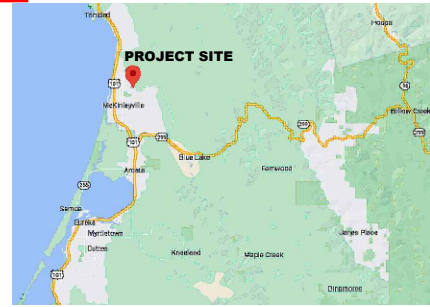


# ECD HOLDINGS, INC CONDITIONAL USE PERMIT

APN: 511-141-015



**VICINITY MAP**  
NOT TO SCALE

**DIRECTIONS TO SITE:**

- FROM EUREKA, CA**  
 -TAKE 5H ST TO US-101 (2.5 MI.)  
 -FOLLOW US-101 N TO MURRAY RD IN MCKINLEYVILLE.  
 TAKE EXIT 721 FROM US-101 N  
 (APPROX. 12.1 MI.)  
 -CONTINUE ON MURRAY RD. DRIVE TO HOOVEN RD  
 (APPROX. 2.8 MI.)  
 -TURN RIGHT ON PRIVATE DR.  
 (APPROX 0.66 MILES)

**PROJECT DESCRIPTION:**

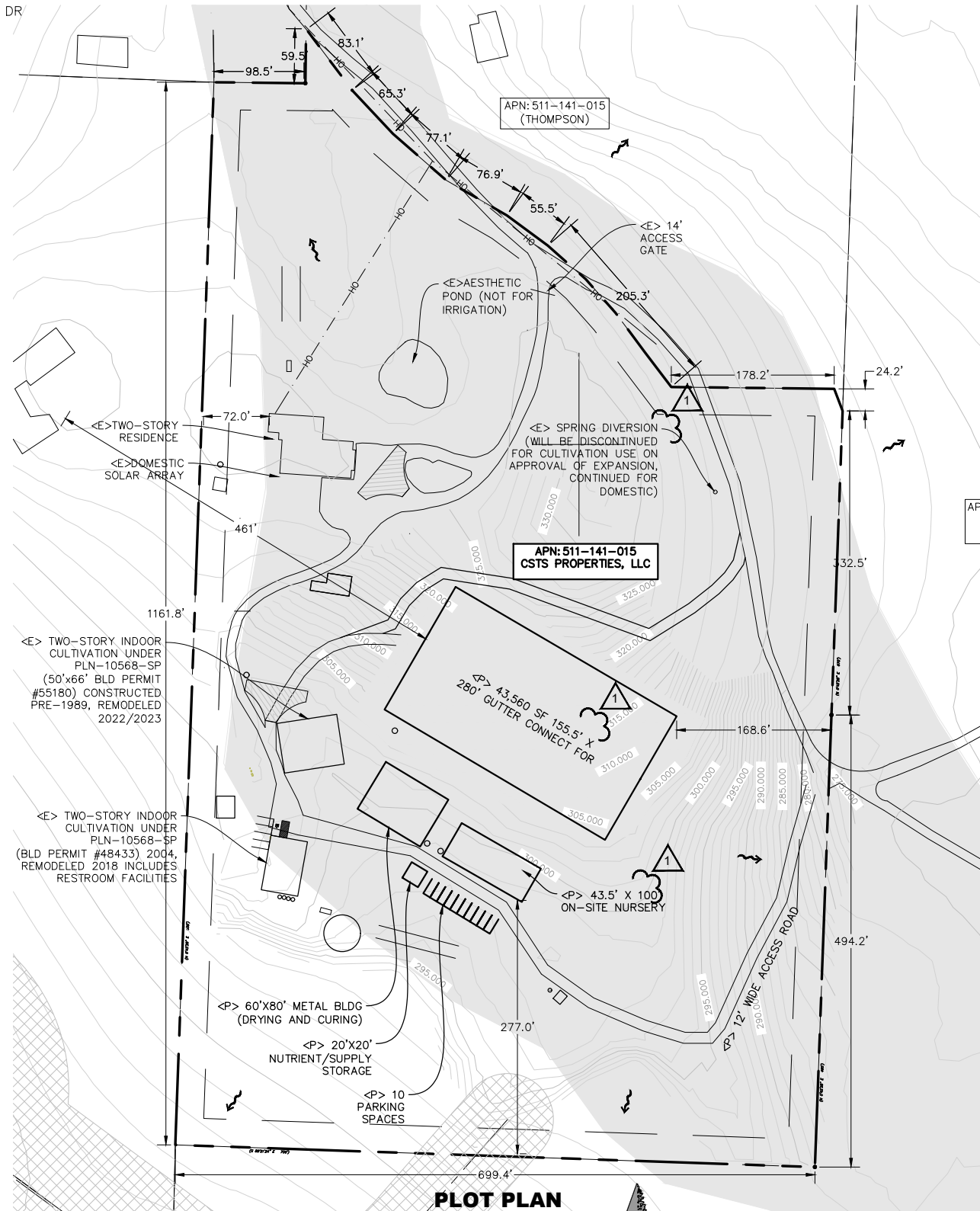
ECD HOLDINGS, INC IS PROPOSING TO PERMIT COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO). THE PROJECT IS IN THE MCKINLEYVILLE COMMUNITY PLANNING AREA AND REQUIRES A CONDITIONAL USE PERMIT FOR THE EXPANSION OF 33,560 SQ. FT. OF NEW MIXED LIGHT CULTIVATION, AND THE REORGANIZATION OF THE EXISTING 10,000 SQ. FT. OF MIXED LIGHT CULTIVATION. A NURSERY THAT WILL BE USED FOR ON-SITE FACILITIES ONLY. THE PROJECT INCLUDES THE PERMITTING OF PROPOSED FACILITIES APPURTENANT TO THE CULTIVATION INCLUDING THE PROPOSED GREENHOUSES FOR CULTIVATION AND NURSERY, A PROPOSED 60'x80' METAL BUILDING FOR DRYING AND CURING OF CANNABIS.

THE EXISTING SITE CONDITIONS INCLUDED A RESIDENCE AND AN APPROVED SPECIAL PERMIT (PLN-10568-SP) FOR 4,400 SQ. FT. OF INDOOR CULTIVATION, AN APPROVED ZONING CLEARANCE (PLN-10566-ZCC) FOR 10,000 SQ. FT. OF MIXED LIGHT CULTIVATION.

THE SITE IS SERVED BY PG&E. WATER FOR THE NEW CULTIVATION IS PROVIDED BY A COMBINATION OF RAIN COLLECTION, RECAPTURED/RECYCLED WATER SOURCED FROM DEHUMIDIFIER AND AIR-CONDITIONED UNITS, AND THE EXISTING GROUNDWATER WELL. THE EXISTING METAL SHOP IS A PERMITTED COMMERCIAL FACILITY WITH AN APPROVED ON-SITE WASTE WATER TREATMENT SYSTEM THAT WILL PROVIDE RESTROOM AND HAND WASHING FACILITIES.

**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 KNOWN NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
- 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 PERMIT.
- CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE BIOLOGICAL AND BOTANICAL REPORTS.
- ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP
- PROPOSED EXTERIOR LIGHTING WILL ONLY BE USED FOR SECURITY AND SAFETY REASONS. WILL FOLLOW ALLOW BUILDING CODES AND BE DOWNWARD FACING AND SHIELDED FROM EXPOSING LIGHTING TO THE NEIGHBORING PARCELS.

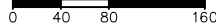


**LEGEND**

- PRIME AG (HUMBOLDT COUNTY WEB GIS)
- DIRECTION OF SURFACE FLOW

**PLOT PLAN**

22x34 SHEET: 1"=80'  
 11x17 SHEET: 1"=160'



**PROJECT INFORMATION:**

**APPLICANT:**  
 ECD HOLDINGS, INC  
 2260 HOOVEN RD  
 MCKINLEYVILLE, CA 95519

**PROPERTY OWNER:**  
 CSTS PROPERTIES LLC CO  
 600 F STREET STE 3 #514  
 ARCATA, CA 95521

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

**SITE ADDRESS:**  
 APN: 511-141-015  
 2260 HOOVEN RD  
 MCKINLEYVILLE, CA 95519

TREES TO BE REMOVED = NONE

PRIME AGRICULTURAL AREA = 554,000 SQ.FT.(12.71 ACRES)  
 20% OF PRIME AGRICULTURAL AREA = 110,800 SQ.FT. (2.54 ACRES)

EXISTING MIXED LIGHT CULTIVATION AREA = 10,000 SQ.FT.

PROPOSED MIXED LIGHT CULTIVATION AREA = 33,560 SQ.FT.  
 PROPOSED ACCESSORY STRUCTURE FOOTPRINT = 13,200 SQ. FT.

EARTHWORK QUANTITIES = TBD CY FILL

WATER = PRIVATE  
 SEWER = PRIVATE

PROPERTY SIZE = ±16 ACRES

ZONING = AG-5-5  
 GENERAL PLAN DESIGNATION = RA5-20, AP

**BUILDING SETBACKS:**

	AG	SRA
FRONT	20'	30'
SIDE	6'	30'
REAR	20'	30'

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

**EXISTING OR PROPOSED IMPROVEMENTS**  
 STORM DRAINS, GUTTERS AND STORM DRAINS = NO  
 MAJOR VEGETATION REMOVAL (MATURE TREES) = NO  
 DIKED AREAS = NO  
 SIGNS = NO

**HAZARDOUS AREAS:**  
 HUMBOLDT COUNTY WEB GIS SHOWS THE ENTIRE PROJECT AREA HAVING SLOPES OF LESS THAN 15%. AND NO UNSTABLE AREAS WERE OBSERVED. THE PROJECT IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD AREA. NO AREAS SUBJECT TO INUNDATION OR FLOODING WERE OBSERVED. NO INDUSTRIAL ACTIVITIES HAVE BEEN KNOWN TO OCCUR ON SITE. A SEARCH OF THE ENVIORSTOR DATABASE SHOWS NO GEOTRACKER CLEAN UP PROGRAMS ARE ON SITE. THIS SITE RECEIVES THE LOWEST SCORE FROM CAL-ENVIRO SCREEN. THE NEAREST ALQUIST PRILO FAULT IS SHOWN ON WEB GIS TO BE AN APPROXIMATE 3,400 LINEAR FEET SOUTH WEST OF THE PROJECT SITE. AN R2 SOILS REPORT IS EXPECTED IN ASSOCIATION WITH THE PROPOSED GRADING.

**SENSITIVE HABITAT AREAS**  
 WATERCOURSES, PONDS AND SENSITIVE HABITATS HAS BEEN IDENTIFIED IN THE BIOLOGICAL REPORT (SLAUSON) AND BOTANICAL REPORT (REGAN) AND ARE SHOWN ON THE SITE PLAN. NO RIVERS, SLOUGHS, LAKES, MARSHES, WET MEADOWS, BEACHES, OR SAND DUNES WERE IDENTIFIED.

**CULTURAL OR HISTORICAL RESOURCES**  
 A CULTURAL RESOURCE INVESTIGATION REPORT WAS COMPLETED (ROSCOE AND ASSOCIATES). NO KNOWN HISTORICAL BUILDINGS, KNOWN ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES WERE IDENTIFIED.

**SHEET INDEX:**

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - EXISTING AND PROPOSED SITE PLAN
- C2 - SETBACKS AND BUFFERS

DATE	3/7/2023
REVISION	REVISED APPLICATION MATERIALS

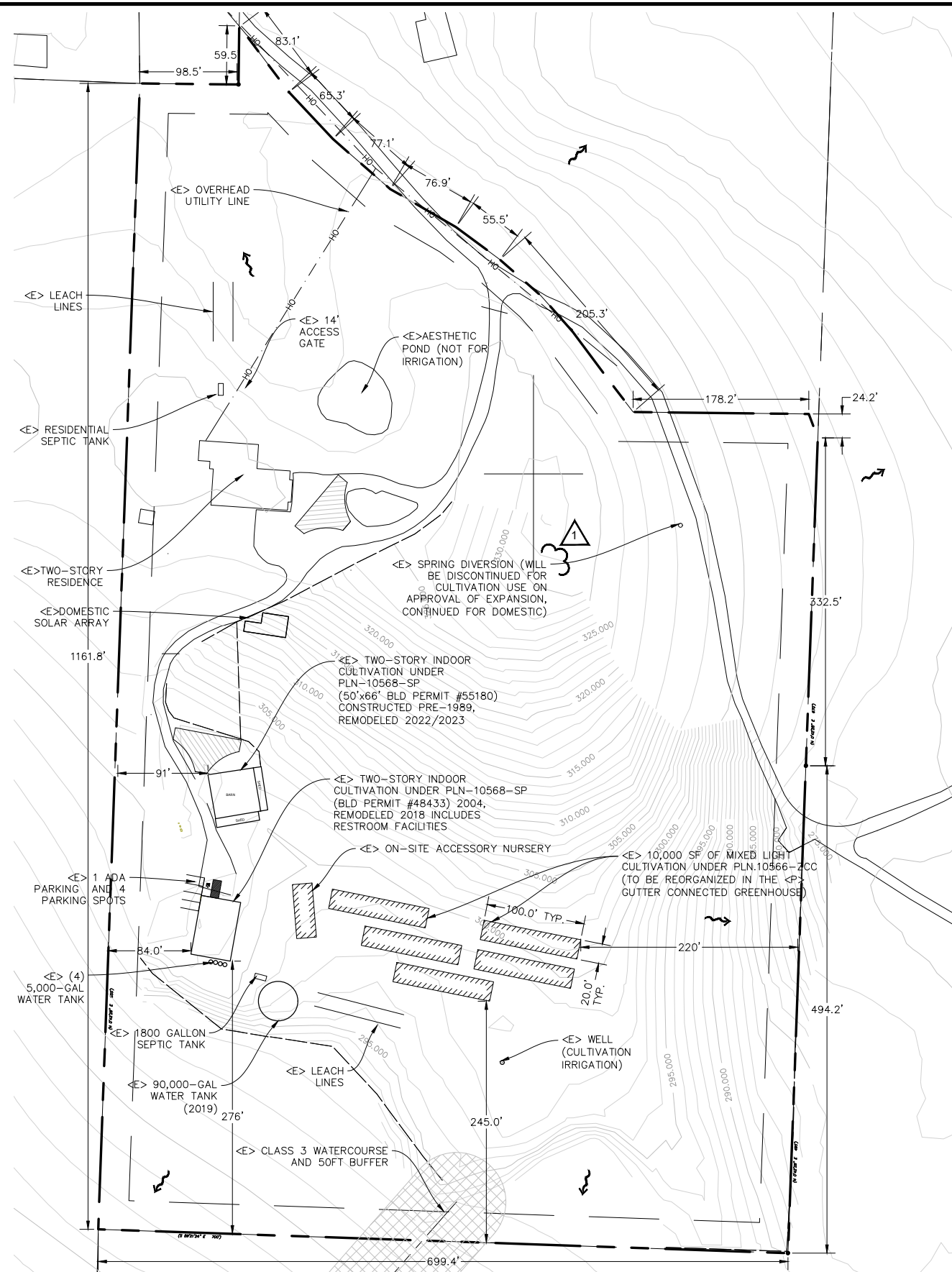
**NORTHPOINT CONSULTING GROUP, INC.**  
 1117 Samoa Blvd., Arcata, CA 95521

**ECD HOLDINGS, INC**  
 2260 HOOVEN RD, MCKINLEYVILLE CA 95519 / APN:511-141-015  
 PLOT PLAN, VICINITY MAP, PROJECT NOTES

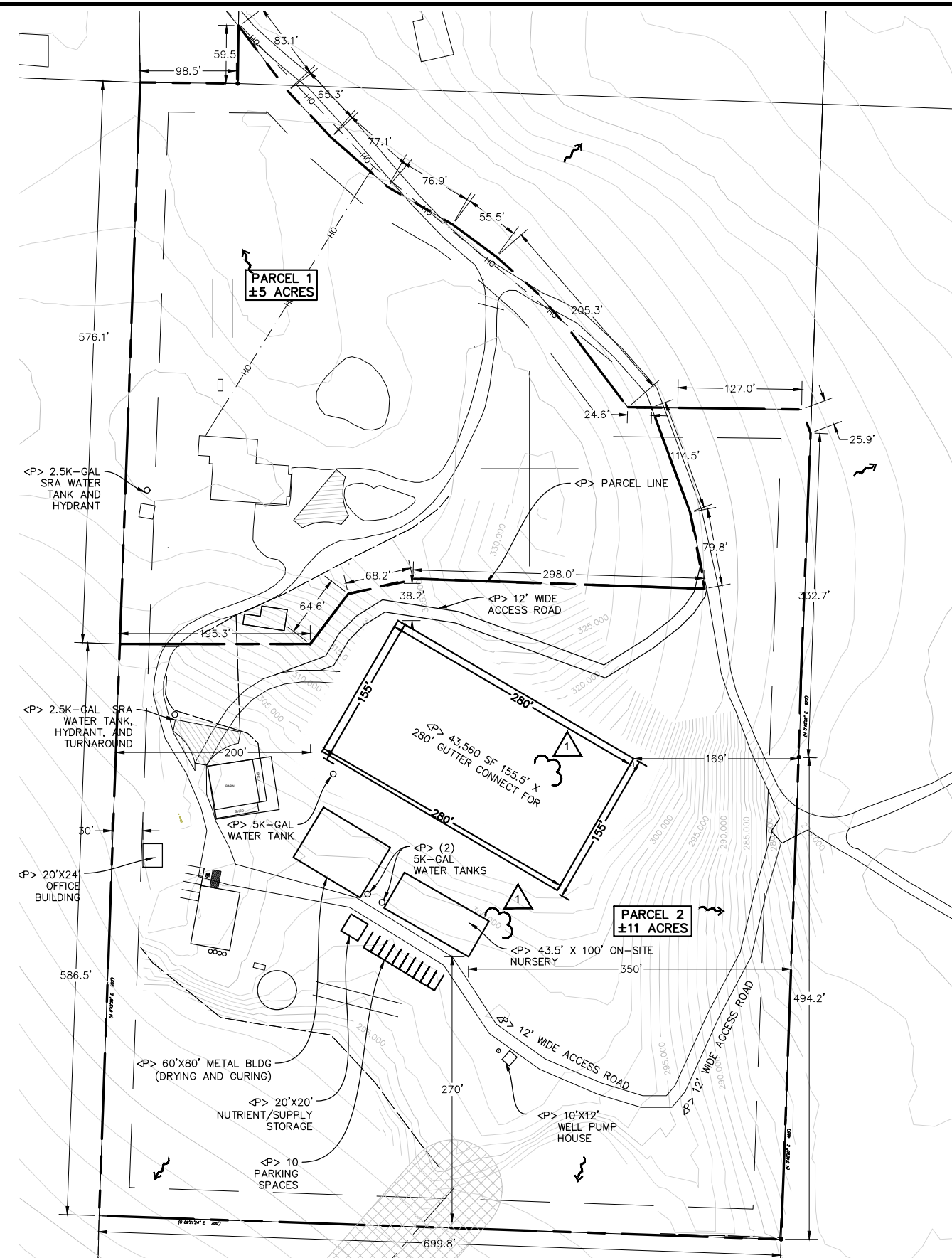
PROJ MGR:	POW
DRAWN BY:	CC
DATE:	6/20/2022
SCALE:	AS SHOWN
SHEET	C0

March 1, 2023 - 16:20 Dan Name: P:\ECD Holdings, Inc - Northern Emeralds - 20-060\CAD\Hooven Productions-CUP\_recover\_recover.dwg Updated By: Petrattil

March 1, 2023 - 16:20 - Dan Name: P:\LECH Holdings, Inc - Northern Emeralds - 20-060\CAD\Hooon Productions-CLP\_recover\_recover.dwg - Updated By: Petrallil



**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**

22x34 SHEET: 1"=70'  
11x17 SHEET: 1"=140'



**LEGEND**

- PRIME AG (HUMBOLDT COUNTY WEB GIS)
- DIRECTION OF SURFACE FLOW

DATE	3/1/2023
REVISION	REVISED APPLICATION MATERIALS
DRAWN BY	CC
CHECKED BY	
DATE	04/01/22
SCALE	AS SHOWN

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

**ECD HOLDINGS, INC**  
2260 HOOVEN RD, MCKINLEYVILLE CA 95519 / APN:511-141-015  
**EXISTING AND PROPOSED SITE PLANS**

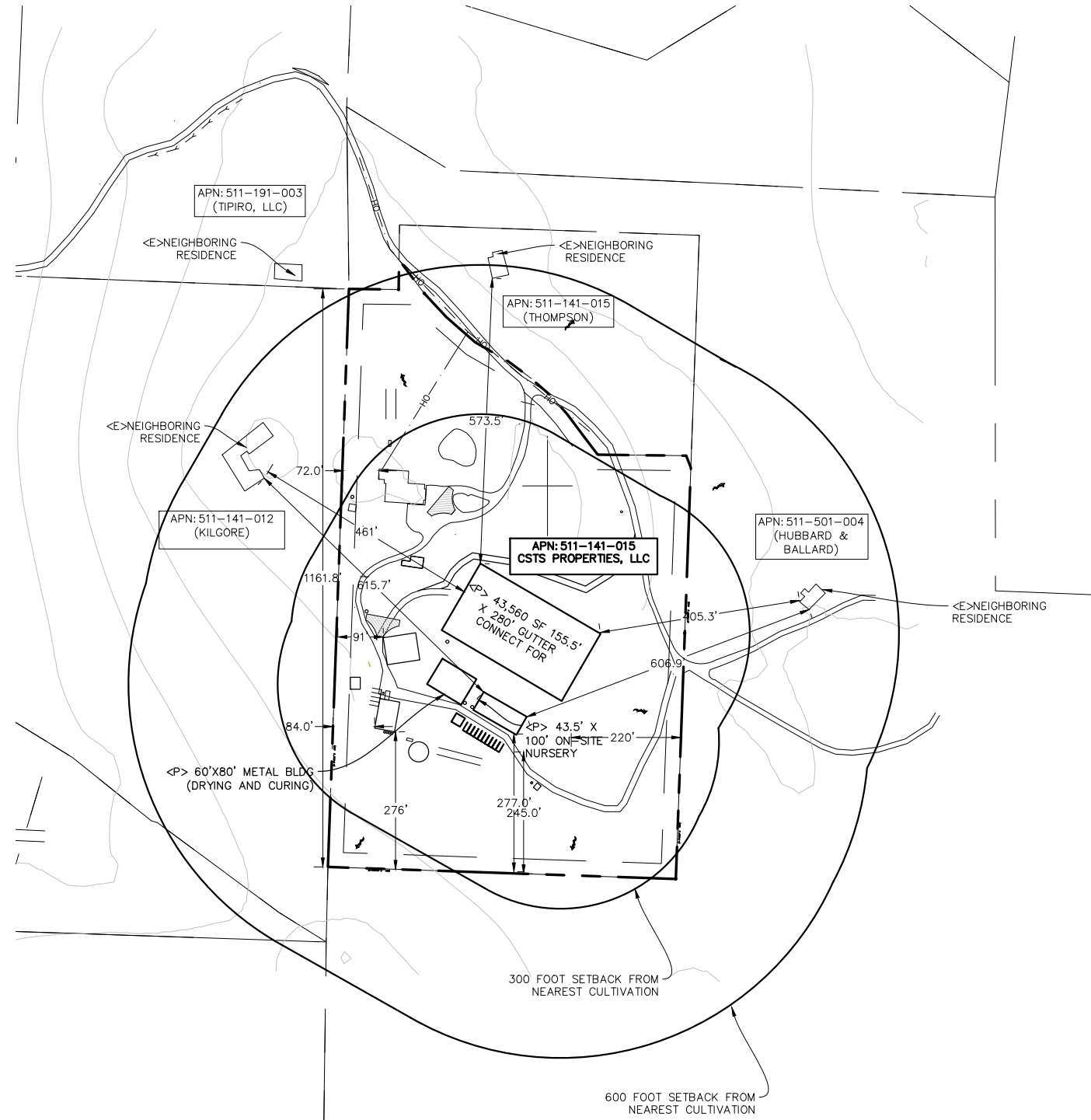
PROJ. MGR.: POW  
DRAWN BY: CC  
DATE: 04/01/22  
SCALE: AS SHOWN  
SHEET  
**C1**  
20-060



# ECD HOLDINGS, INC

## SETBACK AND BUFFERS

APN: 511-141-015



**LEGEND**

- PRIME AG (HUMBOLDT COUNTY WEB GIS)
- DIRECTION OF SURFACE FLOW

**PLOT PLAN**

22x34 SHEET: 1"=150'  
11x17 SHEET: 1"=300'

0 75 150 300



March 1, 2023 - 16:20 - Draw Name: P:\ECHO Holdings, Inc - Northern Emeralds - 20-060\CAD\Hoxon Productions-CIP\_recover\_recover.dwg - Updated By: Petrelli

DATE	REVISIONS

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

ECD HOLDINGS, INC  
2260 HOOVEN RD, MCKINLEYVILLE CA 95519 / APN:511-141-015  
SETBACKS AND BUFFERS

PROJ MGR: POW  
DRAWN BY: CC  
DATE: 6/20/2022  
SCALE: AS SHOWN

SHEET  
**C2**  
20-060

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