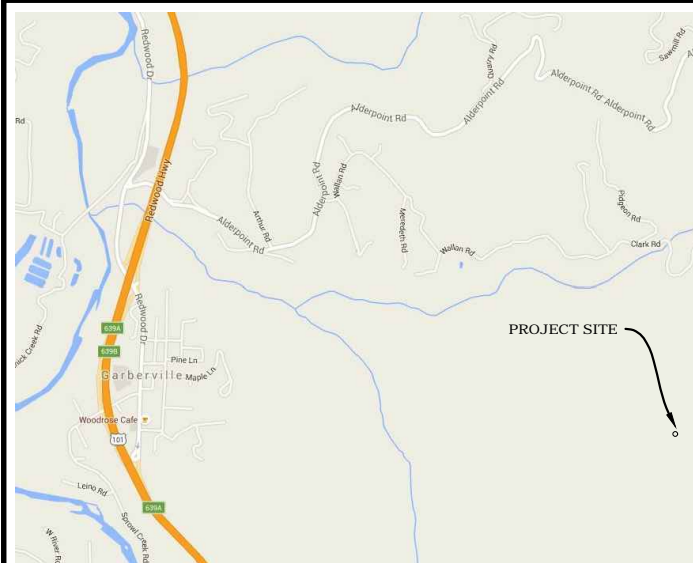


# THE HILLS, LLC

## CONDITIONAL USE PERMIT - CULTIVATION & SPECIAL PERMIT - NURSERY, PROCESSING

APN: 223-061-043 (LEGAL PARCEL 1) 223-061-038, 223-073-004, 005 (LEGAL PARCEL 2)  
223-061-046-000 (LEGAL PARCEL 3)



VICINITY MAP  
NOT TO SCALE

**DIRECTIONS TO SITE:**

- FROM EUREKA, CA
- HEAD SOUTH ON US-101 TOWARD SAN FRANCISCO
- TAKE EXIT 639-B TOWARDS GARBERVILLE.
- EXIT RIGHT AND TAKE FIRST RIGHT ON ALDERPOINT RD.
- CONTINUE ON ALDERPOINT RD. FOR APPROX. 2 MILES.
- TURN RIGHT ON WALLAN RD. AND CONTINUE TO GRAVEL AND CLARK ROAD.
- PRIVATE DRIVEWAY UPHILL ON THE RIGHT.

**PROJECT DESCRIPTION:**

THE HILLS, LLC IS PROPOSING TO PERMIT CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE APPLICANT PROPOSES A CONDITIONAL USE PERMIT FOR 60,940 SF OF OUTDOOR CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION INCLUDING GREENHOUSES, 1 FACILITY FOR DRYING, CURING, GRADING AND TRIMMING OF MEDICAL CANNABIS, WATER DIVERSION WORKS AND APPROPRIATE WATER STORAGE. THE APPLICANT INTENDS TO RELOCATE OUT OF ENVIRONMENTALLY SENSITIVE AREAS BY CONSOLIDATING CULTIVATION OUTSIDE OF TIMBERED AREAS. IRRIGATION WATER WILL BE SOURCED FROM A RAINWATER CATCHMENT POND ON APN 223-061-038 AND A PERMITTED WELL.

**PROJECT INFORMATION:**

APPLICANT:  
THE HILLS, LLC  
P.O. BOX 250  
GARBERVILLE, CA 95542

PROPERTY OWNER:  
SHADOWLIGHT RANCH  
773 REDWOOD DRIVE, SUITE D  
GARBERVILLE, CA 95542

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE  
SEWER = PRIVATE

**LEGAL PARCEL 1**  
APN 223-061-043  
PROPOSED CULTIVATION AREA = 22,200 SF OUTDOOR  
PARCEL SIZE = ±171 ACRES  
ZONING = AE-B-5(160) & TPZ (~24 ACRES)  
(AGRICULTURAL EXCLUSIVE)

**LEGAL PARCEL 2**  
223-073-004, -005, 223-061-038  
PROPOSED CULTIVATION AREA = 28,740 SF OUTDOOR  
10,000 SF MIXED LIGHT  
PROPOSED NURSERY AREA = 10,000 SF  
PARCEL SIZE = 264.5 ACRES  
ZONING: = AE-B-5(160) & TPZ (~14.5 ACRES)  
(AGRICULTURAL EXCLUSIVE)

**LEGAL PARCEL 3**  
APN 223-061-046-000  
PROPOSED CULTIVATION AREA = 0 SF  
PARCEL SIZE = 80 ACRES  
ZONING = AE: TPZ

SUPPLEMENTAL DATA ASSOCIATED WITH ALL PARCELS:  
GENERAL PLAN DESIGNATION = AG (FRWK)

**BUILDING SETBACKS:**

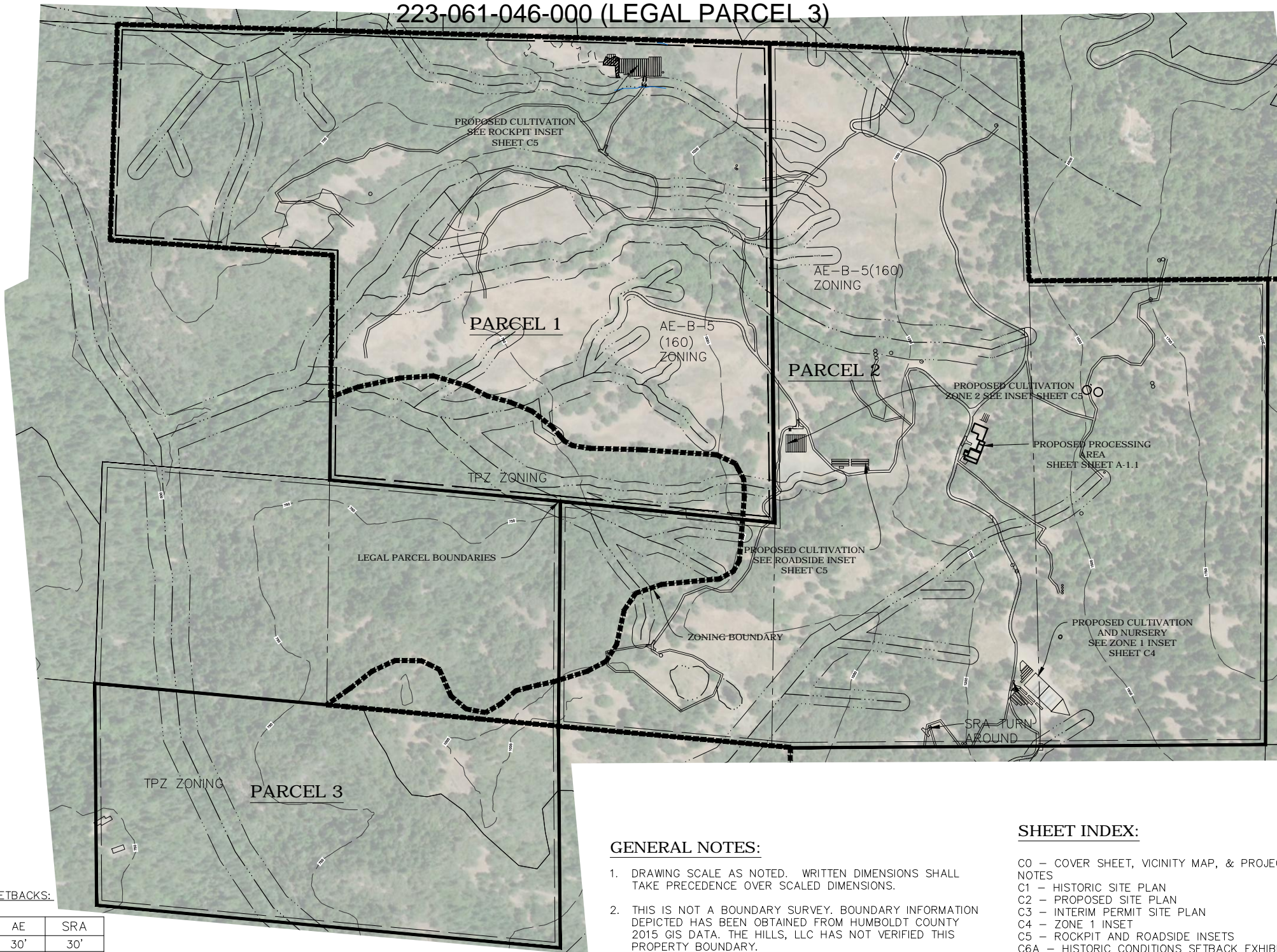
	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

MAX. BLDG. HT. = NONE SPECIFIED

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

CDWF LSAA PERMIT # 1600-2018-0857-R1

WATERBOARD WID # 1\_12CC415333



**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. THE HILLS, LLC HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO 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 AND SPECIAL PERMITS.

**SHEET INDEX:**

- C0 - COVER SHEET, VICINITY MAP, & PROJECT NOTES
- C1 - HISTORIC SITE PLAN
- C2 - PROPOSED SITE PLAN
- C3 - INTERIM PERMIT SITE PLAN
- C4 - ZONE 1 INSET
- C5 - ROCKPIT AND ROADSIDE INSETS
- C6A - HISTORIC CONDITIONS SETBACK EXHIBIT
- C6B - PROPOSED CONDITIONS SETBACK EXHIBIT
- C7A - REMEDIATION PLAN - LSAA
- C7B - REMEDIATION PLAN NOTES
- A1.1 - DRYING, PROCESSING, EMPLOYEE HOUSING SITEPLAN

**PLOT PLAN**

22x34 SHEET: 1"=500'  
11x17 SHEET: 1"=1000'



DATE	REVISIONS
10-6-21	ADDED PARCEL 3
3-10-21	UPDATED MIXED LIGHT AND NURSERY LOCATION
5-5-20	BOLDED PROPERTY LINES, UPDATED ANNOTATIONS

THE HILLS, LLC  
GARBERVILLE, CA 95542

COVER SHEET, VICINITY MAP & PROJECT NOTES

PROJ MGR: SL  
PROJ ASSOC: SL  
DRAWN BY: SL  
DATE: 04-06-20  
SCALE: AS NOTED

SHEET  
**C0**  
SWEGACA01  
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October 6, 2021 - 11:26 - Dan Neme, G:\Shared\shes\SI\_Consulting\Team Drive\Jobs\_Sheet\Jobs\Ena\Drawings\SWEGACA01\_CUP\_eplot.dwg 1.5 Acce Option With Impacted Survey - B-9-21 - Updated water storage etc.dwg - Updated Br. sheet

October 4, 2021 - 18:33 - D:\w\Norman\_G\Shared\drhwa\SL\_Consulting\_Team\_Drive\North\_Sweet\_Vegetation\Drawings\SWEGACA01\_CUP\_Plot\_104\_1.0\_Acres\_Option\_With\_Imported\_Survey\_-\_B-21-21\_-\_Updated\_water\_storage\_etc.dwg - Updated By: slawa

**HISTORIC CULTIVATION SUMMARY (2012)**

**223-061-043 - LEGAL PARCEL 1**

SBC - 8,000 SF OUTDOOR  
 NBC - 6,700 SF OUTDOOR  
 L40 "LOWER 40" - 7,500 SF OUTDOOR  
 TOTAL = 22,200 SF OUTDOOR

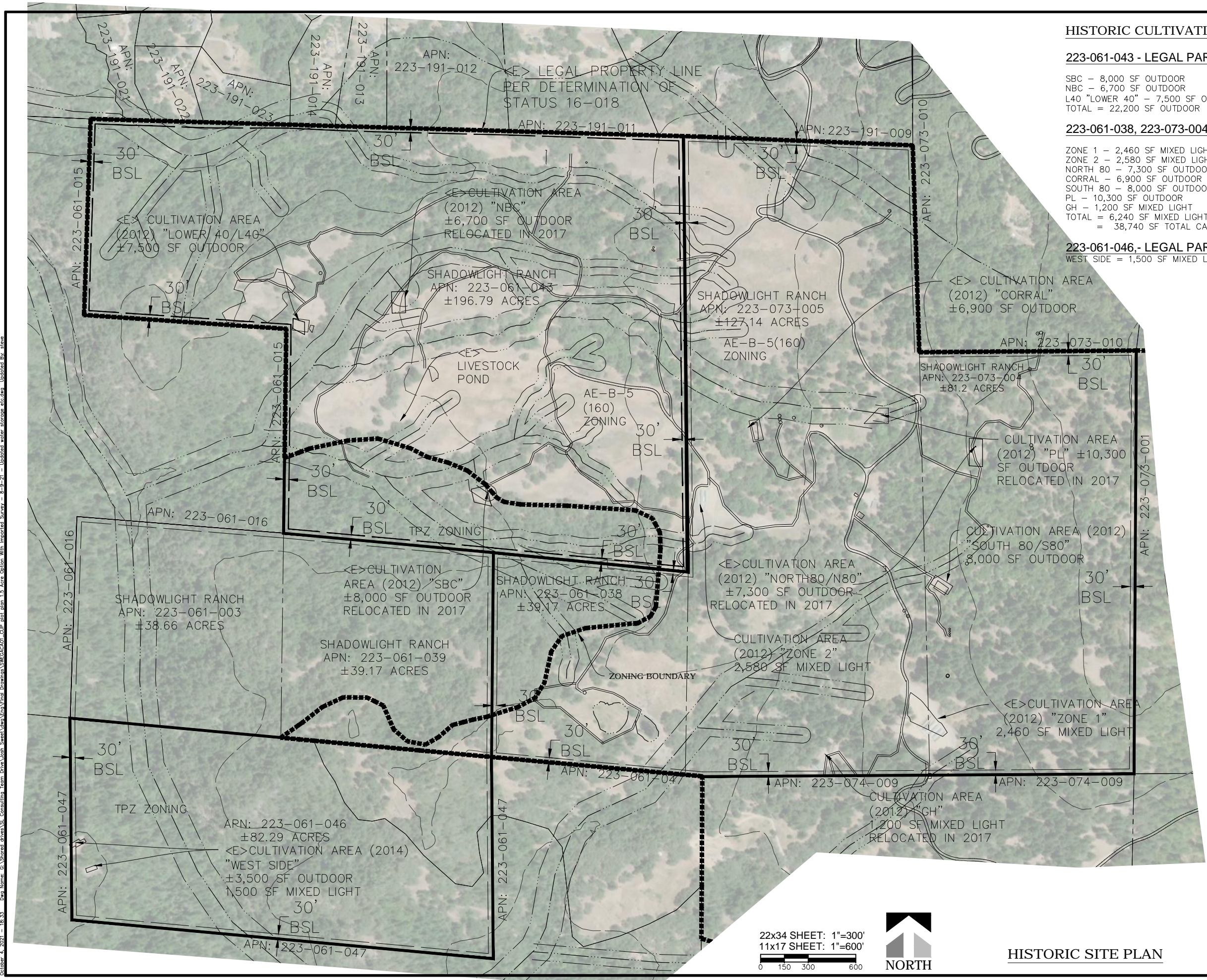
**223-061-038, 223-073-004,-005 - LEGAL PARCEL 2**

ZONE 1 - 2,460 SF MIXED LIGHT  
 ZONE 2 - 2,580 SF MIXED LIGHT  
 NORTH 80 - 7,300 SF OUTDOOR  
 CORRAL - 6,900 SF OUTDOOR  
 SOUTH 80 - 8,000 SF OUTDOOR  
 PL - 10,300 SF OUTDOOR  
 GH - 1,200 SF MIXED LIGHT  
 TOTAL = 6,240 SF MIXED LIGHT AND 32,500 SF OUTDOOR  
 = 38,740 SF TOTAL CANOPY

**223-061-046,- LEGAL PARCEL 3**

WEST SIDE = 1,500 SF MIXED LIGHT AND 3,500 SF OUTDOOR

DATE	REVISIONS
10-4-21	ADDED PARCEL 3
5-5-20	BOLD PROPERTY LINE AND RELOCATION DATE



THE HILLS, LLC  
 GARBERVILLE, CA 95542  
 HISTORIC SITE PLAN

PROJ MGR: TMW  
 PROJ ASSOC: SJ  
 DRAWN BY: RCM  
 DATE: 10-14-16  
 SCALE: AS NOTED

SHEET  
**C1**  
 SWEGACA01  
 ©2016 ALL RIGHTS RESERVED

22x34 SHEET: 1"=300'  
 11x17 SHEET: 1"=600'  
 0 150 300 600



**HISTORIC SITE PLAN**





INTERIM PERMIT CULTIVATION SUMMARY

**223-061-043 - LEGAL PARCEL 1**

L40 - 7,500 SF OUTDOOR  
TOTAL = 7,500 SF OUTDOOR

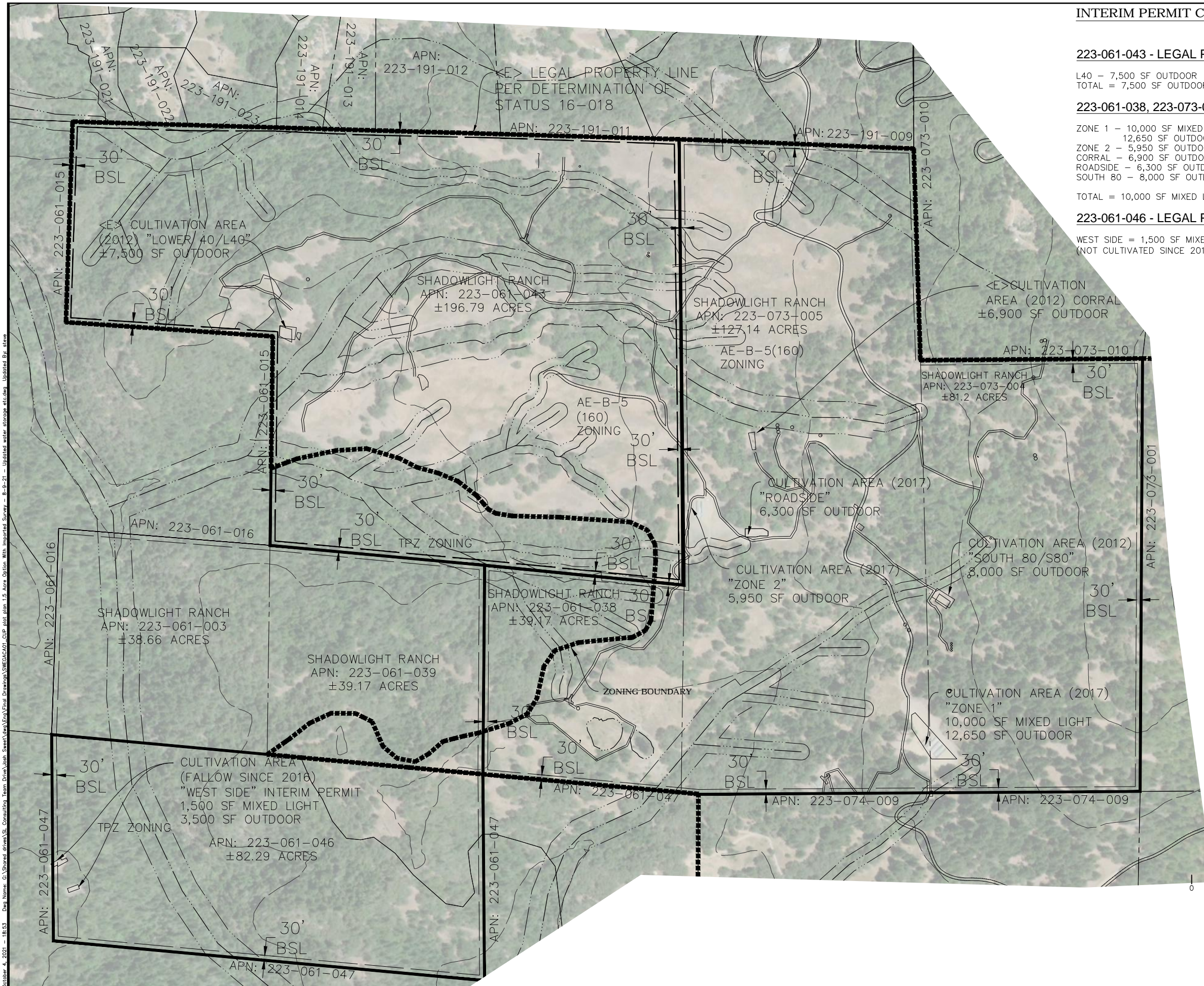
**223-061-038, 223-073-004,-005 - LEGAL PARCEL 2**

ZONE 1 - 10,000 SF MIXED LIGHT  
12,650 SF OUTDOOR  
ZONE 2 - 5,950 SF OUTDOOR  
CORRAL - 6,900 SF OUTDOOR  
ROADSIDE - 6,300 SF OUTDOOR  
SOUTH 80 - 8,000 SF OUTDOOR

TOTAL = 10,000 SF MIXED LIGHT AND 39,800 SF OUTDOOR

**223-061-046 - LEGAL PARCEL 3**

WEST SIDE = 1,500 SF MIXED LIGHT AND 3,500 SF OUTDOOR  
(NOT CULTIVATED SINCE 2016)



DATE	REVISIONS
10-4-21	ADDED WEST SIDE
5-5-20	LEGAL PARCEL BOUNDARY ADDED

THE HILLS, LLC  
GARBerville, CA 95542  
INTERIM SITE PLAN

PROJ MGR: TMW  
PROJ ASSOC: S  
DRAWN BY: RCM  
DATE: 10-14-16  
SCALE: AS NOTED

SHEET  
**C3**  
SWEGACA01  
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22x34 SHEET: 1"=300'  
11x17 SHEET: 1"=600'  
150 300 600



October 4, 2021 - 18:53 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Job\_Sheet\New\Em\Final Drawings\SWEGACA01\_CUP plot plan 1.5 Acrez Option With Imported Survey - 8-12-21 - Updated water storage etc.dwg Updated By: stave











