRYING/PRODUCT STORAGE	30'x80'	2016
NUTRIENT SHED	NUTRIENT/TOOL STORAGE	15'x20'	2012

DOMESTIC BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
CABIN	PLACE OF LIVING	20'x24'	

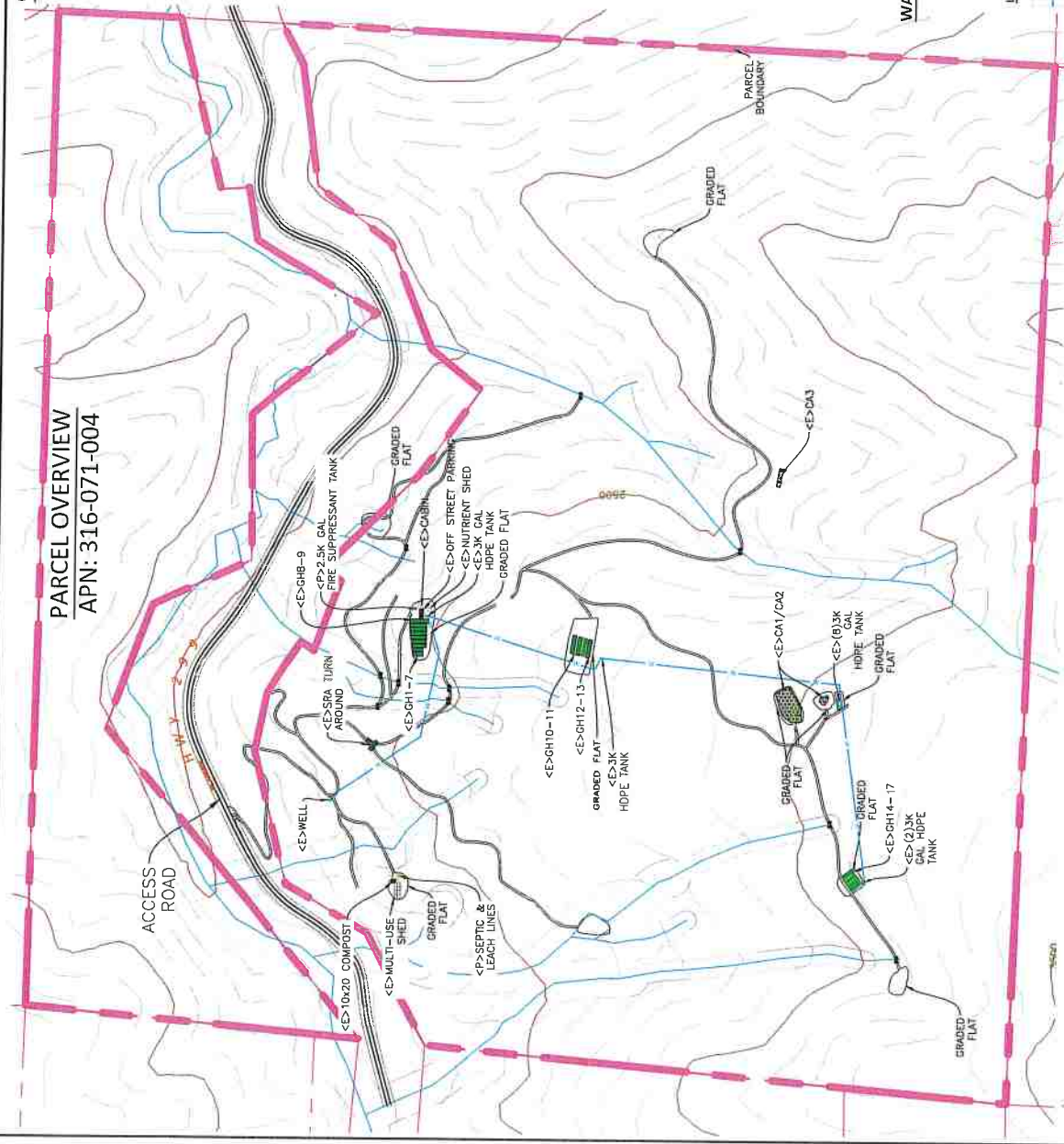
WATER STORAGE AND USE

TYPE	DATE OF INSTALLATION	QUANTITY	GALLONS	TOTAL GALLONS
HOPPE TANK	2015	1	3,000	3,000
HOPPE TANK	2015	1	3,000	3,000
HOPPE TANK	2015	8	5,000	40,000
HOPPE TANK	2015	2	3,000	6,000
TOTAL AMOUNT OF WATER STORAGE =				52,000 GALLONS

POWER SOURCE	
WELL	LAT/LONG
	40.9062, -123.7333
POWER SOURCE	
2,000W HONDA GENERATOR	
3,000W PORTABLE SOLAR GENERATOR	

LEGEND

CLASS II STREAM WITH REQUIRED 100 FT BUFFER
CLASS III STREAM WITH REQUIRED 50 FT BUFFER



PARCEL OVERVIEW
APN: 316-071-004

11291



R & F INVESTMENTS, LLC. APN: 316-071-04

VICINITY MAP

NOT TO SCALE



IMAGE SOURCE: ESRI 2018

PROJECT DIRECTIONS

FROM: EUREKA, CA

- CONTINUE ONTO US-101 N/MICHAEL J. BURNS MEMORIAL FWY (7.2 MI)
- TAKE EXIT 716A FOR CA-299 TOWARD WEAVERVILLE/REDDING (0.2 MI)
- CONTINUE ONTO CA-299 E (30.5 MI)
- TURN RIGHT (0.8 MI)

DESTINATION WILL BE ON THE RIGHT

TRAVEL TIME

APPROXIMATELY: 44 MIN (40 MI)

SHEET INDEX

- CP-COVER PAGE
- P0-PARCEL OVERVIEW

PROJECT INFORMATION

LAT/LONG: 40.9027,-123.7284
APN:316-071-004
APPLICANT:R&F INVESTMENTS,LLC
PARCEL SIZE: ± 562 ACRES
ZONING: TPZ
APPLICATION TYPE: 3, 3B

COASTAL ZONE: N
100 YEAR FLOOD: N

AGENT:

KAYLIE SAXON
GREEN ROAD CONSULTING INC
1650 CENTRAL AVE. SUITE C
MCKINLEYVILLE, CA 95519
707-630-5041

AERIAL MAP



IMAGE SOURCE: BING 2018



PROPERTY LINES AND BUILDING LOCATIONS
ARE APPROXIMATE AND BASED ON AERIAL
MAPS AND GPS DATA TAKEN IN THE FIELD.

500' 1,000' 2,000'



PROJECT INFORMATION

PROPERTY OWNER
R & F INVESTMENTS, LLC

ADDRESS
APN:316-071-04

COVER PAGE

T INFO

REVISIONS

NO.	NOTES	DATE

DATE
J222B
DRAFTER
AS SHOWN
SCALE

SHEET
CP

11281

Planning & Building Dept.
COUNTY OF HUMBOLDT
3015 H Street Eureka CA 95501-4504