



PLAN FOR ADAPTIVE REUSE OF DEVELOPED INDUSTRIAL SITE

FROM: NorthPoint Consulting Group, Inc.

TO: Humboldt County Planning & Building Department

RE: Plan for Adaptive Reuse of Developed Industrial Site
North Wind Management, LLC – Samoa Pulp Mill Site
936 Vance Avenue, Samoa, CA
APN: 401-112-130
Conditional Use Permits and Coastal Development Permit Application for
Commercial Cannabis Activities

DATE: December 21, 2022

North Wind Management, LLC is proposing to permit commercial cannabis activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO) for the Coastal Zone on one legal parcel APN 401-112-030 near the community of Samoa in Humboldt County, California. The project requires a Conditional Use Permit and a Coastal Development permit for indoor commercial cannabis cultivation (43,560 sq. ft. of indoor cultivation) in addition to cannabis support facilities that include off-site commercial processing (2,434 sq. ft.), distribution (5,000 sq. ft.), non-volatile and volatile manufacturing (480 sq. ft. non-volatile; 480 sq. ft. volatile), and infusion (1,000 sq. ft.). The project proposal includes permitting of proposed facilities (including commercial building and accessory structures) and activities (including ancillary nursery, drying, trimming, processing, and manufacturing) appurtenant to the cultivation activities. Water will be primarily sourced municipal water through the Humboldt Community Services District and supplemented with associated storage. Power will be sourced from an onsite PG&E substation. The applicants aim to become fully compliant with State and local cultivation regulations.

The site has historically been used for industrial and commercial activities, dating back to the 1950s, including the former Samoa pulp mill and lumber support facilities. Currently, there are existing buildings on the site that range in conditions from very poor to good. A portion of the site is used for commercial purposes and is leased for office space. A Phase I Environmental Site Assessment (ESA) was prepared for this project by GHD (April 2020). The ESA provides more details on prior site operations and uses.

The site is currently developed with the following structures and equipment:

- Building 2: Office Building (± 15,593 sq. ft.)
 - o This two-story building was constructed by 1965 and was historically used as office space. The gable-roof building is wood framed with a concrete foundation and is in good condition. The building consists of a main two-story structure and two flanking, one-story



structures. The building is proposed for distribution activities and office space not associated with the cannabis application. No changes are proposed to this building and therefore, the project would not preclude future industrial use.

- Building 3: Secondary Office Building (\pm 4,793 sq. ft.)
 - o This building was constructed by 1965. The gable-roof building is wood framed with a concrete foundation and is in fair condition. The building is proposed for cannabis support facility and interior modifications will be proposed to ensure the building meets commercial building standards for proposed activities.
- Chip silo and conveyor (\pm 2,200 sq. ft.)
 - o This building was constructed by 1965 and was used as intermediate storage for wood chips. It is in very poor condition. This building is not proposed as part of the cannabis application due to the hazardous condition of the building. No changes are proposed to this building and therefore, the project would not preclude future industrial use.

The proposed project would adhere to the Performance Standard for Adaptive Reuse of Developed Industrial Site(s) outlined in the CCLUO for Coastal Zone:

- *Section 55.4.12.12.1: Development of additional buildings or infrastructure only allowed once existing infrastructure has been fully occupied.*
 - o Existing onsite structures include Building 2 (existing office building), Building 3 (secondary office building), and the historic mill chip silo. These structures are all being occupied as feasible:
 - The chip silo is in extremely poor condition and is unable to be used by the proposed project. The project does not propose to use this building as it would be hazardous for activities to occur inside of this structure. Therefore, it is not proposed to be fully occupied.
 - Building 3 is proposed to be fully occupied by cannabis uses.
 - Building 2 is proposed to be occupied by approximately 5,000 sq. ft. of distribution cannabis activities. The building is comprised of numerous smaller office rooms, which are unsuitable for indoor cultivation, nursery activities, drying, or the manufacturing that are proposed in the new building and modular structures. The office rooms are in good condition and are proposed to remain in good condition as commercial office space, rather than being converted to accommodate the commercial cannabis activities listed above (which could possibly preclude a future non-cannabis commercial use in the room). Additionally, these office rooms could be leased to a coastal-dependent use in the future (e.g., office rooms for Nordic Aquafarms or for wind energy uses). Approximately 5,000 sq. ft. of distribution space is proposed in this building, which maximizes the amount of office space needed for the project.
- *Section 55.4.12.12.2: Interior changes or additions to facilities must not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.*



- Interior modifications are proposed in Building 3 (secondary office building). Interior modifications or additions to the Building 3 would not prevent future re-occupancy by new uses compatible with the Industrial/Coastal Dependent (MC) zone. The proposed uses in these buildings are commercial uses, which are compatible with the existing Zone. In addition, these buildings would be able to be used for a non-cannabis related commercial or industrial use if needed in the future.
- *Section 55.4.12.12.3: Newly constructed facilities must comply with all development standards of the principal zoning district(s).*
 - The proposed new building (Building 1), including the ADA restrooms, would comply with development standards of the Industrial/Coastal Dependent (MC) zone. The proposed upgrading to “Building 3” (secondary office building) would enhance the site and would be able to be used by a future industrial or commercial use if cannabis activities ceased onsite.

Therefore, the proposed project would meet the Performance Standards for Adaptive Reuse of Developed Industrial Sites and would not preclude future industrial uses onsite.

