

ATTACHMENT 1B

Site Plan

APN 522-492-015
AMERICAN HOSPITAL
MANAGEMENT CORP

APN 522-491-017
W.C. FRASER
COMPANY

(E) 75' WIDE BUILDING SETBACK
STATE HWY 96

APN 522-492-016
1.5± ACRES

(E) MEDICAL BUILDING (1990)

(P) LOCATION OF FUTURE
DISTRIBUTION,
PROCESSING,
MANUFACTURING, NURSERY
AND 10,000 S.F. INDOOR
CULTIVATION BUILDINGS

APN 522-492-017
WILLOW CREEK COMMUNITY
CHURCH

APN 522-492-018
WILLOW CREEK FAMILY
ASSOCIATES

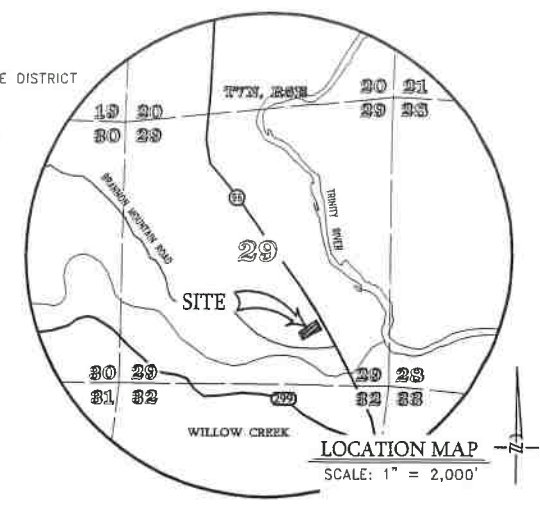


UTILITIES

WATER	WILLOW CREEK COMMUNITY SERVICE DISTRICT
SEWER	ON-SITE SEPTIC
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY

LEGEND

SYMBOL	INDICATES
◁	PARKING SPACE
(P)	PROPOSED
(E)	EXISTING
TYP.	TYPICAL
S.F.	SQUARE FEET
(YEAR)	APPROXIMATE YEAR CONSTRUCTED/INSTALLED



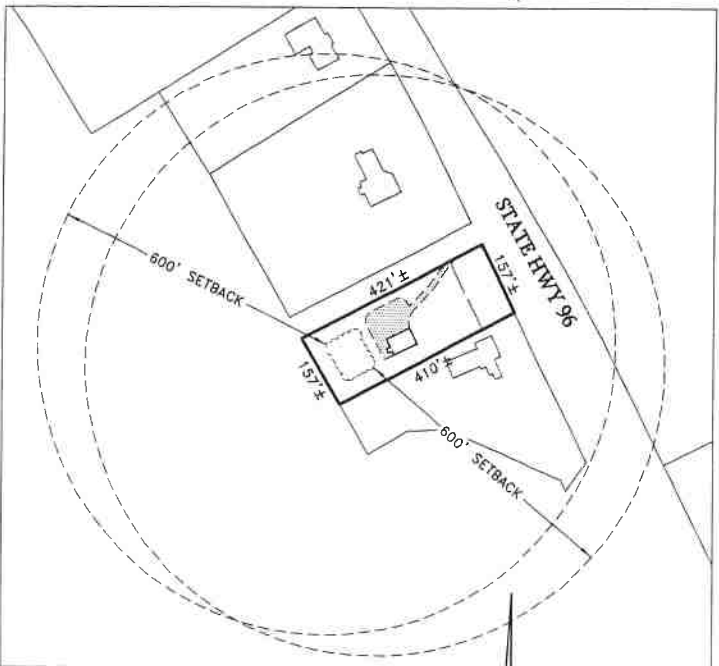
NOTES

- THIS PLOT PLAN, FOR APN 522-492-016, HAS BEEN PREPARED IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUD) NO. 2559, AND FOR THE PURPOSE OF SUPPORTING ENROLLMENT OF THE SITE'S AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD'S ORDER NO. R1-2015-0023.
- PER THE WILLOW CREEK COMMUNITY PLAN, THE PROPERTY HAS GENERAL PLAN DESIGNATIONS OF COMMERCIAL SERVICES (CS) AND IS ZONED COMMUNITY COMMERCIAL (C-2).
- THIS PLAT MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
- THE PROPERTY IS CURRENTLY DEVELOPED WITH ONE (1) COMMERCIAL BUILDING.
- THE SITE'S EXISTING AND PROPOSED IMPROVEMENTS, COMMERCIAL AGRICULTURAL OPERATIONS/ACTIVITIES, SETBACKS AND EASEMENTS/ENCUMBRANCES AFFECTING THE PROPERTY ARE AS SHOWN OR DENOTED HEREON.
- THE PROPERTY IS RELATIVELY FLAT.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA WHERE KNOWN CULTURAL RESOURCES HAVE BEEN LOCATED. HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED, MITIGATION MEASURES MAY BE REQUIRED UNDER FEDERAL AND STATE LAW.
- NO SCHOOLS, SCHOOL BUS STOPS, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES ARE LOCATED WITHIN SIX HUNDRED FEET (600') OF CULTIVATION SITE. THE WILLOW CREEK COMMUNITY CHURCH IS LOCATED WITHIN SIX HUNDRED (600') OF THE PROPOSED CULTIVATION SITE.
- THERE ARE NO NATURAL WATERWAYS, WATER DIVERSIONS, OR WATER STORAGE STRUCTURES ON-SITE.
- THIS PROJECT IS IN THE STATE RESPONSIBILITY AREA (SRA), AND CURRENT SRA FIRE SAFE STANDARDS FOR ROADWAYS, DRIVEWAYS, TURNOUTS, TURNAROUNDS, ETC. SHALL BE ADHERED TO.
- ACCESS TO THE SITE IS VIA STATE HIGHWAY 96.
- ALL FUTURE BUILDINGS AND IMPROVEMENTS TO BE DESIGNED AND PERMITTED PER THE COUNTY OF HUMBOLDT REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE CHURCH WILL BE CONTACTED FOR CONSENT TO REDUCE SETBACK REQUIREMENTS PRIOR TO ANY CANNABIS RELATED ACTIVITIES OCCURRING ON-SITE.
- SOLID WASTE AND RECYCLING STORAGE LOCATION TO BE DETERMINED AT THE TIME OF DEVELOPMENT.
- AVERAGE AND MAXIMUM NUMBER OF EMPLOYEES ON-SITE TO BE DETERMINED AT THE TIME OF DEVELOPMENT.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

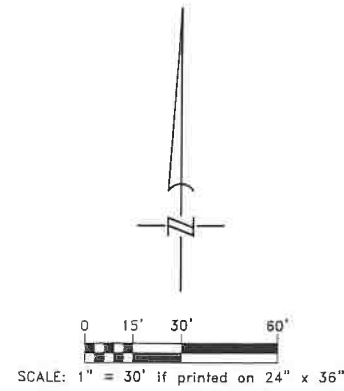
EASEMENTS AND ENCUMBRANCES

(PER PRELIMINARY REPORT BY HUMBOLDT LAND TITLE COMPANY, DATED MARCH 3, 2017)

- #8. AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND USE IN TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND PURPOSES CONNECTED THEREWITH PER BOOK 56 OF OFFICIAL RECORDS, PAGE 364, H.C.R.
- #11. AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND INGRESS AND EGRESS PER BOOK 864 OF OFFICIAL RECORDS, PAGE 40, H.C.R.
- #11a. AN EASEMENT FOR THE PURPOSE OF A PIPELINE PER BOOK 865 OF OFFICIAL RECORDS, PAGE 365, H.C.R.
- #12. AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND INGRESS AND EGRESS PER BOOK 1344 OF OFFICIAL RECORDS, PAGE 644, H.C.R.
- #14. AN EASEMENT FOR THE PURPOSE OF AVIGATION PER BOOK 1599 OF OFFICIAL RECORDS, PAGE 110, H.C.R.



DETAIL-600 FT SETBACK
SCALE: 1" = 200'



Kimberly D. Preston 9-13-17
KIMBERLY D. PRESTON P.L.S. 9153 DATE

OWNER/APPLICANT
AMERICAN HOSPITAL
MANAGEMENT CORPORATION
c/o VICKY SLEIGHT
P. O. BOX 116
ARCATA, CA 95518
(707) 826-8200
APPS #13230
APN 522-492-016

MSBERG & PRESTON
434 7th Street
Eureka, California
95501
Telephone
(707) 443-9851
Fax: 443-0422
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY:	K.D.P.	DATE:	12/29/16
DRAWN BY:	C.W.B.	DATE:	12/29/16
CHECKED BY:	KIMBERLY D. PRESTON	DATE:	09/06/17

PLOT PLAN
for
AMERICAN HOSPITAL MANAGEMENT CORP.
in the unincorporated area of Humboldt County
Portion of Section 29, T.7N., R.5E., H.B.&M.

SCALE	AS SHOWN
JOB NO.	16-1674-3
SHEET OF	1 1

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