

4 WHELL PROPERTY LLC

APNs: 210-071-001, 210-054-008, 210-062-007

VICINITY MAP

1:10,000

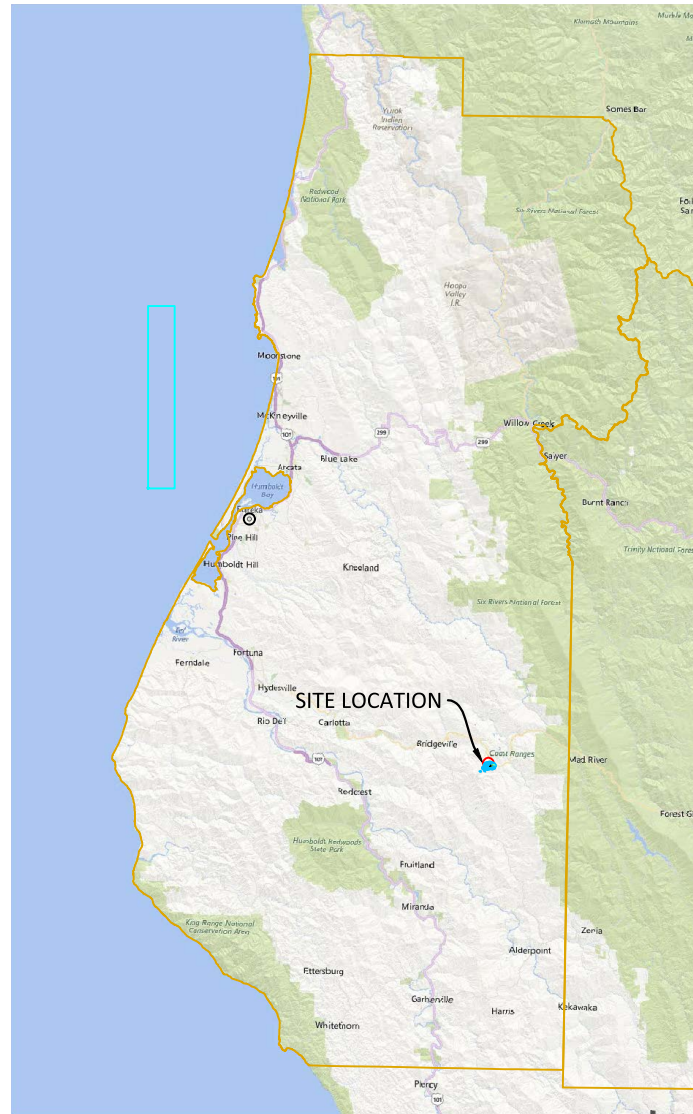


IMAGE SOURCE: BING 2020

AERIAL MAP

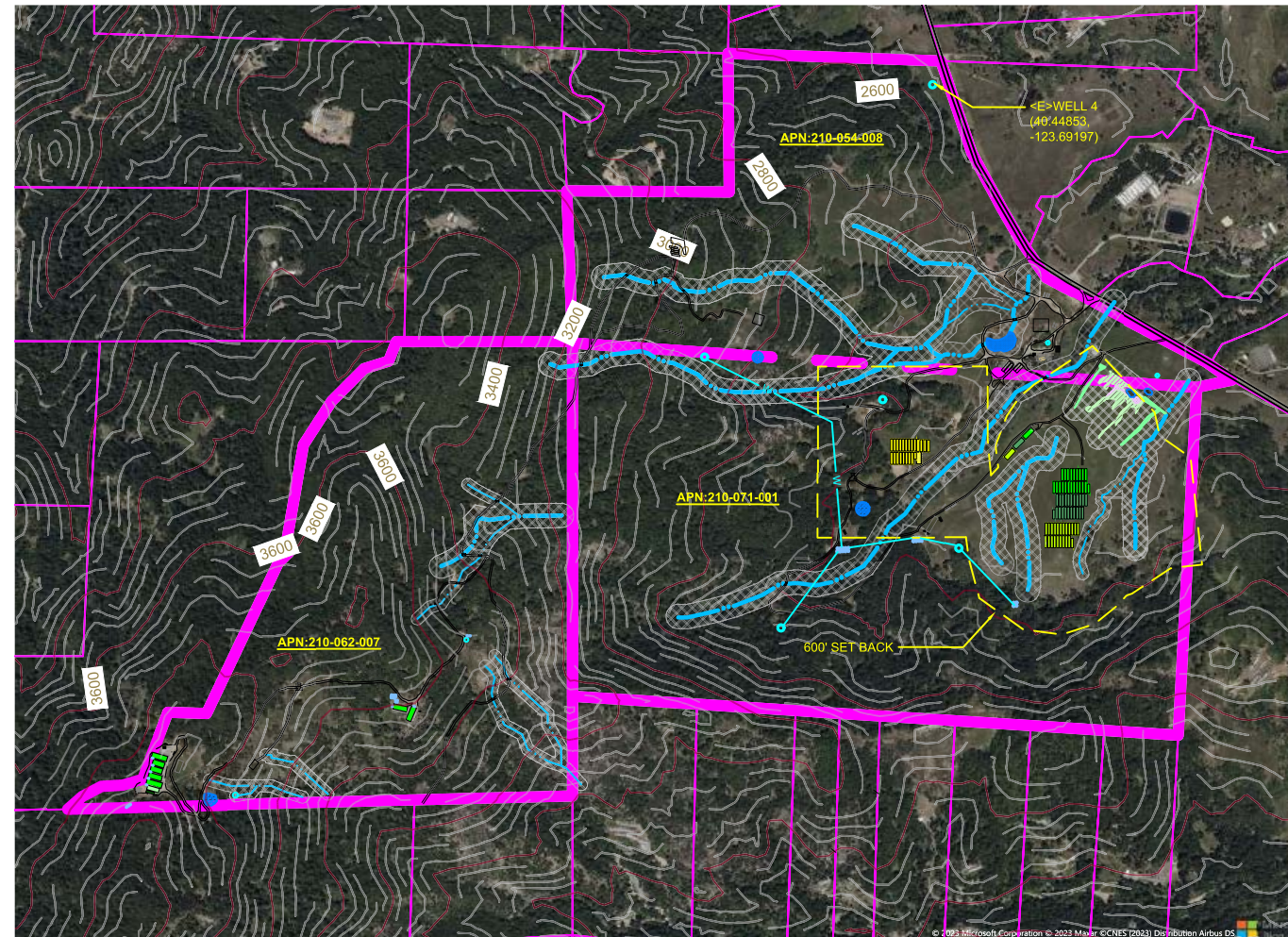


IMAGE SOURCE: BING 2020

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 WHELL 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.

PROJECT INFORMATION

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

REVISIONS

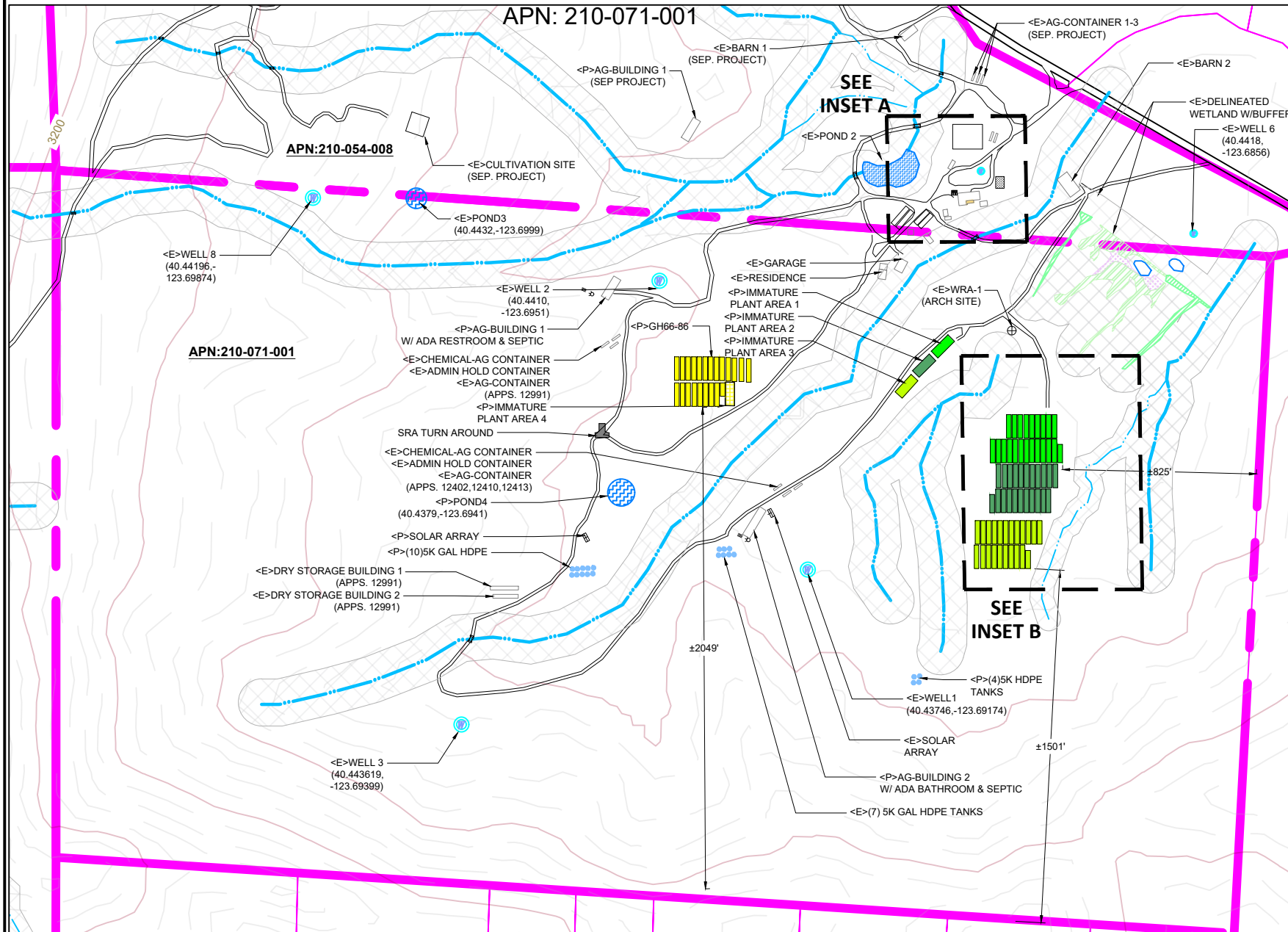
NO.	NOTES	DATE

DATE: 12/17/24
 DRAFTER: DH
 SCALE: AS SHOWN

SHEET
CP

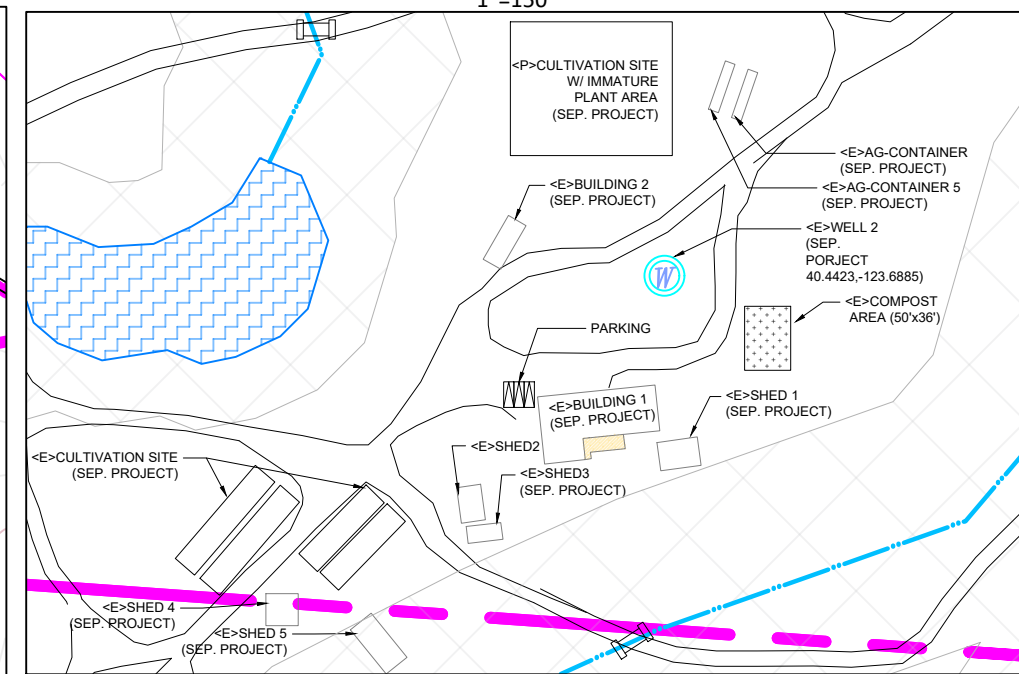
PARCEL OVERVIEW

APN: 210-071-001



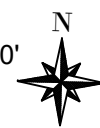
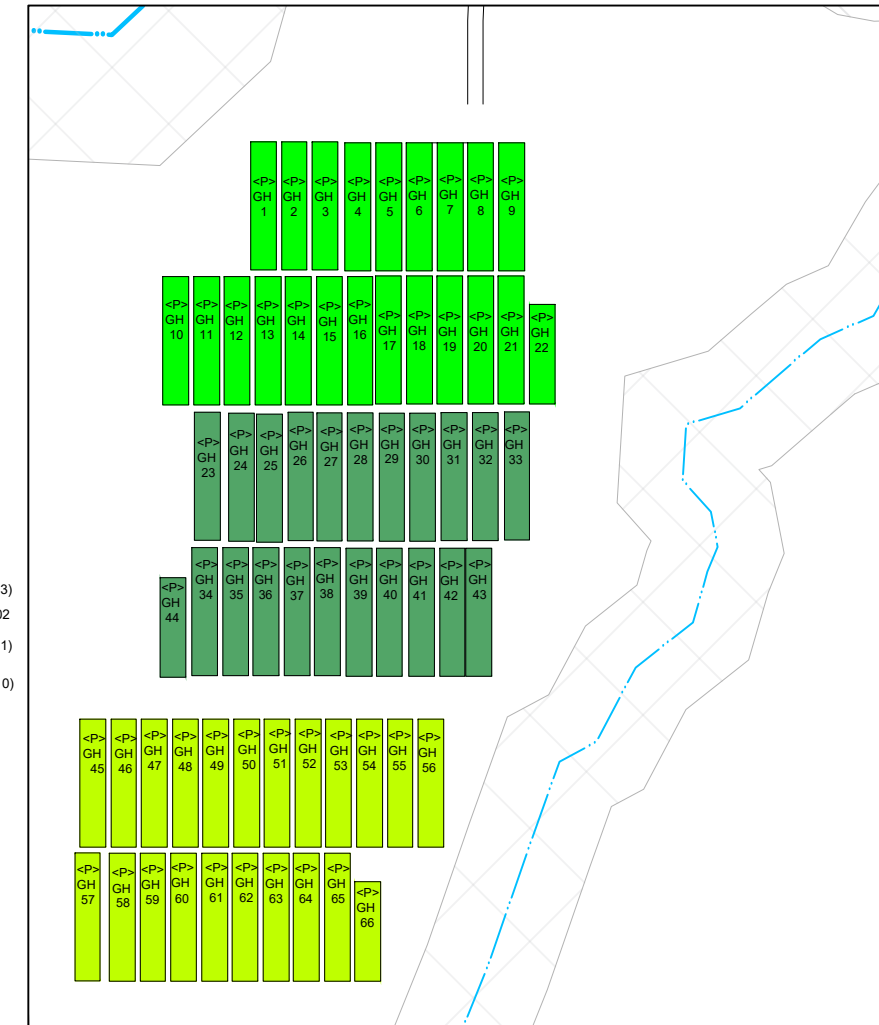
INSET A

1"=150'



INSET B

1"=150'



LEGEND

- CLASS II WATERCOURSE WITH REQUIRED 100 FT BUFFER
- CLASS III DRAINAGE WITH REQUIRED 50 FT BUFFER
- STREAM CROSSING
- PARCEL LINE (LEGAL PROJECT PARCEL)
- ADJACENT PARCEL LINE

PROJECT INFORMATION

LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12402)				
GH	LENGTH	WIDTH	SQ.FT	
1-21(TYP.)	100	X	20	2,000
22	78	X	20	1,560
TOTAL AREA =				43,560
LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12410)				
GH	LENGTH	WIDTH	SQ.FT	
23-43(TYP.)	100	X	20	2,000
44	78	X	20	1,560
TOTAL AREA =				43,560
LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12413)				
GH	LENGTH	WIDTH	SQ.FT	
45-65(TYP.)	100	X	20	2,000
66	78	X	20	1,560
TOTAL AREA =				43,560
LIGHT DEPRIVATION(OUTDOOR) CULTIVATION AREA (APP.12991)				
GH	LENGTH	WIDTH	SQ.FT	
66-76(TYP.)	100	X	20	2,000
87	78	X	20	1,560
TOTAL AREA =				43,560
WATER STORAGE AND USE (PROPOSED)				
TYPE	QUANTITY	GALLONS	TOTAL GALLONS	
HDPE TANK	14	5,000	70,000	
POND 3	1	514,591	514,591	
POND 4	1	2,000,000	2,000,000	
TOTAL AMOUNT OF WATER STORAGE=			2,584,591 GALLONS	
WATER STORAGE AND USE (EXISTING)				
TYPE	QUANTITY	GALLONS	TOTAL GALLONS	
HDPE TANK	7	5,000	35,000	
TOTAL AMOUNT OF WATER STORAGE=			35,000 GALLONS	

IMMATURE PLANT AREA

LENGTH	WIDTH	SQ.FT	TYPE
1(12402)	135 X 30	4,050	WELL 1
2(12410)	135 X 30	4,050	WELL 2
3(12413)	135 X 30	4,050	WELL 3
4(12991)	135 X 30	4,050	WELL 6
TOTAL AREA =			4,050 SQ.FT

WATER SOURCE

TYPE	BENEFICIAL USE
WELL 1	CANNABIS IRRIGATION (APPS 12413)
WELL 2	CANNABIS IRRIGATION (APPS 12402)
WELL 3	CANNABIS IRRIGATION (APPS 12991)
WELL 6	CANNABIS IRRIGATION (APPS 12410)

CULTIVATION BUILDINGS AND USE

BUILDINGS	USE	SIZE	YEAR
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

PROJECT INFORMATION

PROPERTY OWNER: 4-WHEEL PROPERTY LLC
 ADDRESS: APN: 210-071-001
 SHEET INFO: PARCEL OVERVIEW

REVISIONS

NO.	NOTES	DATE

DATE: 12/17/24
 DRAFTER: DH
 SCALE: AS SHOWN

SHEET
C1

NATURA BLUE INC. CONDITIONAL USE PERMIT

APN: 210-062-007

DIRECTIONS TO SITE:

- 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)



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

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 (CMMLUO), 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).

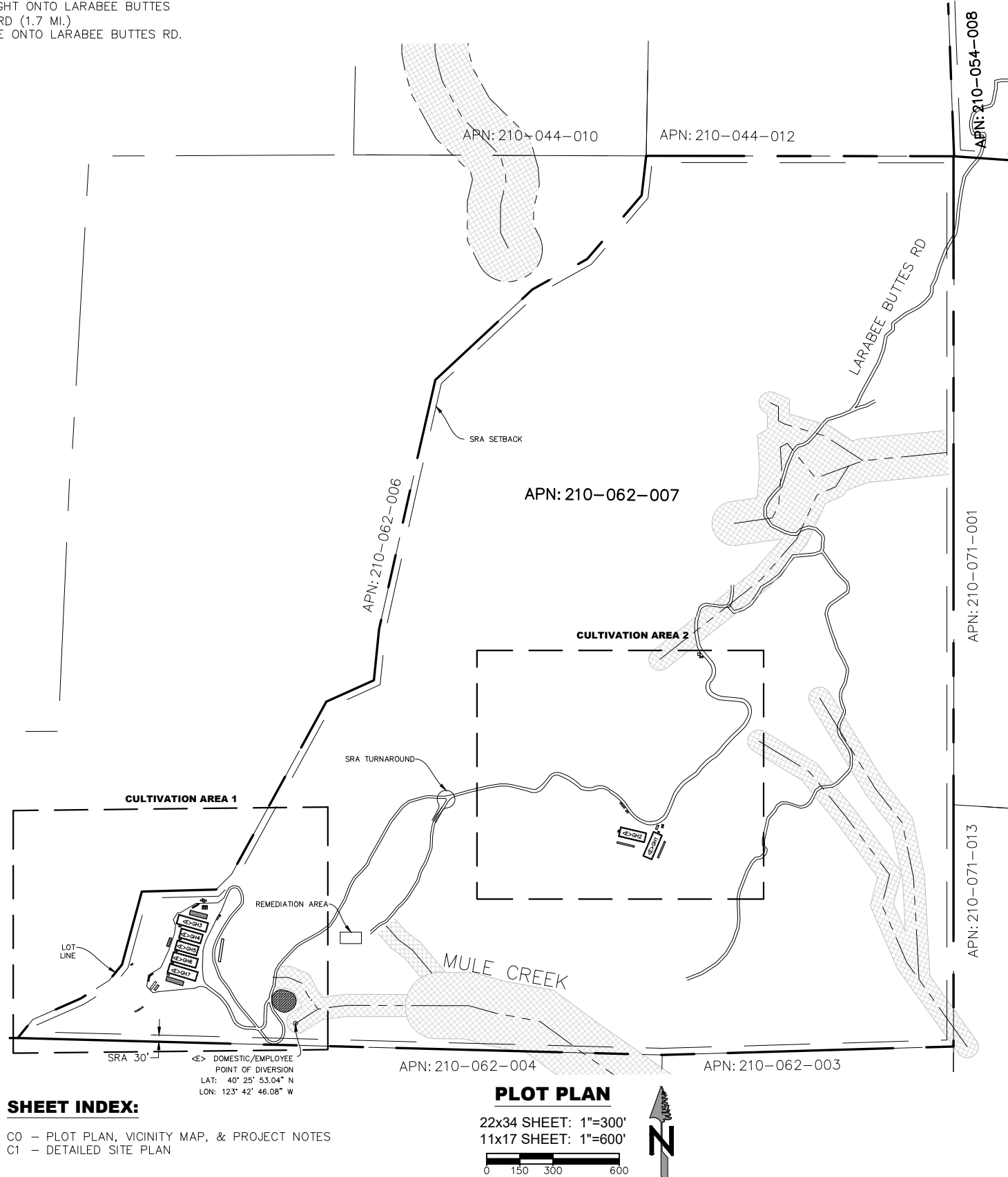
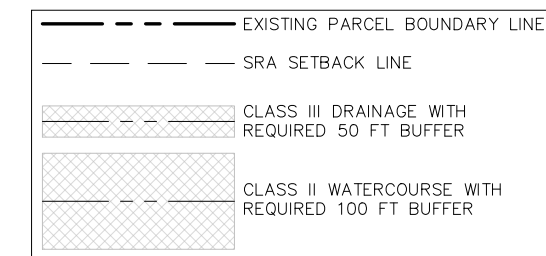
GENERAL NOTES:

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.

IRRIGATION AND DOMESTIC WATER USE

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

LEGEND

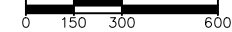


SHEET INDEX:

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

PLOT PLAN

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



PROJECT INFORMATION:

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

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.
- 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'X60'	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

BENEFICIAL USE
 CANNABIS IRRIGATION
 CANNABIS IRRIGATION
 EMPLOYEE HANDWASH

POWER SOURCE

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

DATE	REVISIONS



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
C0
 24-076

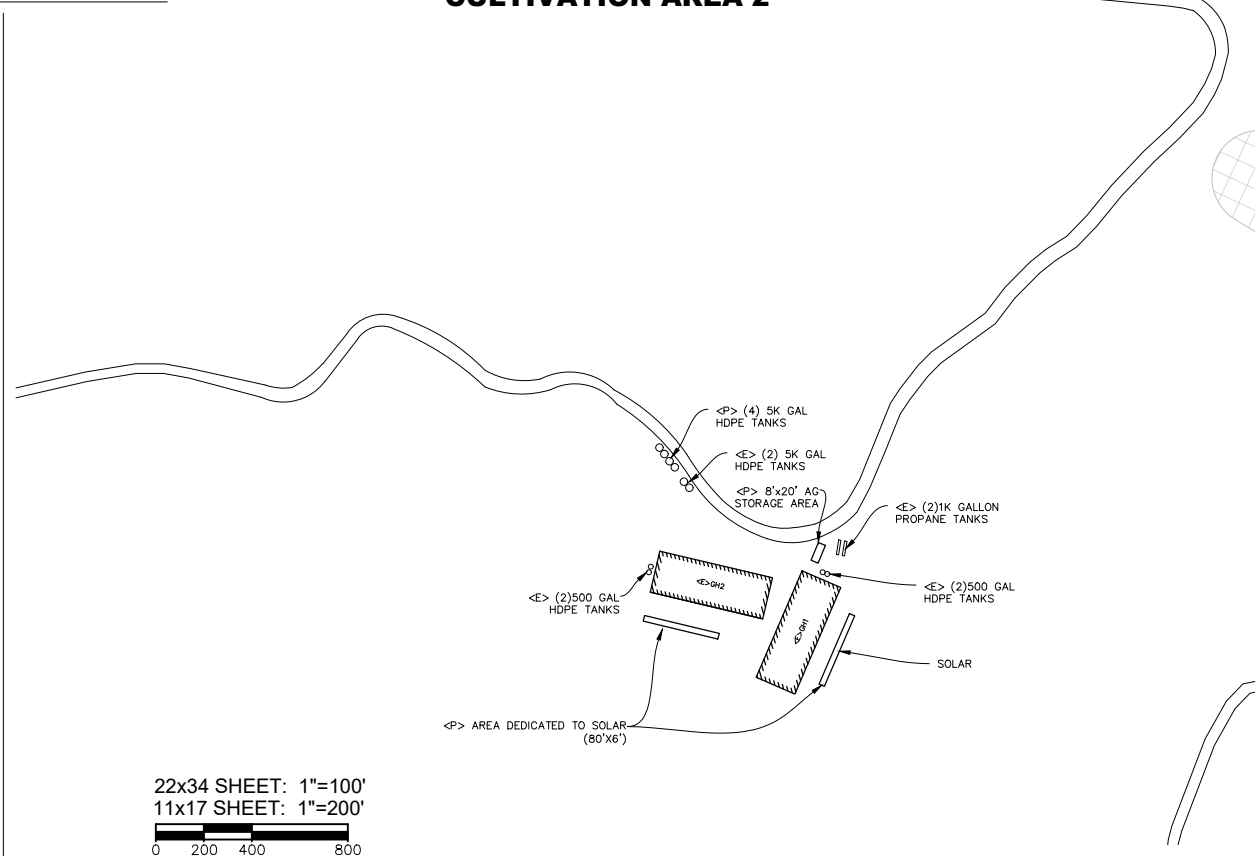
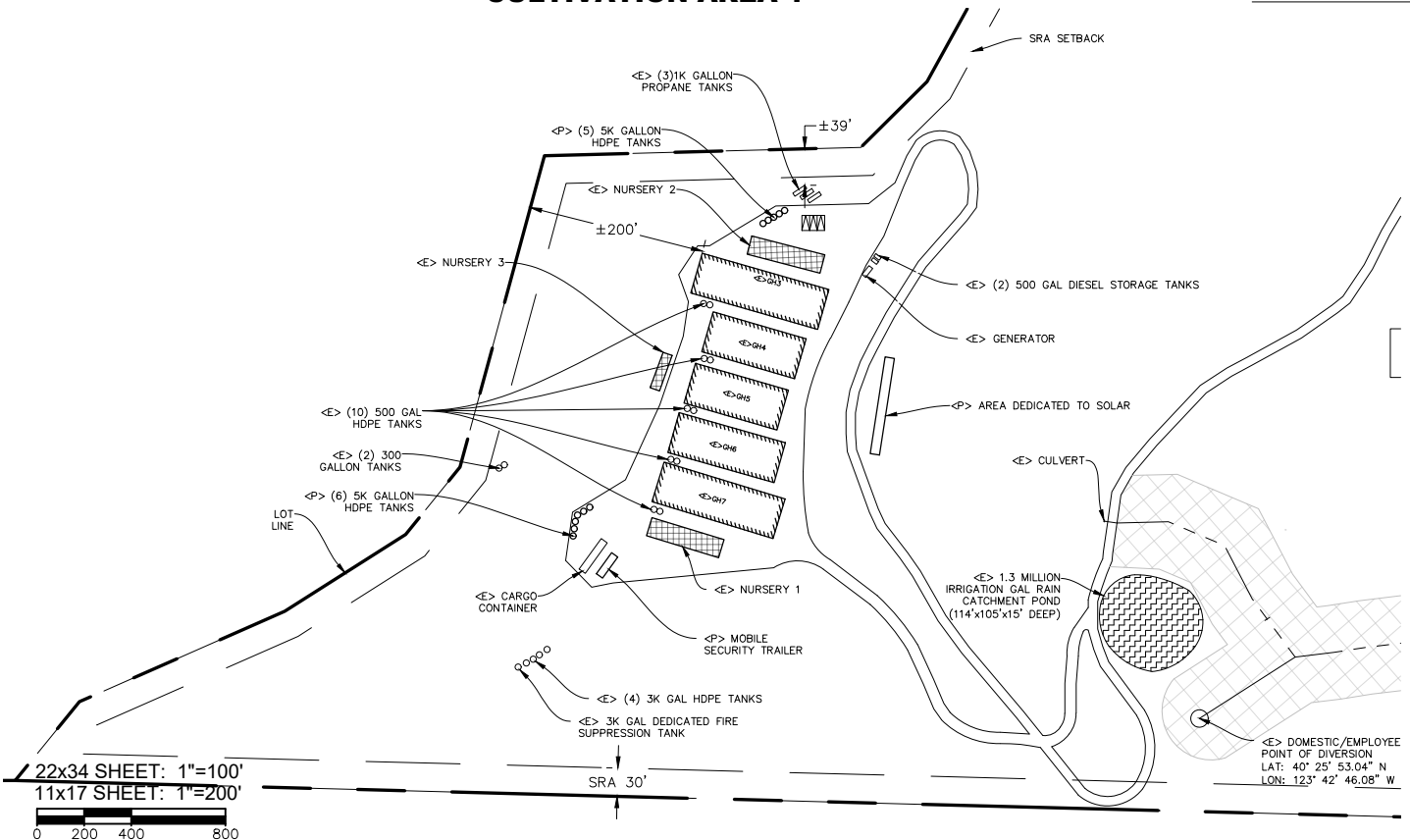
January 10, 2025 - 16:13 Dep Name: P. Hristovski, Zhan - Natura Blue - 24-076\CAD\NATURA BLUE_CUF.dwg Updated By: Tom Sparks

NATURA BLUE INC. CONDITIONAL USE PERMIT

APN: 210-062-007

CULTIVATION AREA 1

CULTIVATION AREA 2

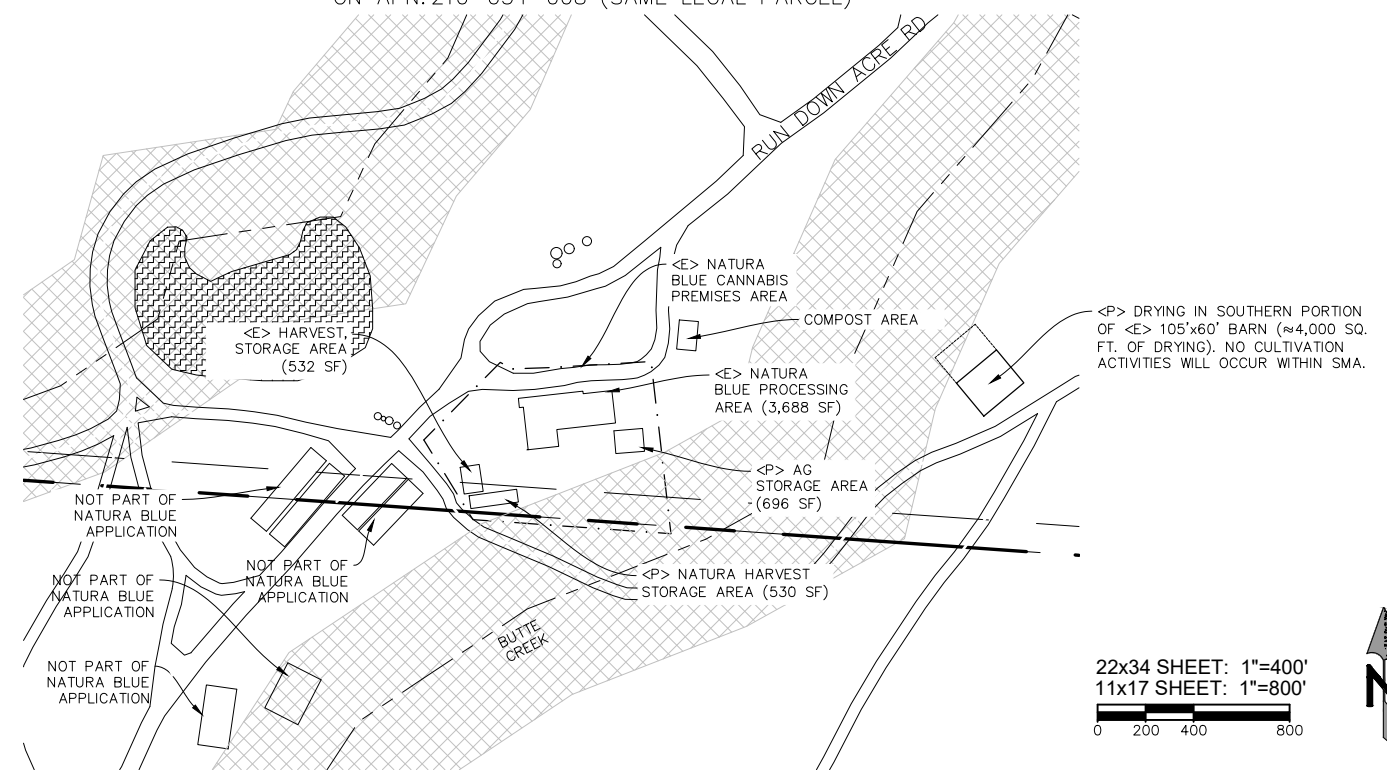


22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'

22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'

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.
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TOTAL AREA = 36,256 SQ.FT.

IMMATURE PLANT AREA

- NURSERY 1: 80'x20' = 1,600 SQ.FT.
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- NURSERY 3: 40'x10' = 400 SQ.FT.

CULTIVATION BUILDINGS

BUILDING	SIZE	YEAR
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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

POWER SOURCE

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

- BENEFICIAL USE
- CANNABIS IRRIGATION
- CANNABIS IRRIGATION
- EMPLOYEE HANDWASH

January 10, 2024 - 16:13 - Dep Name: P. Viditovskii, Zhun - Natura Blue - 24-076\CAD\NATURA BLUE_CUP.dwg - Updated By: Tom Sparks

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

22x34 SHEET: 1"=400'
11x17 SHEET: 1"=800'



4 WHEEL PROPERTY LLC

APNs:210-054-008

VICINITY MAP

1:10,000

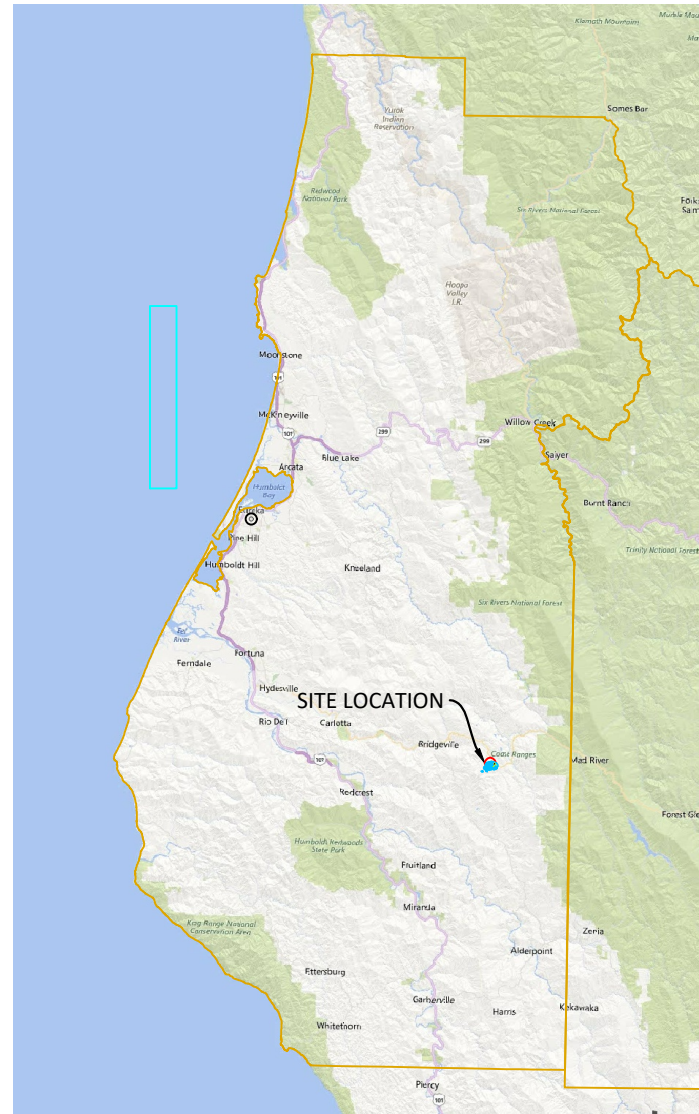


IMAGE SOURCE: BING 2020

AERIAL MAP

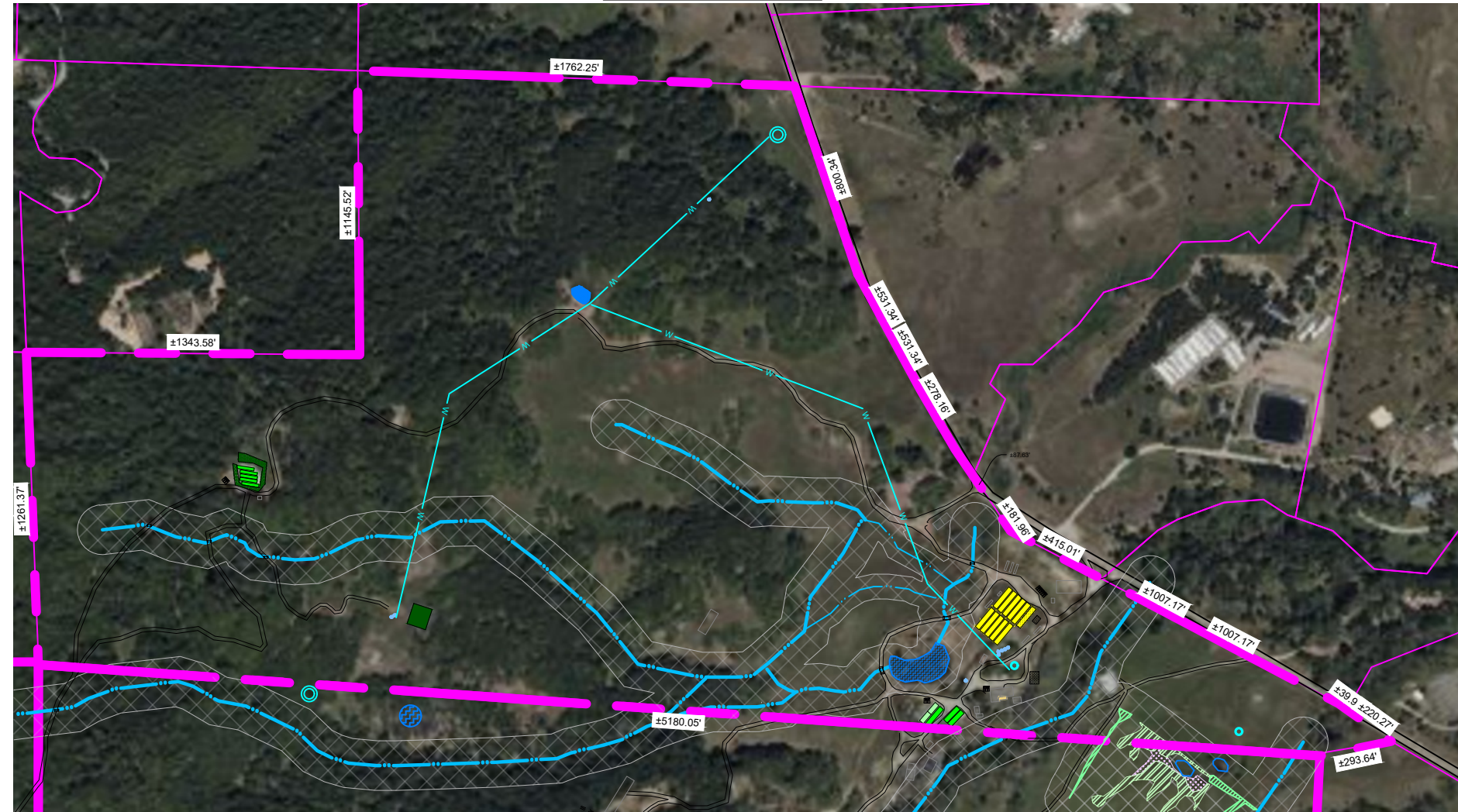
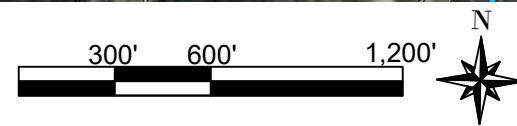


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PROJECT DIRECTIONS

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 TURN RIGHT ONTO RUNDOWN ACRES ROAD (.25 MI)

TRAVEL TIME

APPROXIMATELY: 1 H 20 MIN (58 MI)

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

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COASTAL ZONE: N
 100 YEAR FLOOD: N

PROJECT INFORMATION

PROPERTY OWNER: 4-WHEEL PROPERTY LLC
 ADDRESS: APN: 210-054-008
 SHEET INFO: COVER PAGE

REVISIONS

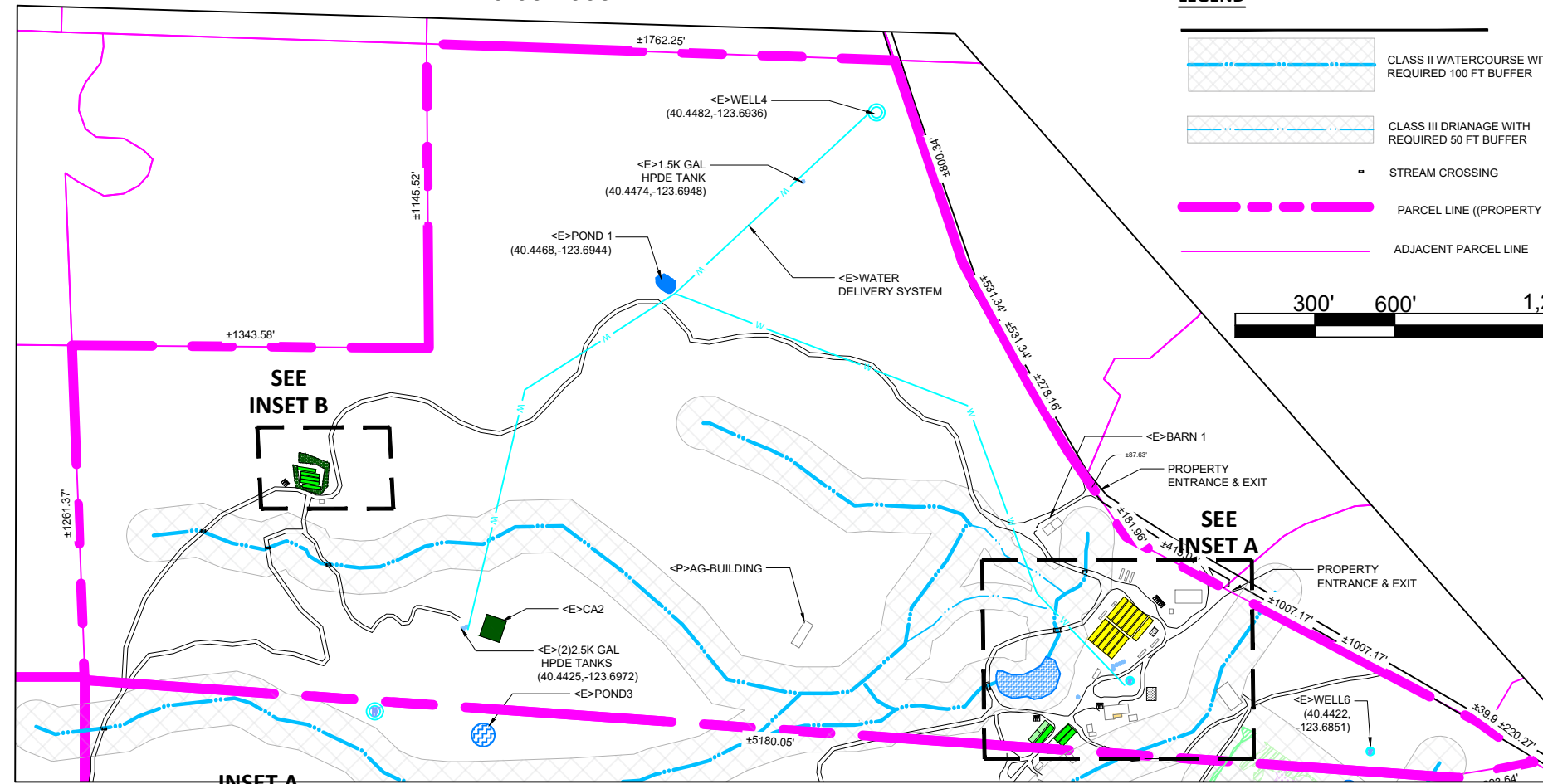
NO.	NOTES	DATE

DATE: 12/17/24
 DRAFTER: DH
 SCALE: AS SHOWN

SHEET
CP

PROPERTY DIAGRAM

APN: 210-054-008



PROJECT INFORMATION

CULTIVATION AREA (CCL18-3361)

GH	LENGTH	WIDTH	SQ FT	
1	105	X	20	2,100
2	85	X	20	1,700
3	85	X	20	1,700
4	62	X	12	744
5	81	X	12	972
6	86	X	12	1,032
7	75	X	12	900
8	71	X	12	852

TOTAL AREA = 10,000 SQ FT

CULTIVATION AREA (CCL18-3362)

CA	LENGTH	WIDTH	SQ FT	
1	-	X	-	4600
2	100	X	54	5,400

TOTAL AREA = 10,000 SQ FT

IMMATURE PLANT AREA

NURSERY	LENGTH	WIDTH	SQ FT	
-	100	X	20	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
WELL4	CANNABIS IRRIGATION
WELL 5	CANNABIS IRRIGATION
WELL6	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.

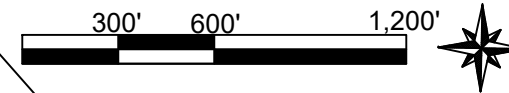
THERE ARE NO OFF SITE RESIDENCES WITHIN 300 FEET OF THE CULTIVATION SITE.

SEE INSET B

INSET A
1"=150'

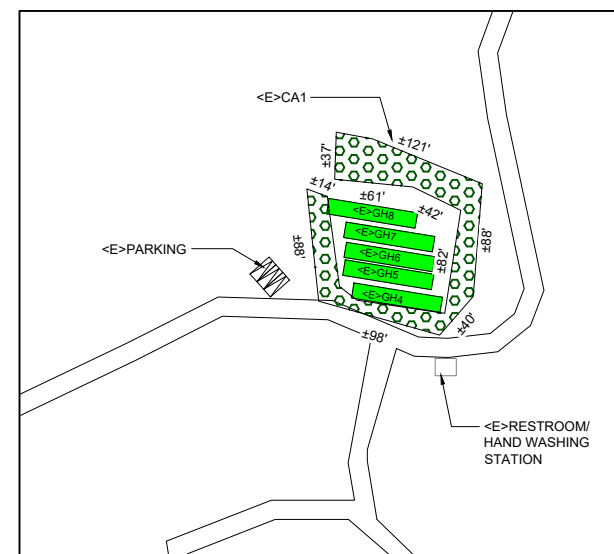
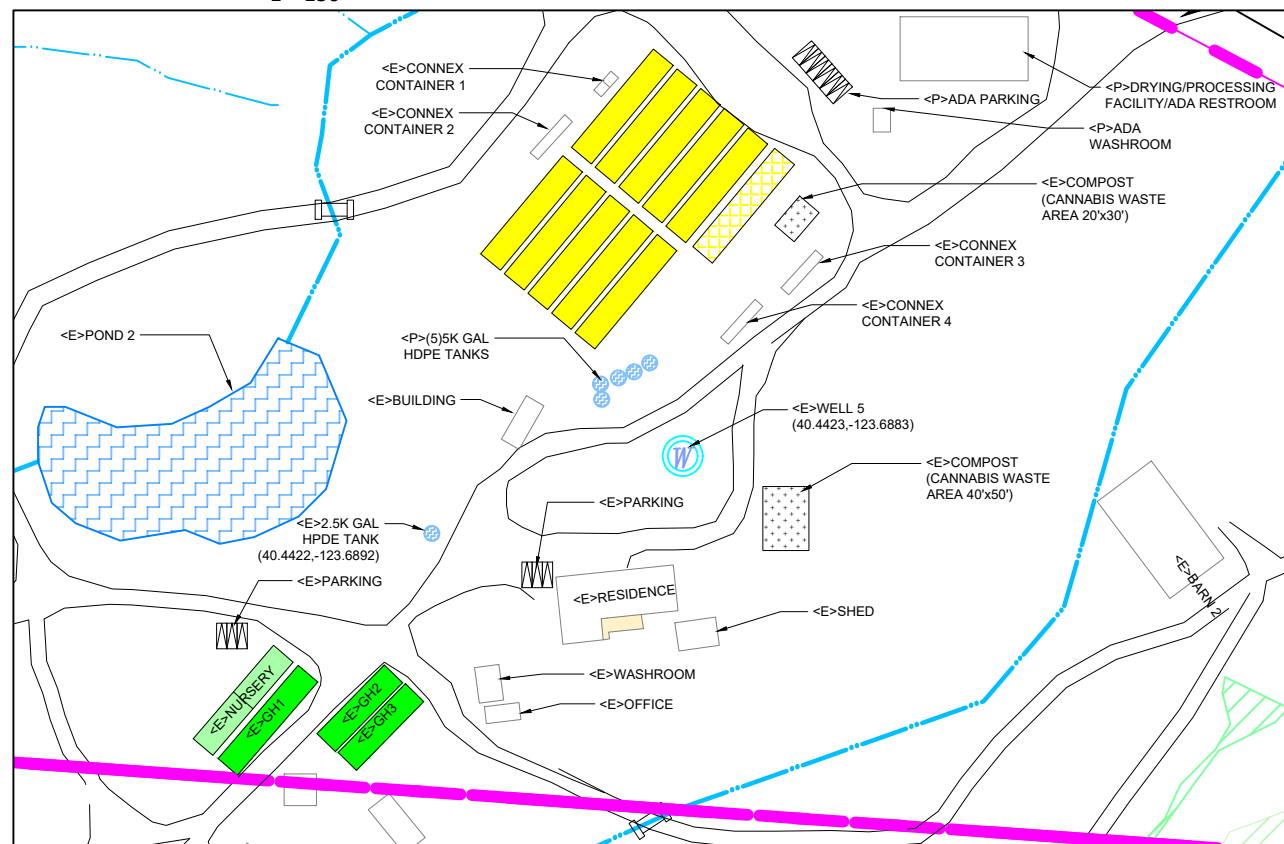
LEGEND

- CLASS II WATERCOURSE WITH REQUIRED 100 FT BUFFER
- CLASS III DRAINAGE WITH REQUIRED 50 FT BUFFER
- STREAM CROSSING
- PARCEL LINE ((PROPERTY BOUNDARY))
- ADJACENT PARCEL LINE



SEE INSET A

INSET B
1"=150'



PROJECT INFORMATION

4-WHEEL PROPERTY LLC

APN: 210-054-008

PROPERTY DIAGRAM

PROPERTY OWNER

ADDRESS

SHEET INFO

REVISIONS

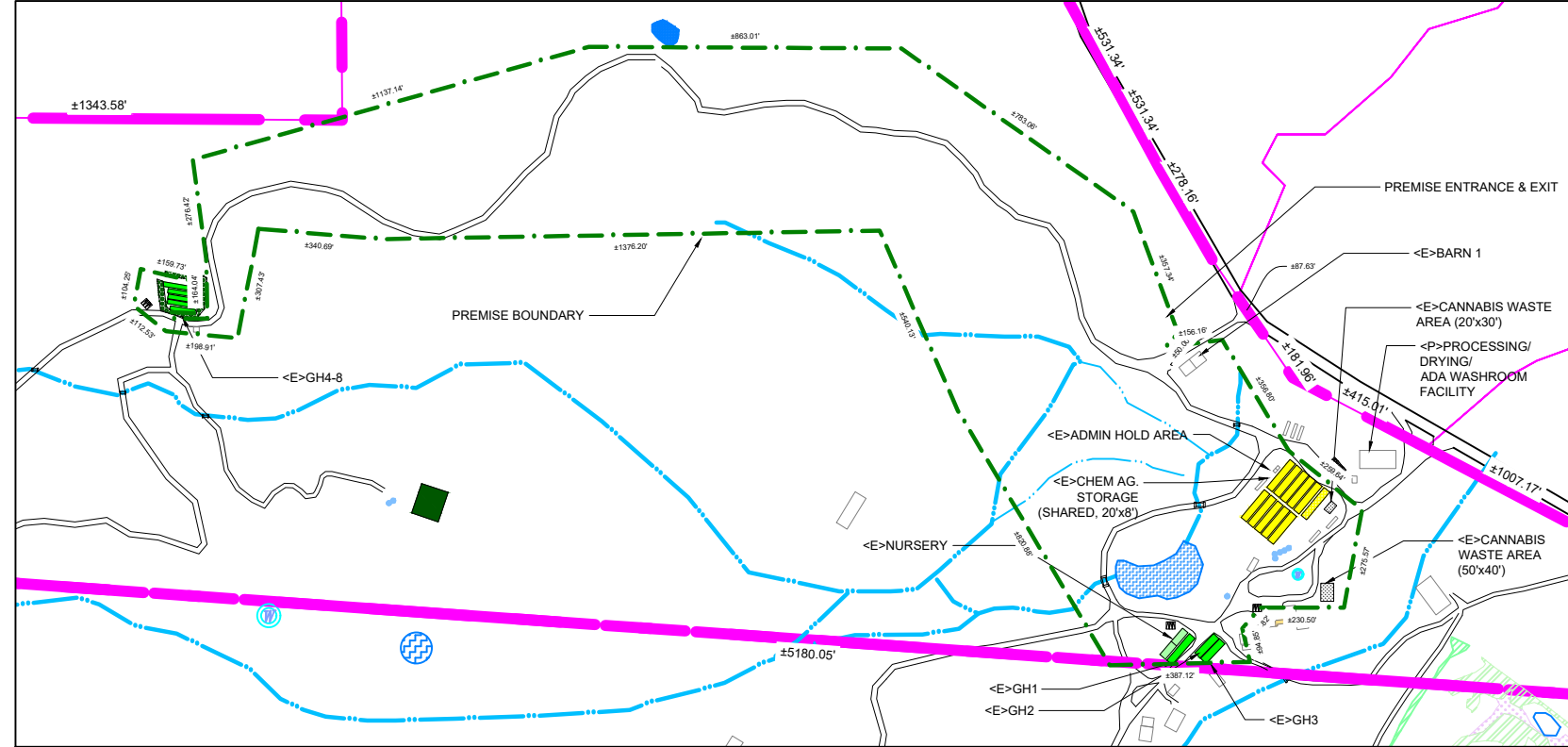
NO	NOTES	DATE

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	20	2,100
2	85	X	20	1,700
3	85	X	20	1,700
4	62	X	12	744
5	81	X	12	972
6	86	X	12	1,032
7	75	X	12	900
8	71	X	12	852

TOTAL AREA = 10,000 SQ FT

CULTIVATION AREA (CCL18-3362)

CA	LENGTH	WIDTH	SQ FT	
1	-	X	-	4600
2	100	X	54	5,400

TOTAL AREA = 10,000 SQ FT

IMMATURE PLANT AREA

NURSERY	LENGTH	WIDTH	SQ FT	
1	100	X	20	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'

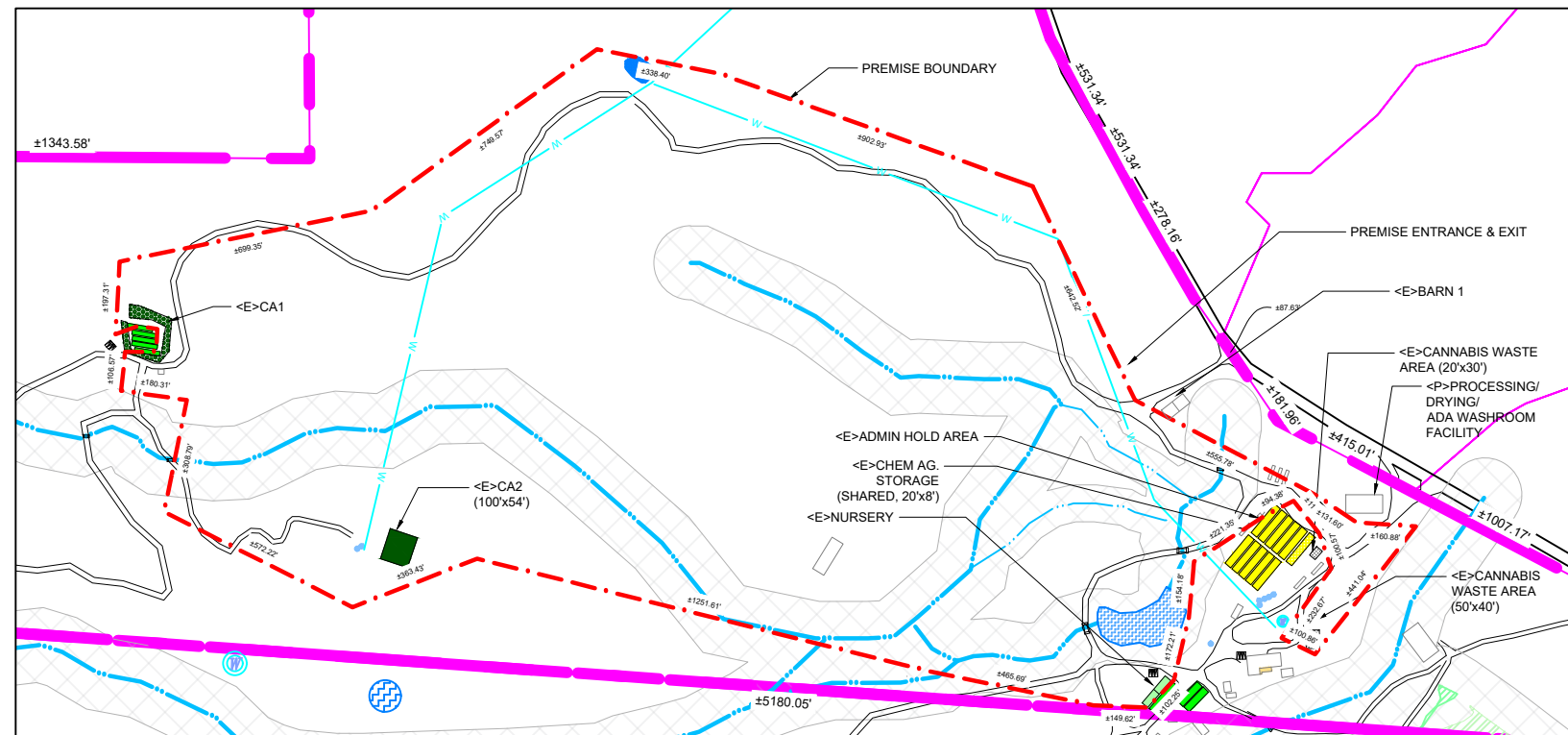
PROJECT INFORMATION
 4-WHEEL PROPERTY LLC
 APN: 210-054-008
 PROPERTY DIAGRAM

 PROPERTY OWNER
 ADDRESS
 SHEET INFO

REVISIONS		
NO	NOTES	DATE

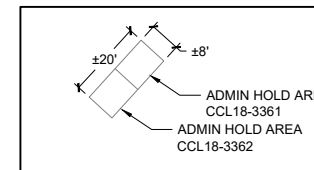
DATE 12/17/24
 DRAFTER DH
 SCALE AS SHOWN

SHEET
C1



CONNEX CONTAINER 1

1"=50'



NURSERY

1"=50'

