

4 WHELL PROPERTY LLC
APNs: 210-071-001,210-054-008, 210-062-007

VICINITY MAP

1:10,000

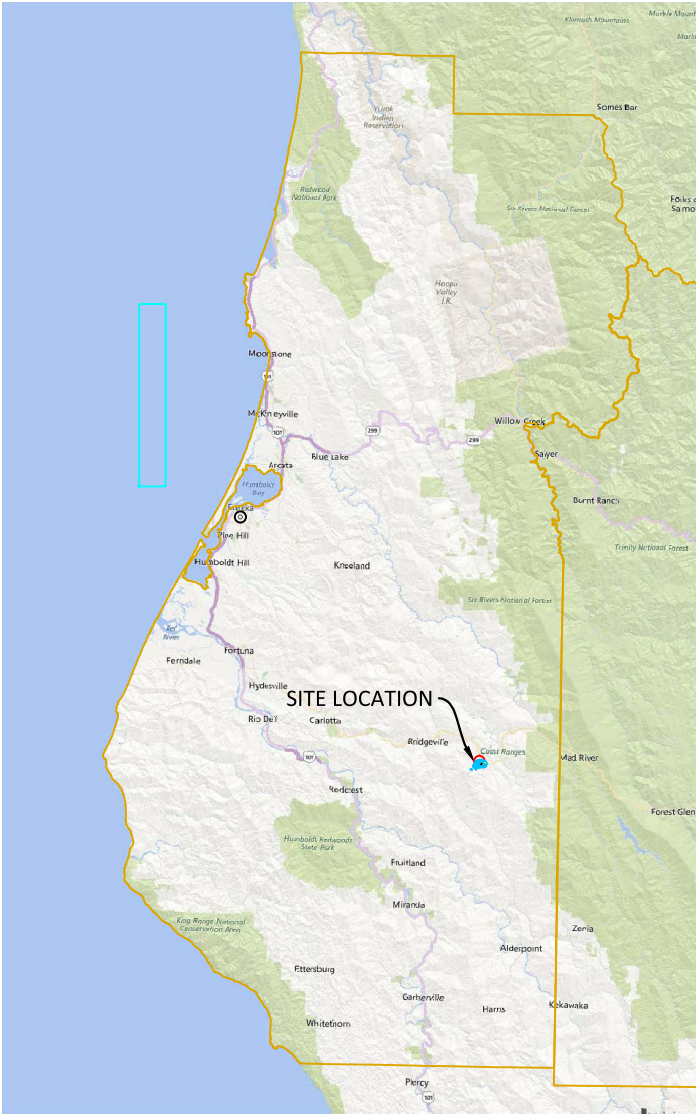


IMAGE SOURCE: BING 2020

PROJECT DIRECTIONS

FROM: FORTUNA, CA
TAKE EXIT 685 FOR CA-36E (0.3 MI)
TURN LEFT ONTO CA-36E (33.5 MI)
TURN RIGHT ONTO RUNDOWN ACRES ROAD (.25 MI)

TRAVEL TIME

APPROXIMATELY: 1 H 20 MIN (58 MI)

SHEET INDEX

CP-COVER PAGE
C1-PARCEL OVERVIEW

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

THREE PARCEL'S LABELED MAKE ONE
LEGAL PARCEL

PROJECT INFORMATION

LAT/LONG: 40.4363, -123.7072
APN: 210-071-001, 210-054-008, 210-062-007
APPLICANT: 4 WHEEL PROPERTY LLC
PARCEL SIZE: ± 207 ACRES
ZONING: TPZ:AE
APPLICATION TYPE: CCLUO-CUP

COASTAL ZONE: N
100 YEAR FLOOD: N

SURROUNDING BUILDINGS

THERE ARE NO SCHOOLS, BUS STOPS, PLACES OF
WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL
RESOURCES WITHIN 600 FEET OF THE CULTIVATION
SITE.
THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET
OF THE CULTIVATION SITE.

AERIAL MAP

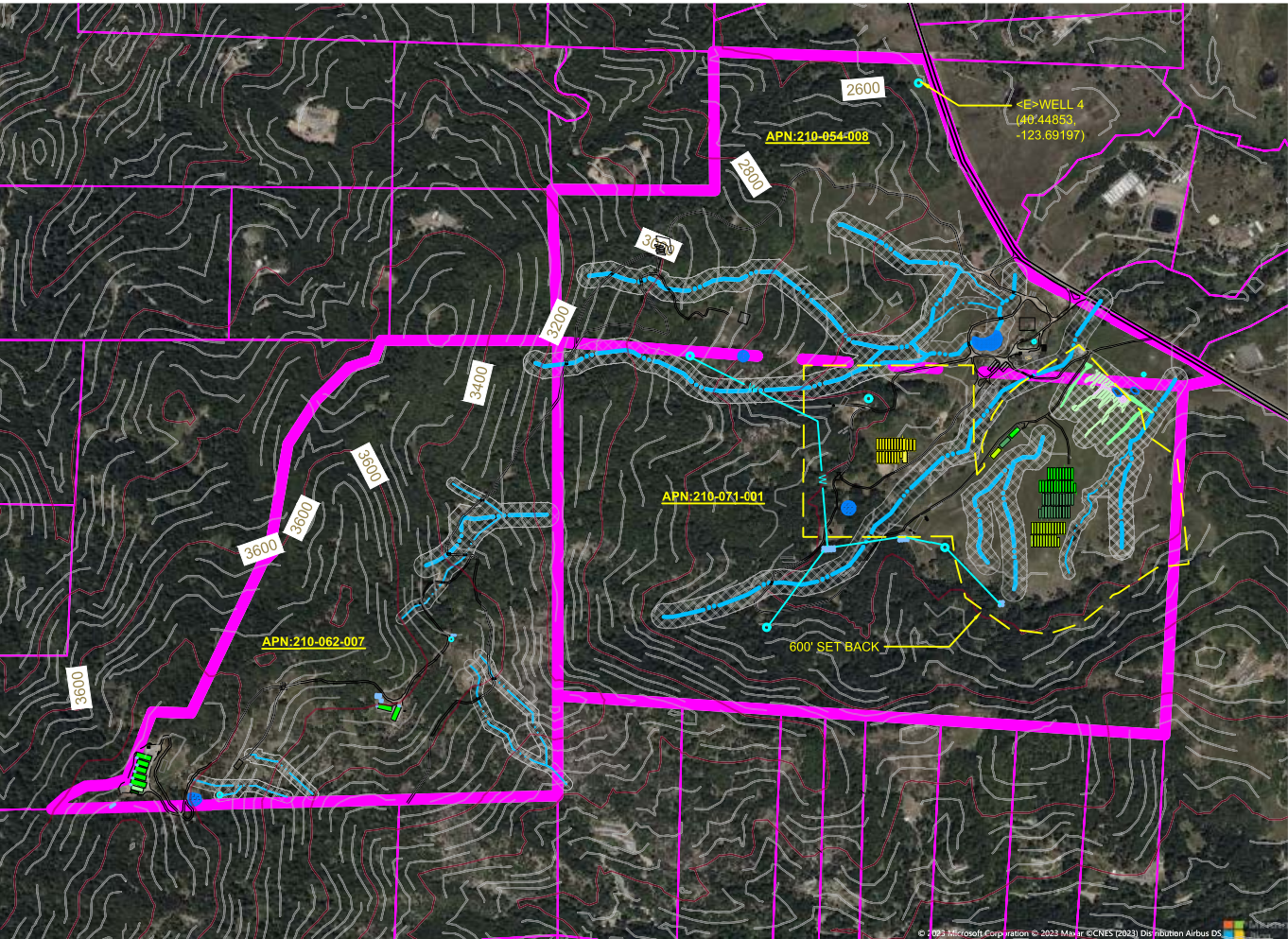
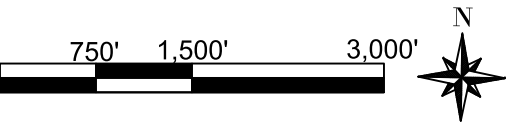


IMAGE SOURCE: BING 2020



PROJECT INFORMATION

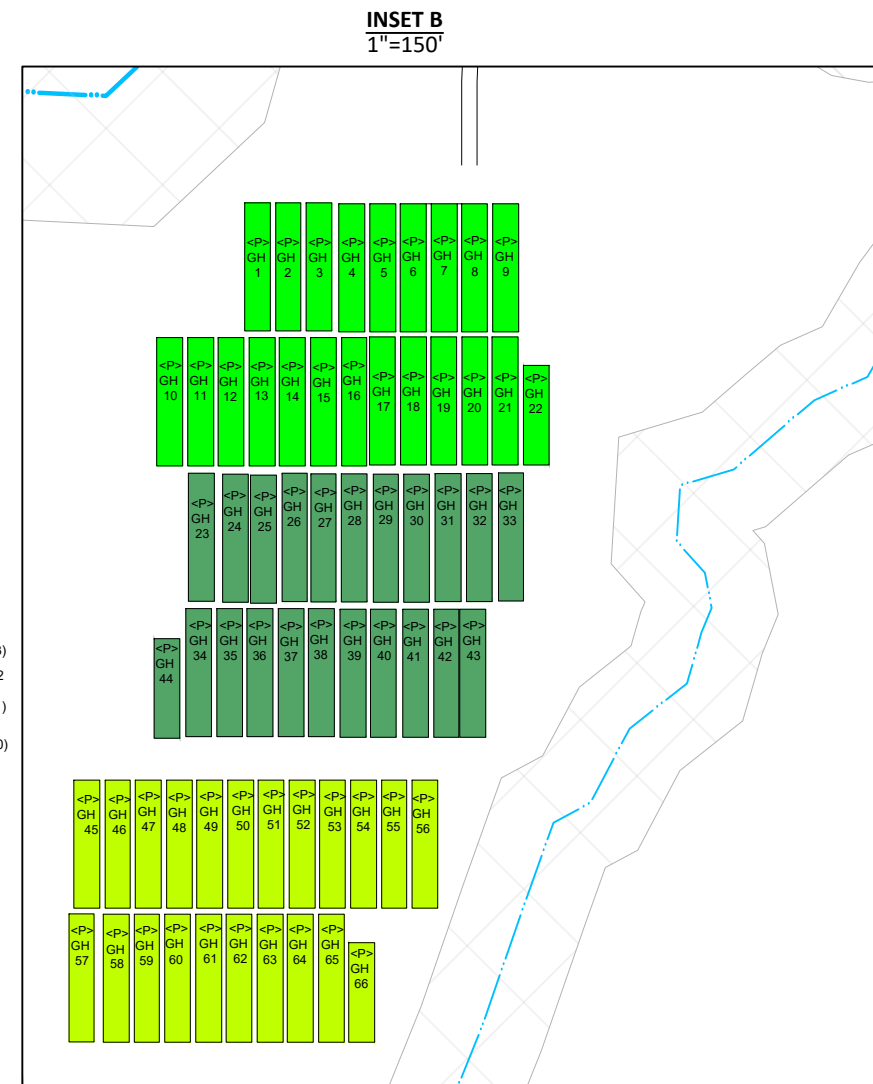
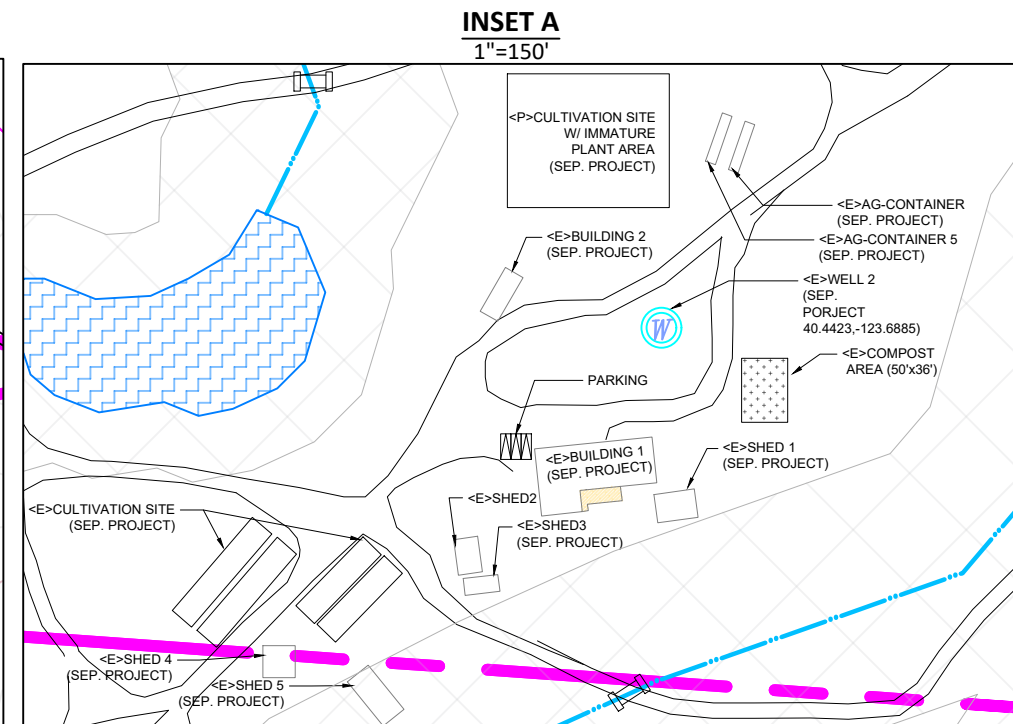
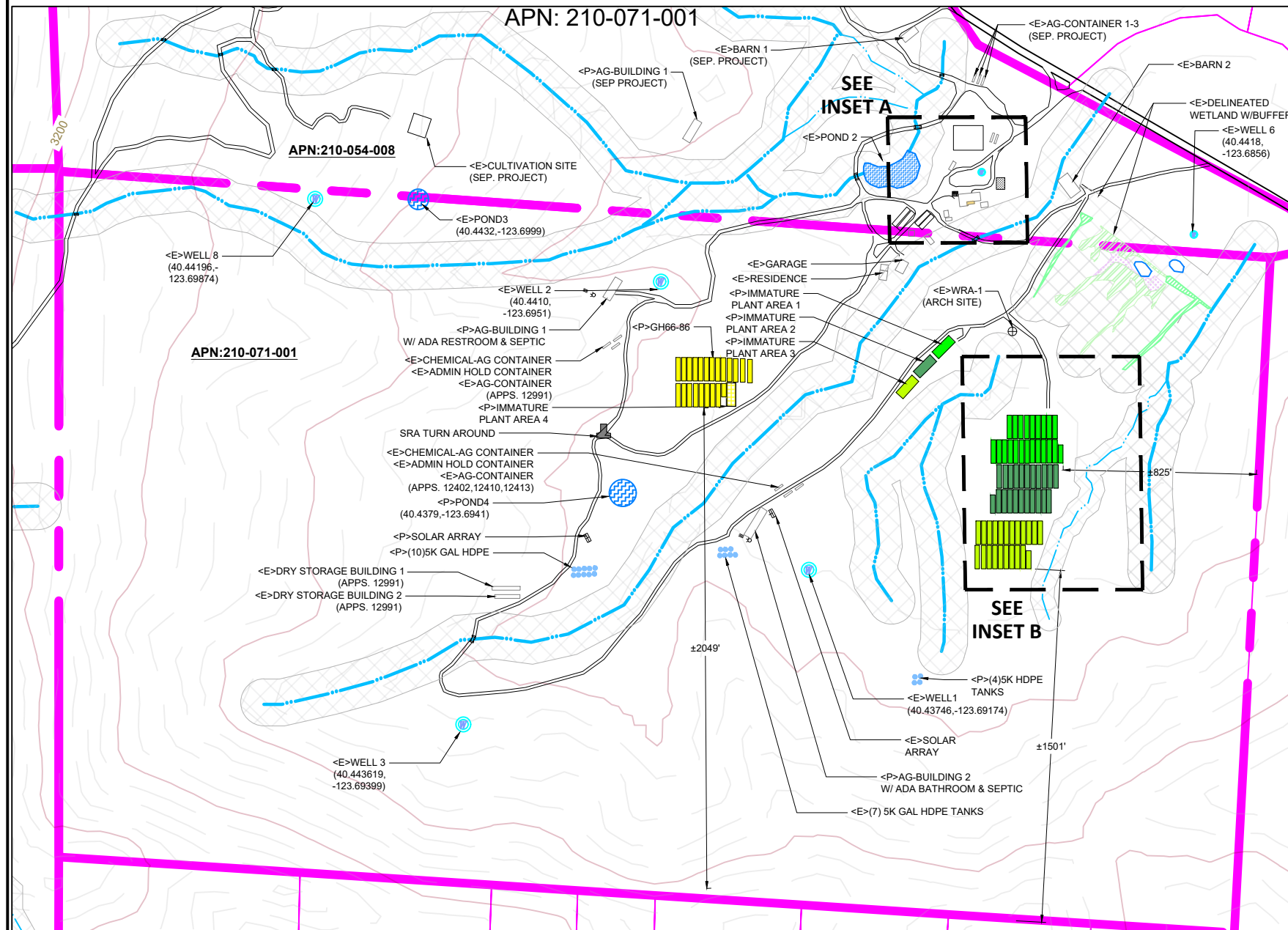
PROPERTY OWNER 4-WHEEL PROPERTY LLC
ADDRESS APN: 210-071-001,210-054-008, 210-062-007
SHEET INFO COVER PAGE

REVISIONS		
NO.	NOTES	DATE

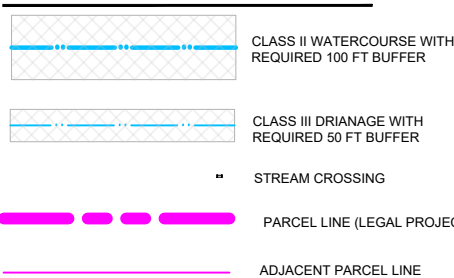
DATE 12/17/24
DRAFTER DH
SCALE AS SHOWN

SHEET
CP

PARCEL OVERVIEW



LEGEND



WATER STORAGE AND USE (PROPOSED)

<u>TYPE</u>	<u>QUANTITY</u>	<u>GALLONS</u>	<u>TOTAL GALLONS</u>
HDPE TANK	14	5,000	70,000
POND 3	1	514591	514,591
POND 4	1	2000000	2,000,000

TOTAL AMOUNT OF WATER STORAGE= 2,584,591 GALLONS

PROJECT INFORMATION

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12402)

<u>GH</u>	<u>LENGTH</u>		<u>WIDTH</u>	<u>SQ FT</u>
1-21(TYP.)	100	X	20	2,000
22	78	X	20	1,560
TOTAL AREA =				43,560

TOTAL AREA = 43,560

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12410)

<u>GH</u>	<u>LENGTH</u>		<u>WIDTH</u>	<u>SQ FT</u>
23-43(TYP.)	100	X	20	2,000
44	78	X	20	1,560
TOTAL AREA =				43,560

TOTAL AREA = 43,560

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12413)

<u>GH</u>	<u>LENGTH</u>		<u>WIDTH</u>	<u>SQ FT</u>
45-65(TYP.)	100	X	20	2,000
66	78	X	20	1,560

TOTAL AREA = 43,560

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.1299)

<u>GH</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>SQ. FT.</u>
66-76(TYP.)	100	X	2,000
87	78	X	1,560
TOTAL AREA =			43,560

TOTAL AREA = 43.56

WATER STORAGE AND USE (EXISITING)

<u>TYPE</u>	<u>QUANTITY</u>	<u>GALLONS</u>	<u>TOTAL GALLONS</u>
HDPE TANK	7	5,000	35,000

TOTAL AMOUNT OF WATER STORAGE= 35,000 GALLONS

IMMATURE PLANT AREA

<u> </u>	<u>LENGTH</u>		<u>WIDTH</u>	<u>SQ FT</u>
1(12402)	135	X	30	4,050
2(12410)	135	X	30	4,050
3(12413)	135	X	30	4,050
4(12991)	135	X	30	4,050

X	30	4,050
---	----	-------

WATER SOURCE

	<u>TYPE</u>
	WELL1
	WELL 2
	WELL3
FT	WELL 6

CULTIVATION BUILDINGS AND USE

<u>BUILDINGS</u>	<u>USE</u>	<u>SIZE</u>	<u>YEAR</u>
AG-BUILDING 1 (PROPOSED)	DRYING/HARVEST STORAGE/PROCESSING/ADA RESTROOM FACILITY	100'x35'	TBD
AG-BUILDING 2 (PROPOSED)	DRYING/HARVEST STORAGE/PROCESSING/ADA RESTROOM FACILITY	200'x35'	TBD
(2)AG-CONTAINER	HARVEST STORAGE	40'x8'	2020
(2)CHEMICAL AG STORAGE CONATINER	CHEMICAL AG STORAGE	20'x8'	2020
(2)ADMIN HOLD CONTAINER	ADMIN HOLD AREA	40'x8'	2020
DRY BUILDING 1 (APPS 12991)	DRYING/HARVEST STORAGE AREA	108'x16'	2001
DRY BUILDING 2 (APPS 12991)	DRYING/HARVEST STORAGE AREA	120'x16'	2001
BARN 2 (APPS 12410)	DRYING/ HARVEST STORAGE AREA	105'x60'	2001

BENEFICIAL USE

CANNABIS IRRIGATION (APPS 12413)
CANNABIS IRRIGATION (APPS 12402)
CANNABIS IRRIGATION (APPS 12991)
CANNABIS IRRIGATION (APPS 12410)

PROJECT INFORMATION

4-WHEEL PROPERTY LLC

APN: 210-071-001

PARCEL OVERVIEW

PROPERTY OWNER

ADDRESS

SHEET INFO

REVISIONS

[illegible]

DATE	12/17/24
DRAFTER	DH
SCALE	AS SHOWN

SHEET
C1

APN: 210-062-007



FROM EUREKA, CA

- US-101 S (19.9 MI.)
- TAKE EXIT 685 FOR CA-36 E
AND TURN LEFT
- CONTINUE ON CA-36 E (32.2 MI.)
- TURN RIGHT ONTO LARABEE BUTTES
ACCESS RD (1.7 MI.)
- CONTINUE ONTO LARABEE BUTTES RD.
(.03 MI)

NATURA BLUE INC. IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES ON APN:210-062-007 IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMLLUO), ORDINANCE NO. 2559. THE EXISTING OPERATION INCLUDES APPROXIMATELY 36,256 SQUARE FEET (SF) OF OUTDOOR CANNABIS CULTIVATION. WATER FOR THE CULTIVATION IS PROPOSED THROUGH A PERMITTED WELL AND AN EXISTING 1.3 MILLION GALLON RAIN CATCHMENT POND. THE PRE-EXISTING CULTIVATION HAS PREVIOUSLY USED 2 LARGE GENERATORS AND IS PROPOSING TO TRANSITION TO SOLAR IN 2 YEARS FROM THE APPROVAL DATE.

TRIMMING, DRYING, AND HARVEST STORAGE WILL OCCUR AT THE EXISTING FACILITY ON APN:210-054-008 (SAME LEGAL PARCEL).

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THE SOUTHEAST CORNER WAS SURVEYED BY KOLSTAD LAND SURVEYORS IN 2017. THIS BOUNDARY INFORMATION HAS BEEN DEPICTED BY NORTHPOINT CONSULTING GROUP. THE REMAINING PARCEL INFORMATION IS FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. 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.
6. CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE WATER RESOURCES PROTECTION PLAN.

WATER FOR IRRIGATION USE WILL BE SUPPLIED THROUGH PERMITTED WELL AND THE EXISTING RAINCATCHMENT POND.

 EXISTING PARCEL BOUNDARY LINE
 SRA SETBACK LINE
 CLASS III DRAINAGE WITH
 REQUIRED 50 FT BUFFER
 CLASS II WATERCOURSE WITH
 REQUIRED 100 FT BUFFER

C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
C1 - DETAILED SITE PLAN

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

A horizontal graphic scale bar with a black and white alternating pattern. Below the bar are numerical markers at 0, 150, 300, and 600, representing feet.

APPLICANT:
NATURA BLUE INC. (HRISTOVSKI, ZHAN)
2248 RUN DOWN ACRES
BRIDGEVILLE, CA 95526

SITE ADDRESS:
APN: 210-062-007
LATITUDE, LONGITUDE: 40.4363,-123.7072

TREES TO BE REMOVED = NONE

EXISTING OUTDOOR CULTIVATION AREA = 36,256 SQ.FT.

WATER	= WELL AND RAIN CATCHMENT POND
SEWER	= PRIVATE
PROPERTY SIZE	= ±207 ACRES

ZONING = AE; TPZ
GENERAL PLAN DESIGNATION = AG, T
BUILDING SETBACKS:

	AG	TPZ	AE	SRA
FRONT	20'	20'	30'	30'
SIDE	6'	30'	20'	30'
REAR	20'	30'	10'	30'

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

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA

GH1:	120'X44' =	5,280	SQ.FT.
GH2:	120'X44' =	5,280	SQ.FT.
GH3:	133'X44' =	5,852	SQ.FT.
GH4:	102'X44' =	4,488	SQ.FT.
GH5:	102'X44' =	4,488	SQ.FT.
GH6:	114'X44' =	5,016	SQ.FT.
GH7:	133'X44' =	5,852	SQ.FT.

TOTAL AREA= 36,256 SQ.FT.

IMMATURE PLANT AREA

NURSERY 1: 80'X20'= 1,600 SQ.FT.
NURSERY 2: 80'X20'= 1,600 SQ.FT.
NURSERY 3: 40'X10'= 400 SQ.FT.

CULTIVATION BUILDINGS

BUILDING	SIZE	YEAR
MULTI-USE BUILDING:	3,688 SQ.FT.	1952
HARVEST STORAGE SHED1: 28'X19'	532 SQ.FT.	1952
HARVEST STORAGE SHED2: 53'X10'	530 SQ.FT.	1952
AG-BARN: 30'X30'	900 SQ.FT.	1952
CHEMICAL AG STORAGE SHED: 29'X24'	696 SQ.FT.	2014
CARGO CONTAINER 1-3: (3) 40'X8'	960 SQ.FT.	2016
DRYING FACILITY 105'X30'	6,300 SQ.FT.	UNKNOWN

WATER STORAGE AND USE

EXISTING HDPE TANKS	= 39,600 GALLONS
PROPOSED HDPE TANKS	= 75,000 GALLONS
RAIN CATCHMENT POND	= 1,343,034 GALLONS

TOTAL AMOUNT OF WATER STORAGE = 1,457,634 GALLONS

WATER SOURCE

TYPE
RAIN CATCHMENT POND (1,343,034 GAL)
WELL #6 (15 GAL/HOUR)
POINT OF DIVERSION

POWER SOURCE

PRIMARY = 25KW & 45KW GENERATORS
BACKUP (EMERGENCY) = 75KW GENERATOR

[illegible]

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

NATURA BLUE INC.

APN: 210-062-007

CONDITIONAL USE PERMIT

PROJ. MGR.: P.H.
DRAWN BY: R.J.C
DATE: 12/3/24
SCALE: AS SHOWN

SHEET

CC

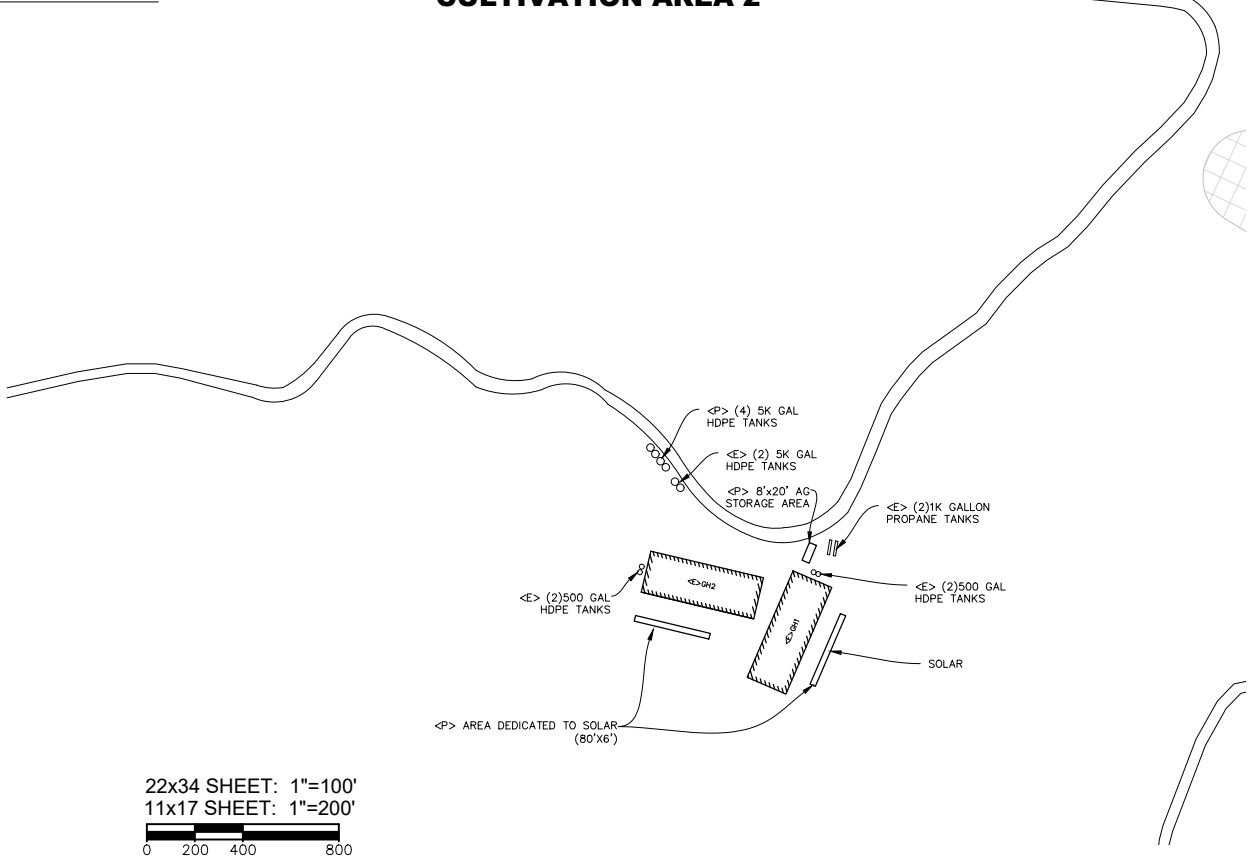
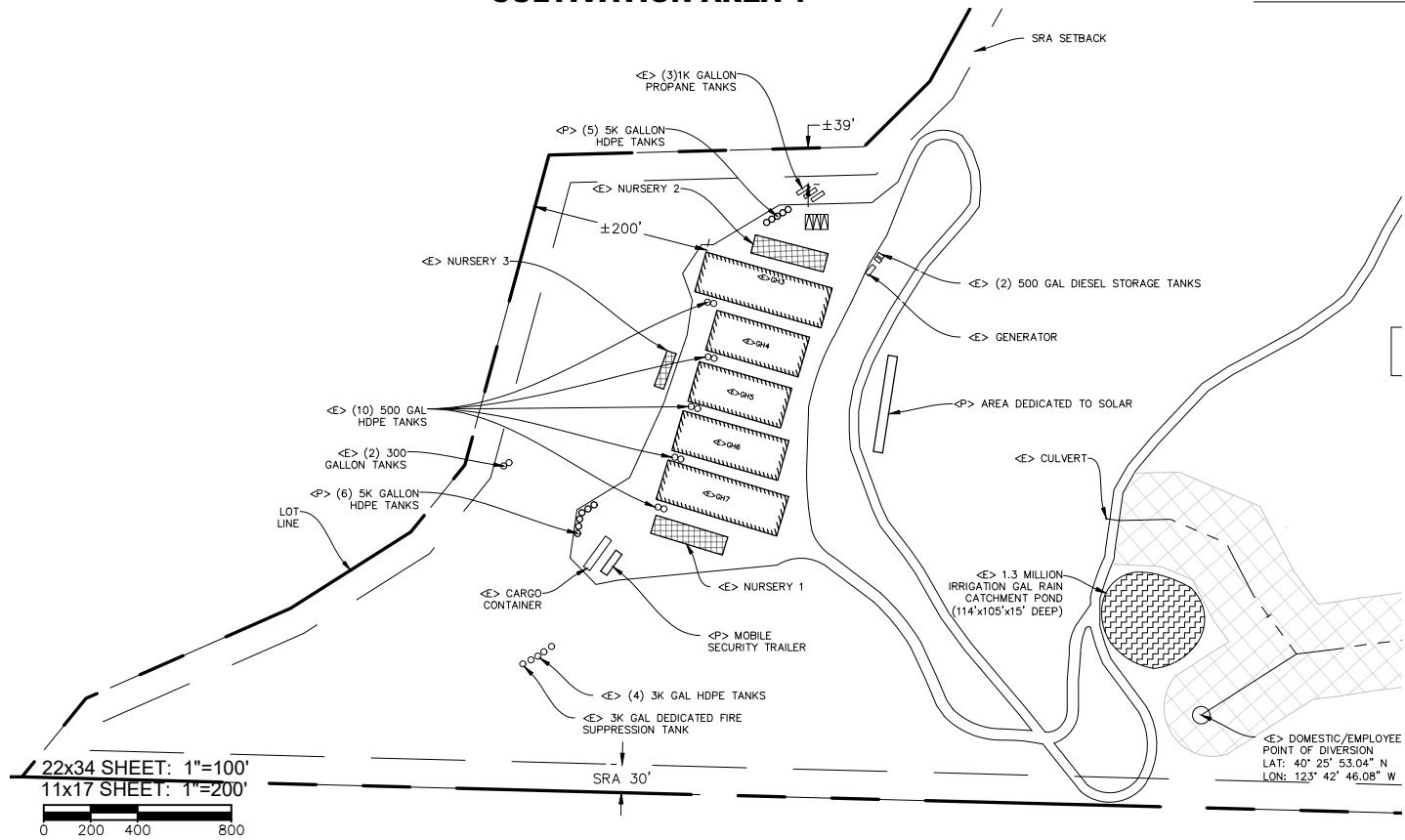
24-076

NATURA BLUE INC.
CONDITIONAL USE PERMIT

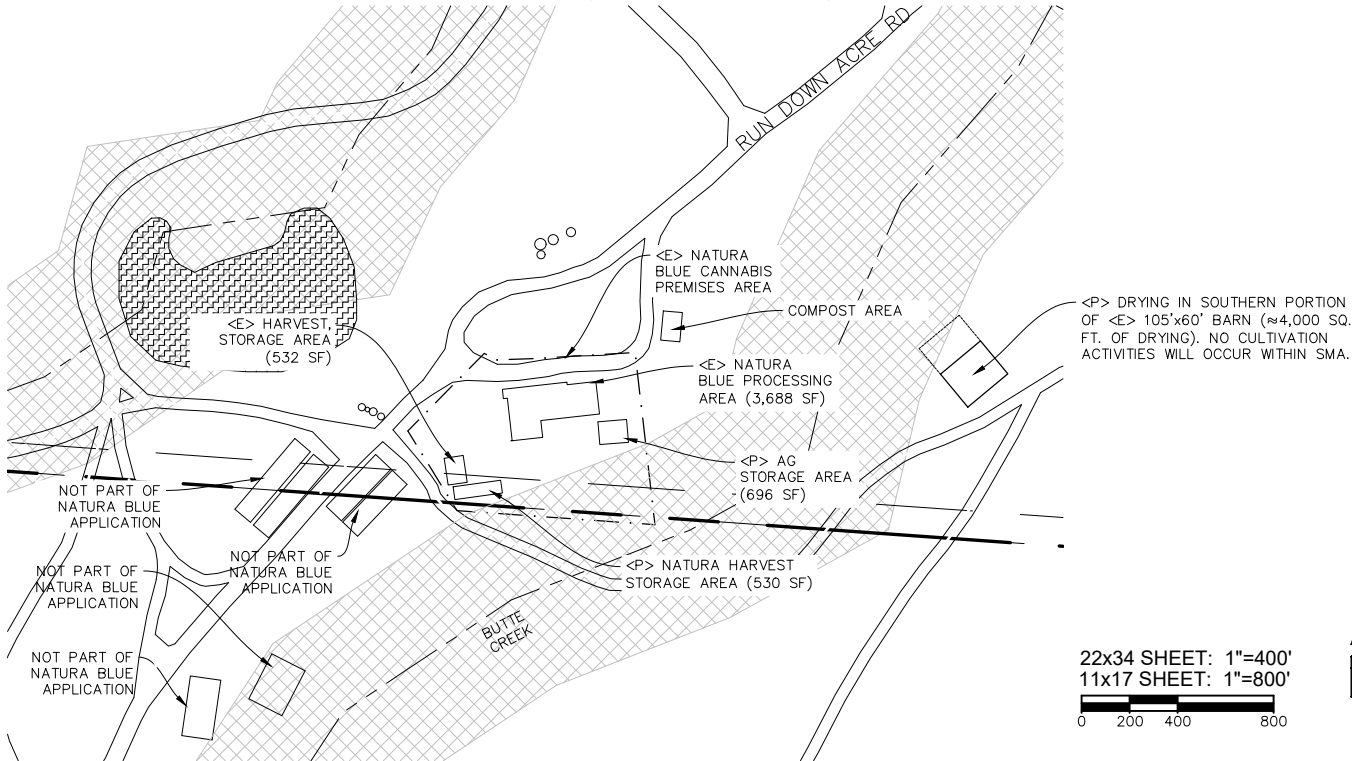
APN: 210-062-007

CULTIVATION AREA 1

CULTIVATION AREA 2



NATURA BLUE INC. PROCESSING AREA
ON APN: 210-054-008 (SAME LEGAL PARCEL)



SHEET INFORMATION

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA

GH1: 120'X44'= 5,280 SQ.FT.
GH2: 120'X44'= 5,280 SQ.FT.
GH3: 133'X44'= 5,852 SQ.FT.
GH4: 102'X44'= 4,488 SQ.FT.
GH5: 102'X44'= 4,488 SQ.FT.
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CHEMICAL AG STORAGE SHED: 29'X24'	696 SQ.FT.	2014
CARGO CONTAINER 1-3: (3)40'X8'	960 SQ.FT.	2016
DRYING FACILITY (PROPOSED) 105'x60'	6,300 SQ.FT.	UNKNOWN

WATER STORAGE AND USE EXISTING AND PROPOSED

38 HDPE TANKS TOTAL= 114,600 GALLONS
<E> = (4) 5,000 GAL, (4) 3,000 GAL, (14) 500 GAL, (2) 300 GAL (42,600 TOTAL)
<P> = (15) 5,000 GAL (75,000 TOTAL)
RAIN CATCHMENT POND= 1,343,034 GALLONS

TOTAL AMOUNT OF WATER STORAGE= 1,457,634 GALLONS

WATER SOURCE

TYPE
RAIN CATCHMENT POND (1,343,034 GAL)
WELL #6 (15 GAL/HOUR)
POINT OF DIVERSION

BENEFICIAL USE
CANNABIS IRRIGATION
CANNABIS IRRIGATION
EMPLOYEE HANDWASH

POWER SOURCE

PRIMARY = 25KW & 45KW GENERATORS
BACKUP (EMERGENCY) = 75KW GENERATOR

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

NATURA BLUE INC.

APN: 210-062-007

DETAILED SITE PLAN

PROJ. MGR.: P.H.
DRAWN BY: R.J.C.
DATE: 12/3/24
SCALE: VARIES

SHEET
C1

24-076

4 WHEEL PROPERTY LLC

APNs:210-054-008

VICINITY MAP

1:10,000

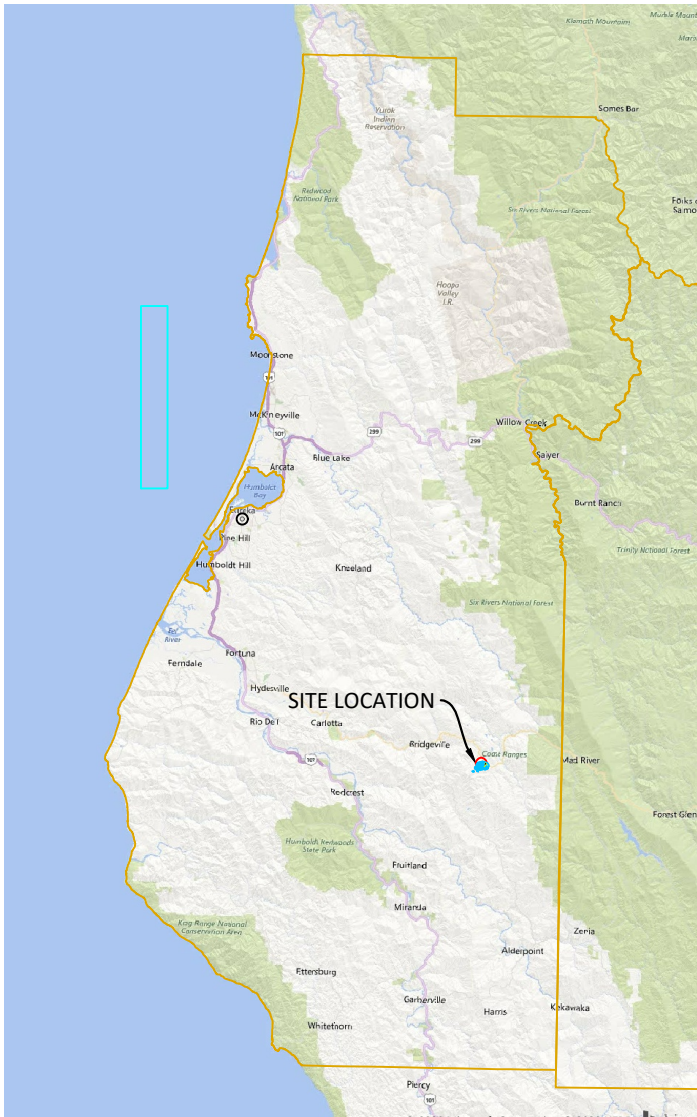


IMAGE SOURCE: BING 2020

PROJECT DIRECTIONS

FROM: FORTUNA, CA
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TURN RIGHT ONTO RUNDOWN ACRES ROAD (.25 MI)

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SHEET INDEX

CP-COVER PAGE
C1-PROPERTY DIAGRAM

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

THREE PARCEL'S LABELED MAKE ONE
LEGAL PARCEL

PROJECT INFORMATION

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APN: 210-054-008
APPLICANT: 4 WHEEL PROPERTY LLC
PARCEL SIZE: ± 207 ACRES
ZONING: TPZ:AE
APPLICATION TYPE: CCLUO-CUP

COASTAL ZONE: N
100 YEAR FLOOD: N

AERIAL MAP

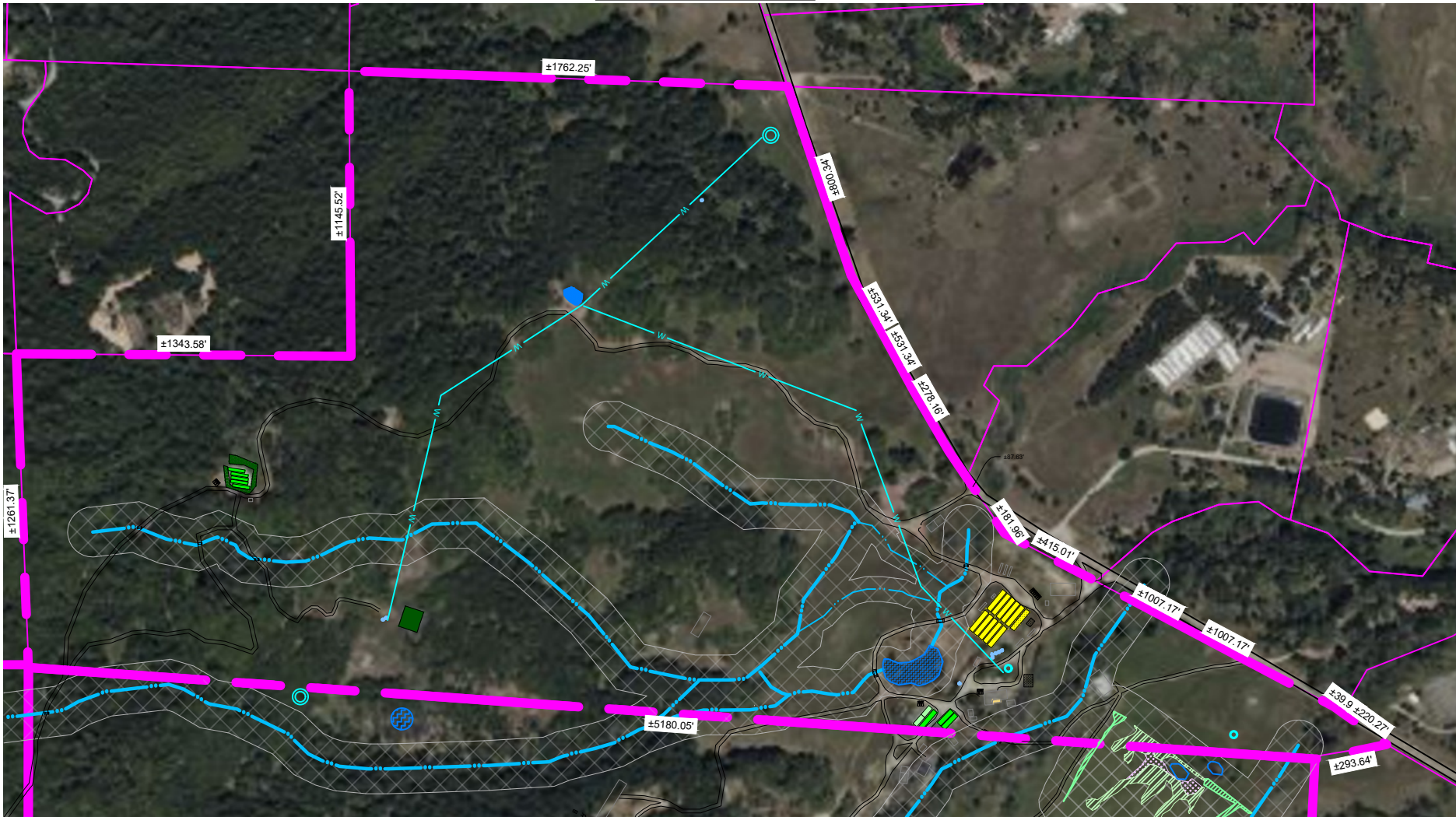
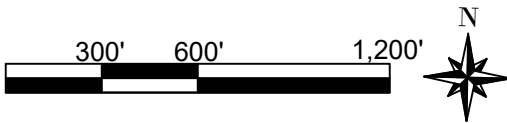


IMAGE SOURCE: BING 2020



PROJECT INFORMATION

PROPERTY OWNER
4-WHEEL PROPERTY LLC

ADDRESS
APN: 210-054-008

SHEET INFO
COVER PAGE

REVISIONS

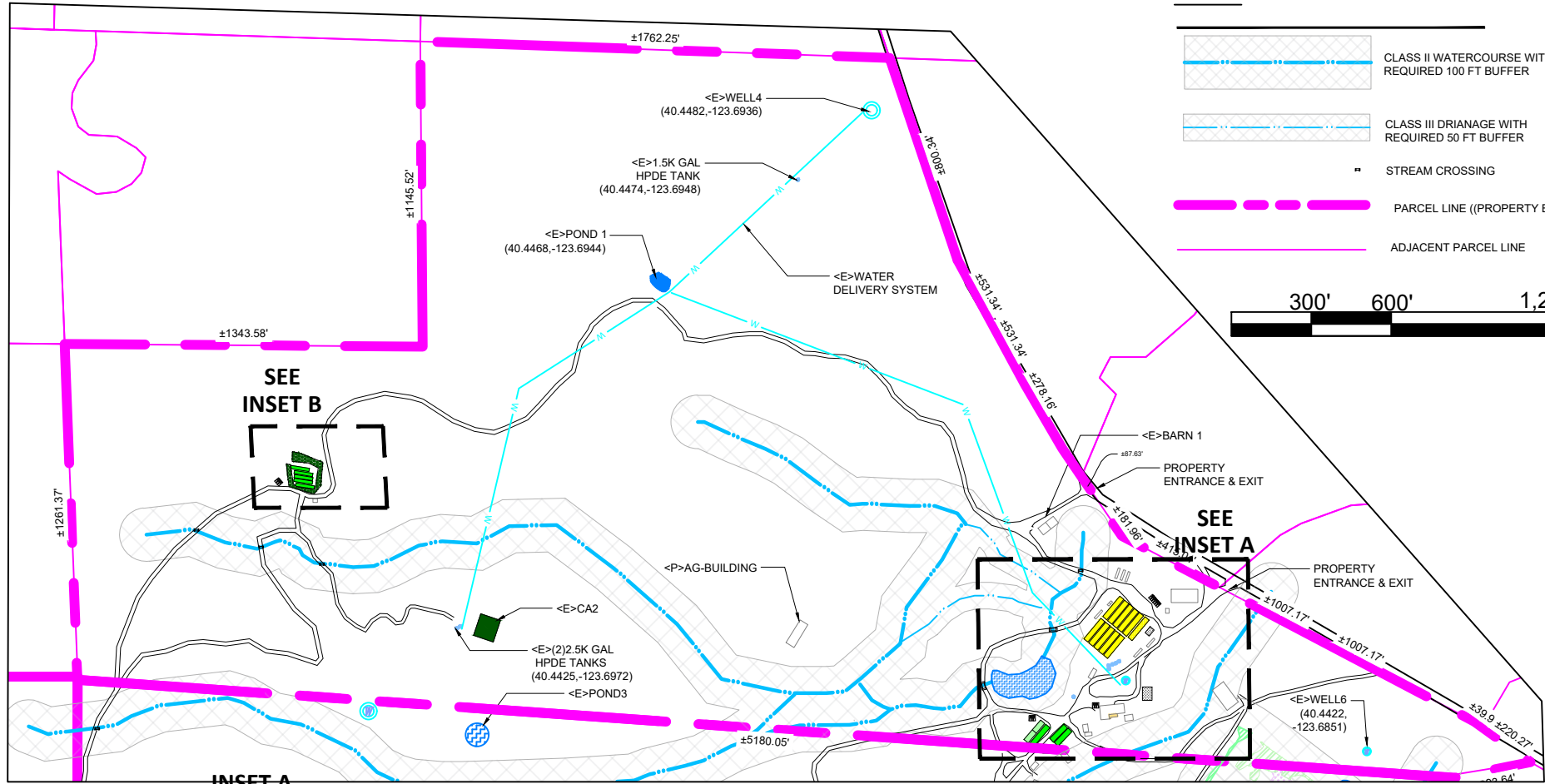
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DATE 12/17/24
DRAFTER DH
SCALE AS SHOWN

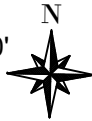
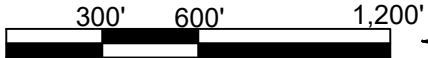
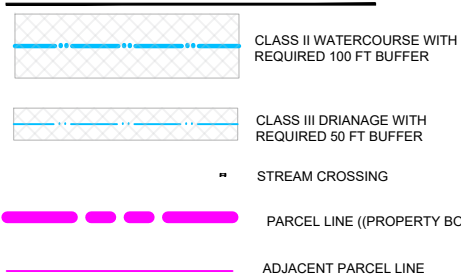
SHEET
CP

PROPERTY DIAGRAM

APN: 210-054-008



LEGEND



PROJECT INFORMATION

CULTIVATION AREA (CCL18-3361)

GH	LENGTH	WIDTH	SQ FT
1	105	X	2,100
2	85	X	1,700
3	85	X	1,700
4	62	X	744
5	81	X	972
6	86	X	1,032
7	75	X	900
8	71	X	852
TOTAL AREA =			10,000 SQ FT

CULTIVATION AREA (CCL18-3362)

CA	LENGTH	WIDTH	SQ FT
1	-	X	4600
2	100	X	5,400
TOTAL AREA =			10,000 SQ FT

IMMATURE PLANT AREA

NURSERY	LENGTH	WIDTH	SQ FT
-	100	X	2,000
TOTAL AREA =			2,000 SQ FT

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
BARN 1	DRYING/HARVEST STORAGE/PROCESSING/ADA RESTROOM FACILITY	73'x32'	TBD
CONNEX CONTAINER 1	ADMIN HOLD AREA	40'x8'	TBD
CONNEX CONTAINER 2	STORAGE	40'x8'	2020
CONNEX CONTAINER 3	CHEMICAL AG STORAGE	40'x8'	2020
CONNEX CONTAINER 4	CANNABIS WASTE STORAGE	40'x8'	2020
DRYING/PROCESSING FACILITY W/ ADA RESTROOM	PROCESSING AREA/ DRY AREA/ WASH ROOM	100'x50'	TBD

WATER STORAGE AND USE (EXISTING)

TYPE	QUANTITY	GALLONS	TOTAL GALLONS
HDPE TANK	13	5,000	65,000
HDPE TANK	4	2,500	10,000
HDPE TANK	1	1,500	1,500
POND 1	1	310,773	310,773
TOTAL AMOUNT OF WATER STORAGE=			387,273 GALLONS

WATER SOURCE

TYPE	BENEFICIAL USE
WELL 4	CANNABIS IRRIGATION
WELL 5	CANNABIS IRRIGATION
WELL 6	CANNABIS IRRIGATION
POND 1	CANNABIS IRRIGATION

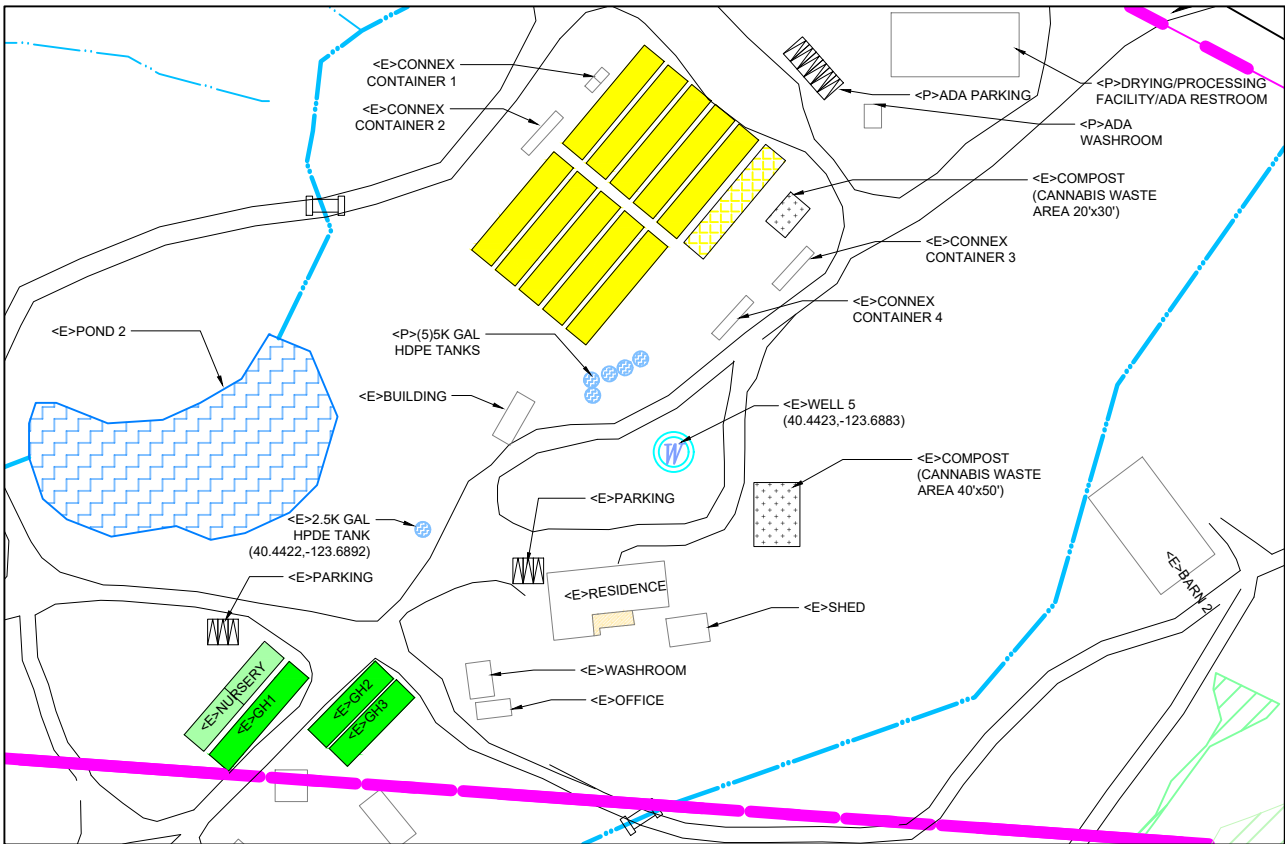
POWER SOURCE

SOLAR/GENERATOR

SURROUNDING BUILDINGS

THERE ARE NO SCHOOLS, BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES WITHIN 600 FEET OF THE CULTIVATION SITE.

THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

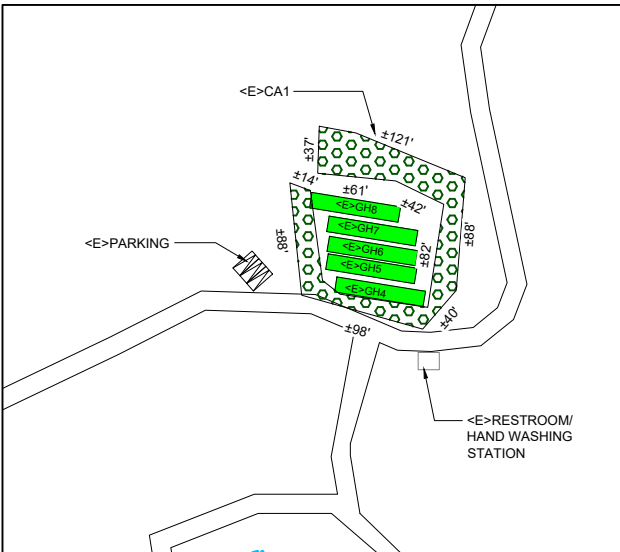


SEE
INSET B

INSET A
1"=150'

SEE
INSET A

INSET B
1"=150'



PROJECT INFORMATION

PROPERTY OWNER
4-WHEEL PROPERTY LLC

ADDRESS
APN: 210-054-008

SHEET INFO
PROPERTY DIAGRAM

PROPERTY OWNER
4-WHEEL PROPERTY LLC

ADDRESS
APN: 210-054-008

SHEET INFO
PROPERTY DIAGRAM

REVISIONS

NO.	NOTES	DATE

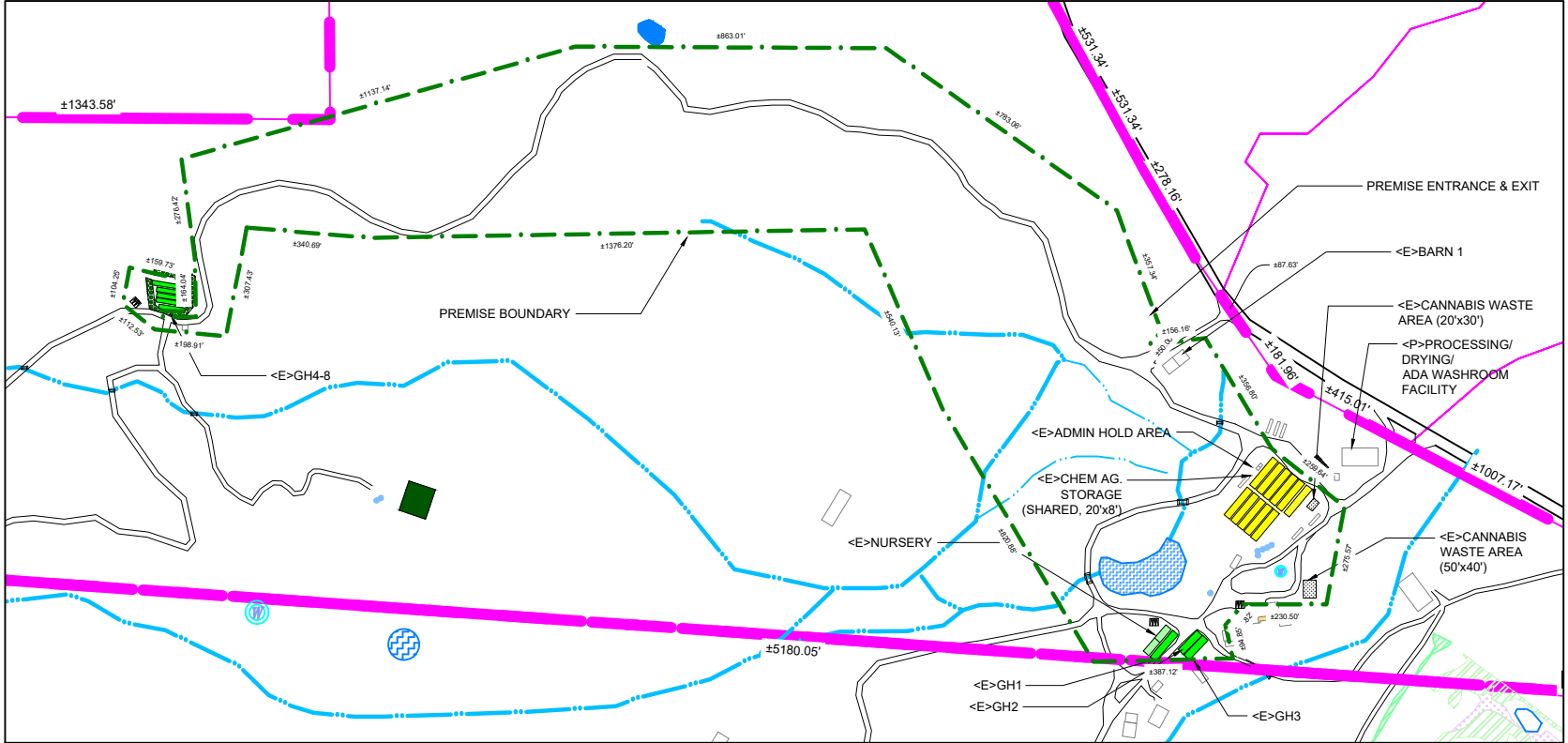
DATE	12/17/24
DRAFTER	DH
SCALE	AS SHOWN

SHEET

C1

PREMISE DIAGRAMS

APN: 210-054-008



PROJECT INFORMATION

CULTIVATION AREA (CCL18-3361)

GH	LENGTH	WIDTH	SQ FT
1	105	X	2,100
2	85	X	1,700
3	85	X	1,700
4	62	X	744
5	81	X	972
6	86	X	1,032
7	75	X	900
8	71	X	852
TOTAL AREA =			10,000 SQ FT

CULTIVATION AREA (CCL18-3362)

CA	LENGTH	WIDTH	SQ FT
1	-	X	4600
2	100	X	5,400
TOTAL AREA =			10,000 SQ FT

IMMATURE PLANT AREA

NURSERY	LENGTH	WIDTH	SQ FT
1	100	X	2,000
TOTAL AREA =			2,000 SQ FT

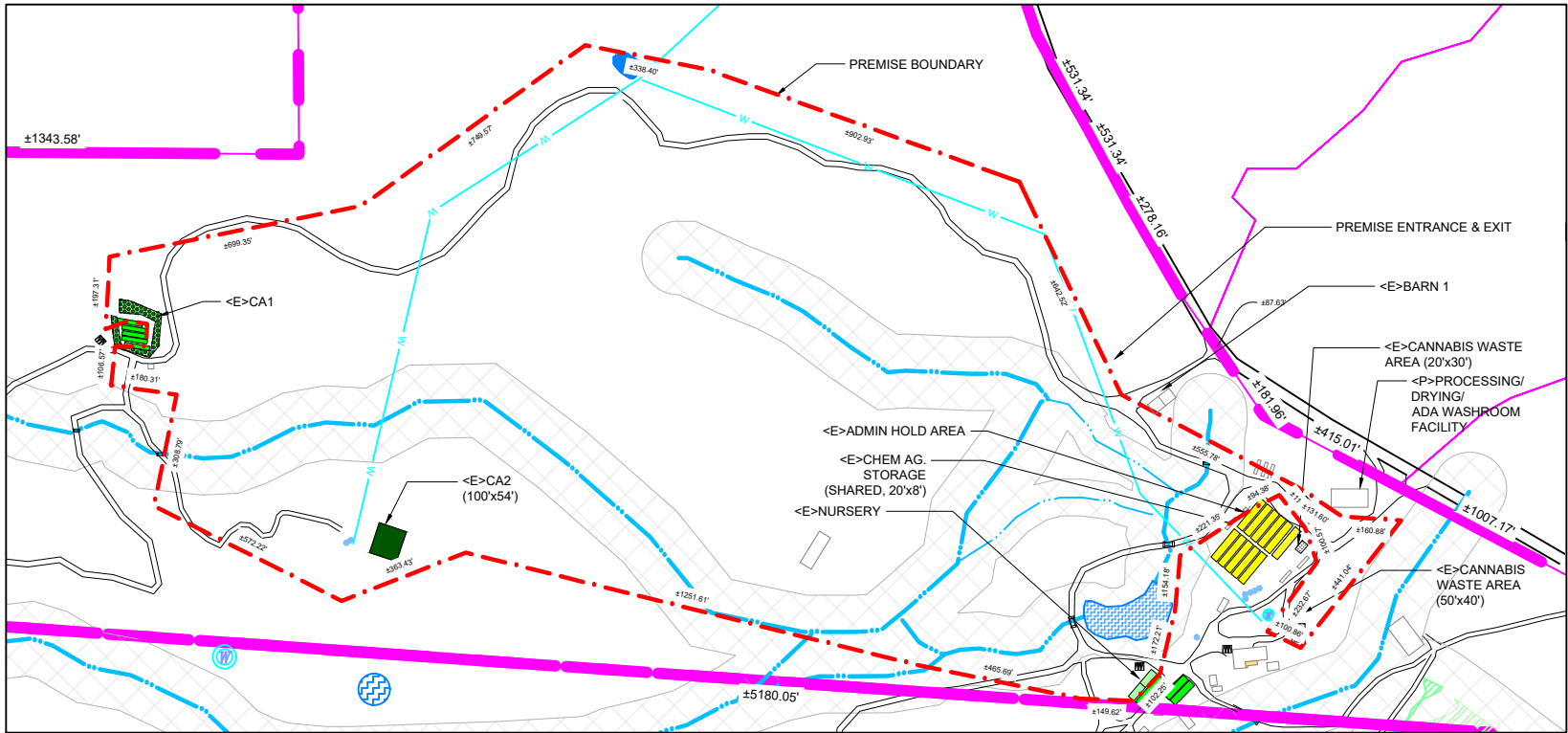
CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
BARN 1	DRYING/HARVEST STORAGE/PROCESSING/ADA RESTROOM FACILITY	73'x32'	TBD
CONNEX CONTAINER 1	ADMIN HOLD AREA	20'x8'	TBD
CONNEX CONTAINER 2	STORAGE	20'x8'	2020
CONNEX CONTAINER 3	CHEMICAL AG STORAGE	20'x8'	2020
CONNEX CONTAINER 4	CANNABIS WASTE STORAGE	20'x8'	2020
DRYING/PROCESSING FACILITY W/ ADA RESTROOM	PROCESSING AREA/ DRY AREA/ WASH ROOM	100'x50'	TBD

WATER STORAGE AND USE (EXISTING)

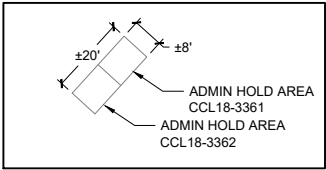
TYPE	QUANTITY	GALLONS	TOTAL GALLONS
HDPE TANK	4	2,500	10,000
HDPE TANK	1	1,500	1,500
POND 1	1	310,773	310,773
TOTAL AMOUNT OF WATER STORAGE=			322,273 GALLONS

BARN 1
1"=50'



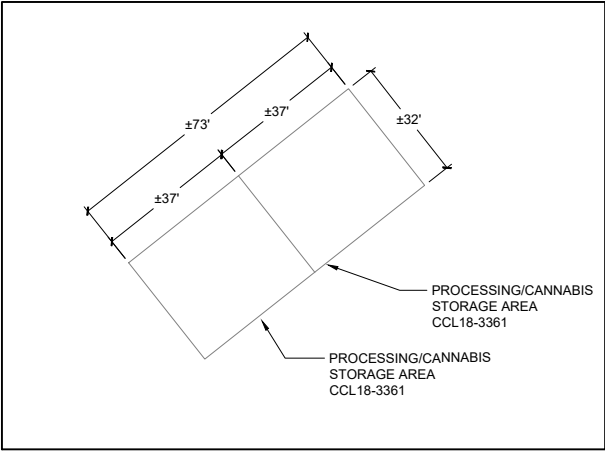
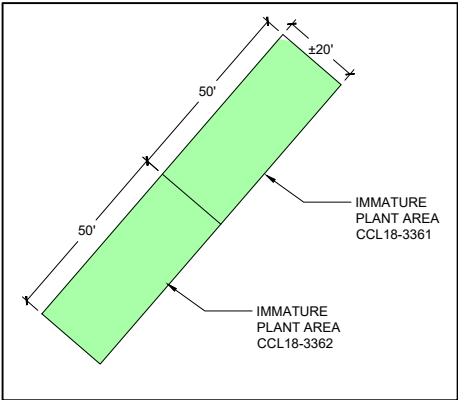
CONNEX CONTAINER 1

1"=50'



NURSERY

1"=50'



PROJECT INFORMATION

PROPERTY OWNER
4-WHEEL PROPERTY LLC

ADDRESS
APN: 210-054-008

SHEET INFO
PROPERTY DIAGRAM

PROPERTY OWNER
4-WHEEL PROPERTY LLC

ADDRESS
APN: 210-054-008

SHEET INFO
PROPERTY DIAGRAM

REVISIONS

NO.	NOTES	DATE

DATE	12/17/24
DRAFTER	DH
SCALE	AS SHOWN

SHEET
C1