



**Xotic Flavorz, LLC**

**Noise Source Assessment and Mitigation Plan**

APN: 107-272-007

Humboldt County, CA

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November 2021

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## Objective

The purpose of this Noise Source Assessment and Mitigation Plan is to evaluate the potential impacts from the proposed project and describe how the project will conform with the Performance Standard set forth in Section 55.4.12.6 – Performance Standard for Noise at Cultivation Sites in the Humboldt County Commercial Cannabis Land Use Ordinance (CCLUO) – Coastal Zone. Evaluation of potential noise impacts included the establishment of onsite ambient and maximum noise levels, identification of proposed project noise sources, and modeling of proposed project noise sources in relation to current onsite noise.

## Proposed Project Overview

Xotic Flavorz, LLC is proposing to permit 33,560 square feet (sq. ft.) of new outdoor 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 107-272-007.

*Table 1. Proposed Cannabis Activities and Associated Locations (refer to Appendix A – Site Plans)*

<b>Table 1. Proposed Site Activities</b>		
	<b>Outdoor Cultivation (sq. ft.)</b>	<b>Ancillary Nursery (sq. ft.)</b>
<b>Proposed Project</b>	33,560 <i>(new)</i>	3,300

This proposal includes 33,560 sq. ft. of new outdoor cultivation in (6) 34’ x 150’ greenhouses and (1) 20’ x 150’ greenhouse, 3,300 sq. ft. of ancillary nursery in a 22’ x 150’ greenhouse, onsite drying, and onsite processing. Processing would occur onsite in the approved 1,152 sq. ft. commercial processing building (Approved per Apps No. 11067, see Table 2 below). Water would be sourced from an existing 2-million gallon rainwater catchment pond that serves the existing site activities. Power would come from an existing PG&E service and proposed upgrade currently in the works. The proposed cultivation activities would require 10 employees. The applicant aims to be in compliance with all state and local regulations.

## Approved Site Activities

Xotic Flavorz, LLC has an approved Special Permit for approximately 5,000-sf of pre-existing outdoor and approximately 5,000-sf of pre-existing mixed-light cultivation (App. No. 11067) and an approved Zoning Clearance Certificate for 33,330 sf of RRR cultivation comprised of 13,330-sf of outdoor cultivation from APN 107-300-006 (App. No. 12336) and 20,000 sf of mixed-light cultivation from APN 107-300-007 (App. No. 13027).

Approval for Apps No. 11067 also included on-site processing in a 4,200-sf building, 4,330 sq. ft. of ancillary nursery, and ancillary drying activities. A Minor Deviation (PLN-2021-17207) was approved in June 2021 to allow for greenhouse reconfiguration and the construction of a new, 1,152-sq. ft. commercial building for processing activities.



	<b>Outdoor Cultivation (sq. ft.)</b>	<b>Mixed-Light Cultivation (sq. ft.)</b>	<b>Processing (sq. ft.)</b>	<b>Ancillary Nursery (sq. ft.)</b>
<b>Approved SP Apps No. 11067</b>	5,000 <i>(pre-2016)</i>	5,000 <i>(pre-2016)</i>	4,200	4,330
<b>Approved ZCC Apps No. 12336</b>	13,330 <i>(RRR)</i>	-	-	-
<b>Approved ZCC Apps No. 13027</b>	-	20,000 <i>(RRR)</i>	-	-
<b>Totals</b>	43,330 sq. ft.		4,200	4,330

### Site Description and Sensitive Receptors

The Project is located at 270 Applewood Road, in the community of Honeydew (APN 107-272-007). The subject parcel is approximately 13.2 acres in size (per the County of Humboldt’s WebGIS), with gentle slopes less than 7% gradient with drainage flowing towards the south of the property. The parcel is mostly grassland located on a flood plain terrace of the Mattole River (Lower Mattole River Watershed) at an elevation of approximately 450-ft above mean sea level. The site is used for agricultural and domestic purposes. The property contains an existing 2-million gallon rainwater catchment pond, and a historic onstream pond exists near the residence (unrelated to proposed project). In addition to the existing cannabis activities, the project includes a residence, a residential accessory building, and domestic garden/orchard activities. The property contains 575,428 sq. ft. of prime agricultural land according to Humboldt County WebGIS, of which the approved project comprises 51,212 sq. ft. (8.8%) and the proposed project comprises an additional 36,860 sq. ft. (6.4%) for a total of 88,072 sq. ft. or 15% of prime agricultural land.

The subject property is located outside of the Coastal Zone and within the State Fire Responsibility Area, with a Humboldt County General Plan designation of Agricultural Exclusive (AE) and zoning of Agricultural General with Combined Zone (AG-B-6). Land uses surrounding the parcel are comprised of agriculture lands and agriculture grazing. The surrounding parcels are zoned Agricultural Exclusive (AE). The nearest mapped Public Lands are located over 1,900 feet from proposed project activities.

### Analysis of Existing Ambient Noise Levels

This section summarizes the data collection procedures that were taken to analyze the existing ambient noise levels within the project site. The *existing ambient noise level* is defined as the baseline of sound pressure experienced in an area prior to the proposed cannabis cultivation activities. Existing ambient noise levels included natural and human-induced noise.



Four (4) Monitoring Locations were established throughout the parcel to establish noise levels at property lines (closest to sensitive receptors such as neighboring houses) and habitat areas (closest to sensitive receptors such as wildlife). Table 2 below describes the Monitoring Locations in more detail and the locations can be seen on the site map attached in Appendix A.

*Table 2: Monitoring Location Details*

<b>Monitoring Location</b>	<b>Lat/Long</b>	<b>Description &amp; Notes</b>	<b>Impact Potential</b>
#1	40.24143°, -124.11372°	Adjacent to southeast property boundary, along private driveway.	Adjacent parcel, Neighboring residence, and Habitat
#2	40.24259°, -124.11592°	Adjacent to cultivation area and west property boundary.	Adjacent parcel, Neighboring residence, and Habitat
#3	40.24360°, -124.11427°	Adjacent to north property boundary and Applewood Rd.	Adjacent parcel and Habitat.

The sound pressure level was measured in decibels using a type 2 digital sound meter which utilizes an A-weighted filter network (dB(A)). The digital sound meter was mounted to a tripod, allowing it to be positioned approximately 2 feet above the ground to minimize ground noise and maximize unobstructed sound readings. Measurements were taken on April 5<sup>th</sup> and 24<sup>th</sup> 2021, which was a warm, sunny day with a strong intermittent breeze.

Measurement readings of 15 minutes were taken at Monitoring Locations 1-3 and 24 hours at monitoring location 4. The 24 hour-monitoring required overnight supervision due to the risk of theft from ongoing security concerns at the site. During the 15-minute increment readings, data was collected on the noise levels and detailed notes were taken whenever the noise level increased from outside activity. During the measurements, extreme care was taken to minimize noise disturbance from the operator. Recordings of noise levels began once all rustling from the operator was not interfering the meter.

After the measurements were taken, a log was created detailing what outside activity was associated with the increased noise level. The data was then analyzed to determine the existing ambient noise levels. The results from this analysis are presented in Table 3. Table 3 displays the Monitoring Location, the average decibel reading throughout the measurement, and the maximum decibel reading.

*Table 3: Onsite Noise Analysis Results*

<b>Location</b>	<b>Measurement Length (hours)</b>	<b>Average Decibel Reading (dBA)</b>	<b>Max Noise Level Measured (dBA)</b>
#1	24	49.9	82.8
#2	24	41.3	66.0
#3	24	47.2	86.8

The existing ambient noise levels range from approximately 41 dBA to 50 dBA, with an average of 44 dBA. Maximum noise levels ranged from 66 to 86.8 dBA. Vehicles driving on Applewood Rd were likely the loudest local source of noise.



## Noise Sources Associated with Proposed Project

Noise sources associated with proposed project will be primarily air circulation from the fans in the proposed expansion of outdoor cultivation. The proposed cultivation greenhouses will each utilize up to nine (9) "Hurricane® Pro 24 in Heavy Duty Adjustable Tilt Drum Fans", or similar fans. Specifications from similar fans have a noise rating range of 60-69 dBA (distance unspecified, assumed 2 meters). All equipment specifications have been provided by the applicant. See Table 4 and Appendix B.

*Table 4: Noise-Producing Cultivation Equipment Specifications*

Type of Equipment	Brand*	Sound Pressure (dBA)
Pro 24" Adjustable Tilt Drum Fan	Hurricane	Spec not published; similar fans report between 60-69 dBA

*\*Specific equipment brands subject to change*

Other noise sources associated with project expansion include employee activity, traffic, and onsite processing in the approved, enclosed commercial building. However, these activities are not anticipated to produce any additional noise relative to the existing ambient noise levels.

## Anticipated Noise Levels and Proposed Noise Attenuation Measures

The proposed noise attenuation measures to ensure the daily operations comply with the CCULO will consist of manual controls and monitoring. Each of the Hurricane® Pro 24 in Heavy Duty Adjustable Tilt Drum Fans will be equipped with a variable speed controller, allowing for precise adjustment of the fan speed (fan speed directly correlates to fan sound pressure). Measuring of noise levels will continue on a regular basis following the proposed activities. If the noise levels are measured to be higher than the anticipated levels, the fans will be adjusted, reducing the noise output from the fans, and reducing the noise impact at the subject monitoring location.

Furthermore, cannabis-related activities would be contained within enclosed greenhouse structures, which would muffle the projected sound pressure of proposed activities. Noise from the proposed cultivation activities is not anticipated to result in an increase of more than three (3) decibels of continuous noise above existing ambient noise levels, which range from 41.3 to 49.9 dBA. Furthermore, based on equipment specifications, the noise levels at all Monitoring Locations are anticipated to be less than 50 dBA.

## Monitoring

Measuring of noise levels will continue on a regular basis following the proposed activities. If the noise levels are measured to be higher than the anticipated levels, further measures will be implemented to reduce the noise output from the project's activity.

Off-site noise includes, but is not limited to, neighboring or adjacent resident activity, nearby vehicle traffic, and all other activities not related to the proposed project or parcel.

In order to ensure that cultivation activities comply with the Performance Standards, future noise measurements will be taken at the same monitoring locations to ensure no disturbance is occurring to habitat or to neighboring residences.

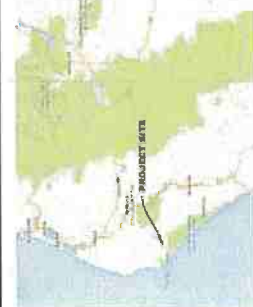
## Conclusion

The existing ambient noise levels range from approximately 41 to 50 dBA, with an average of 46 dBA. Maximum noise levels ranged from 66 to 87 dBA. Vehicle traffic on Applewood Rd was likely the loudest noise-producing activity in the vicinity of the proposed expansion of outdoor cultivation.

Xotic Flavorz, LLC aims to meet the noise levels and mitigations set forth in this report. Following the recommendations set forth in this report, the proposed noise sources from the project are not expected to increase onsite ambient noise levels and compliance with Performance Standard 55.4.12.6 will be met. Noise from the proposed cultivation activities is not anticipated to result in an increase of more than three (3) decibels of continuous noise above existing ambient noise levels (46 dBA). Furthermore, the noise levels at all Monitoring Locations are anticipated to be less than 50 dBA.



# Appendix A: Site Map



**VICINITY MAP**  
NOT TO SCALE

**DIRECTIONS TO SITE:**

- FROM EUREKA, CA
- TAKE US-101 SOUTHBOUND
- TAKE EXIT 663 TO BILL CREEK FLAT ROAD
- HEAD WEST ON BATTLE RD.
- STAY LEFT ONTO APPLEWOOD ROAD
- PROJECT SITE ON RIGHT, 270 APPLEWOOD ROAD

**PROJECT DESCRIPTION:**

XOTIC FLAVORZ, LLC IS PROPOSING TO PERMIT 33,560 SQ. FT. OF NEW OUTDOOR COMMERCIAL CANNABIS CULTIVATION ON APN# 107-272-007 IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CELUO).

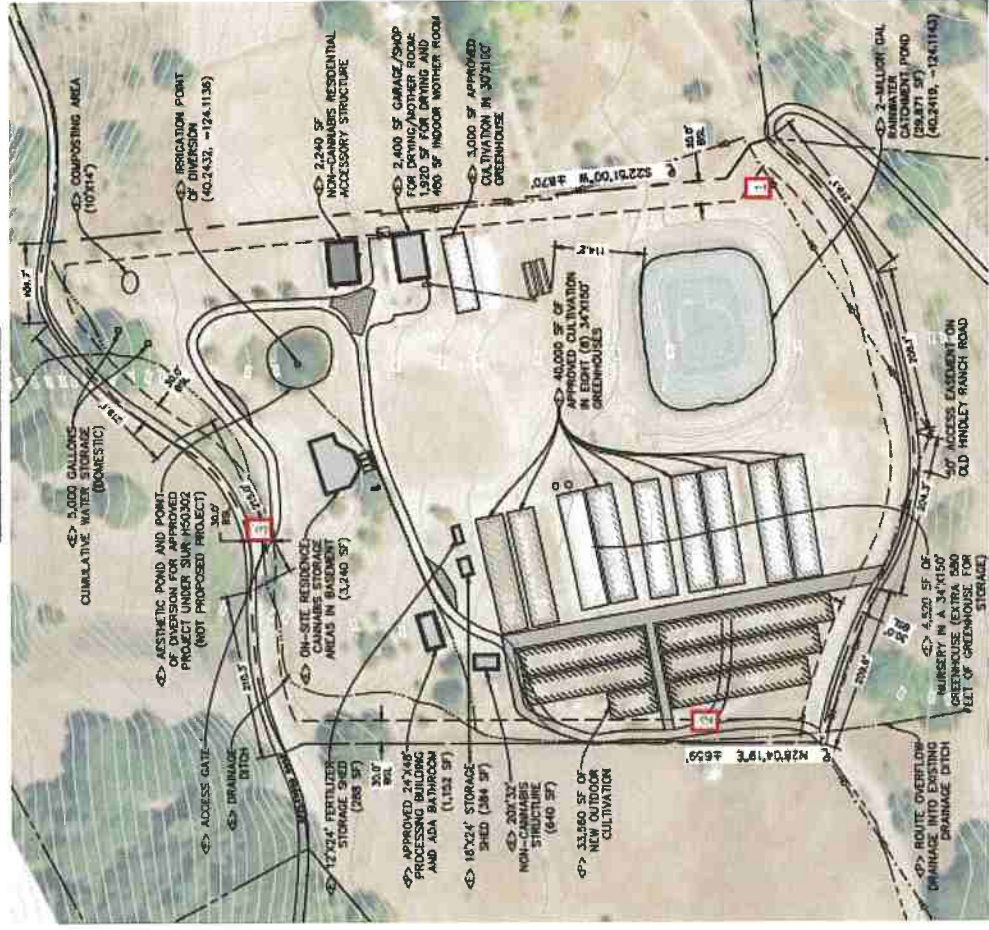
WATER WOULD BE SOURCED FROM AN EXISTING 2-MILLION GALLON RAINWATER CATCHMENT POND, AND POWER WOULD BE SOURCED FROM AN EXISTING FUEL SERVICE (UPGRADE IN PROCESS). APPROVED COMMERCIAL PROCESSING FACILITY.

**GENERAL NOTES:**

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DERIVED FROM A SURVEY FROM HUMBOLDT COUNTY REGISTERED PROFESSIONAL CONSULTING LTD. WAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR OTHER RESOURCES WITHIN 500 FEET OF THE EXISTING CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJACENT PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.

## XOTIC FLAVORZ, LLC SPECIAL PERMIT PLOT PLAN

APN: 107-272-007



**PLOT PLAN**  
22x24 SHEET: 1"=50'  
11x17 SHEET: 1"=120'

**PROJECT INFORMATION:**

**APPLICANT:**  
XOTIC FLAVORZ, LLC  
PO BOX 88  
HONEYDEW, CA 95545

**OWNER:**  
DODY KONG  
1009 VALLEY VIEW  
FORTUNA, CA 95540

**OWNER'S AGENT:**  
NORTHPOINT CONSULTING GROUP, INC  
1117 SAMOA BLVD.  
ANCAHA, CA 95521  
(707) 788-6638

**SITE ADDRESS:**  
270 APPLEWOOD ROAD  
HONEYDEW, CA 95545

**TREES TO BE REMOVED** = 0

**PRIME AGRICULTURAL AREA** = 575,528 SQ.FT.  
**20% OF PRIME AGRICULTURAL AREA** = 115,096 SQ.FT.

**WATER** = PRIVATE  
**SEWER** = PRIVATE

**PARCEL SIZE** = ±13.21 ACRES  
**ZONING** = AG-B-6  
**GENERAL PLAN LAND USE DESIGNATION** = AE

**BUILDING SETBACKS:**

AE	SRA	35'
FRONT	30'	35'
SIDE	20'	30'
REAR	10'	30'

**LEGEND:**

- - - - - OVERHEAD POWER LINE
  - - - - - PROPERTY LINE
  - - - - - BUILDING SETBACK LINE
  - - - - - DRAINAGE LINE
  - ☐ = HOUSE IDENTIFICATION
- SHEET INDEX:**
- CO - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
  - CI - SETBACKS
  - CE - EXISTING AND PROPOSED SITE PLAN

**PLANNING NOTES:**

MAX BLDG. HT. = 35'

SRA AREA IN COASTAL ZONE IN 100 YR FLOOD ZONE = YES

SRA AREA IN 100 YR FLOOD ZONE = NO

**PROJECT NOTES:**

117 SAMOA BLVD., ANCAHA, CA 95521

**NORTHPOINT CONSULTING GROUP, INC.**

270 APPLEWOOD ROAD HONEYDEW, CA / APN: 107-272-007

XOTIC FLAVORZ, LLC



# Hurricane® Pro High Velocity Metal Floor Fan 20 in

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Part #735676



735-676

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## Hurricane® Pro High Velocity Metal Floor Fan 20 in

The Hurricane® Pro 20 in High Velocity Metal Floor Fan is a portable fan that takes up a small footprint. This fan is ideal for homes, greenhouses, garages, workshops and other areas that may need a heavy-duty floor fan. Comes with an easily assembled tubs-base and rubber feet. This fan is made rugged with all-metal construction and a black powder-coated finish. The fan blades are made of aluminum. It has 3 speed settings and adjustable tilt. The grill housing even has a built-in handle. Runs at 4500 CFM and 1400 RPM. It has a 5 ft. 120 V power cord.

### Technical Specs

Oscillating	No
Voltage	120
Amperes - High	1.20
Air Flow (CFM) - High	4500
RPM - High	1450
Length (inches)	24.0
Height (inches)	22.0
Guard Material	Steel
NEMA Plug Configuration	5-15P
Cord Length	6ft

Number of Speeds	3
Hz	60
Watts - High	145
CFM Per Watt	31
Blade Diameter	19.4
Width (inches)	11.0
Number of Blades	3
Blade Material	Aluminum
Number of Conductors	No

# Hurricane<sup>®</sup> PRO

## DRUM FANS



# HGC736485

MADE FOR BIG JOBS. IDEAL FOR HOME, GREENHOUSES, GARAGES, WORKSHOPS AND OTHER AREAS THAT MAY NEED A HEAVY DUTY PORTABLE DRUM FAN.

### STANDARD FEATURES:

- 👁 ALL METAL CONSTRUCTION
- 👁 ALUMINUM BLADES
- 👁 3-SPEED SETTINGS
- 👁 POWDER COATED FINISH
- 👁 PORTABLE DESIGN
- 👁 6' POWER CORD

### 24" # HGC736485 HEAVY DUTY ADJ. TILT DRUM FAN

- 👁 AIR VELOCITY M<sup>3</sup>/Min. 204
- 👁 7,195 CFM • 850 RPM
- 👁 ADJUSTABLE TILT
- 👁 AMPS: 3.4
- 👁 WATTS: 395
- 👁 VOLTS: 120

### 30" # HGC736486 HEAVY DUTY ADJ. TILT DRUM FAN

- 👁 AIR VELOCITY M<sup>3</sup>/Min. 264
- 👁 9,295 CFM • 850 RPM
- 👁 ADJUSTABLE TILT
- 👁 AMPS: 3.9
- 👁 WATTS: 450
- 👁 VOLTS: 120

### 36" # HGC736487 HEAVY DUTY ADJ. TILT DRUM FAN

- 👁 AIR VELOCITY M<sup>3</sup>/Min. 457
- 👁 16,090 CFM • 850 RPM
- 👁 ADJUSTABLE TILT
- 👁 AMPS: 5.3
- 👁 WATTS: 615
- 👁 VOLTS: 120

### 42" # HGC736488 HEAVY DUTY ADJ. TILT DRUM FAN

- 👁 AIR VELOCITY M<sup>3</sup>/Min. 506
- 👁 17,820 CFM • 850 RPM
- 👁 ADJUSTABLE TILT
- 👁 AMPS: 5.3
- 👁 WATTS: 615
- 👁 VOLTS: 120



When purchased from an authorized Hawthorne dealer, this product is covered by a Limited Warranty available at [hawthornegc.com/warranties](http://hawthornegc.com/warranties).

Item No.	Descriptions	MSRP
HGC736485	Heavy Duty Adjustable Tilt Drum Fan 24"	\$229.95
HGC736486	Heavy Duty Adjustable Tilt Drum Fan 30"	\$289.95
HGC736487	Heavy Duty Adjustable Tilt Drum Fan 36"	\$359.95
HGC736488	Heavy Duty Adjustable Tilt Drum Fan 42"	\$439.95

VISIT [HURRICANE-FANS.COM](http://HURRICANE-FANS.COM) FOR MORE INFORMATION AND OTHER GREAT PRODUCTS.

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HAWTHORNE GARDENING

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HIGHER QUALITY