

ATTACHMENT 1C

Site Plan

NORTH WIND MANAGEMENT, LLC

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

APN: 401-112-030

DIRECTIONS TO SITE:

- FROM EUREKA, CA**
 -TAKE CA-255N TOWARDS SAMOA (APPROX. 2.0 MILES)
 -TURN LEFT ONTO NEW NAVY BASE RD (APPROX. 1.6 MILES)
 -TURN LEFT ONTO LP DR (APPROX. 0.1 MILES)
 -TURN RIGHT ONTO VANCE AVE (APPROX. 0.2 MILES)
 -SITE DRIVE ON LEFT



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

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 - COASTAL), AKA "ORDINANCE 2.0" ON 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, OFF-SITE COMMERCIAL PROCESSING, DISTRIBUTION, INFUSION, NON-VOLATILE MANUFACTURING, AND VOLATILE MANUFACTURING.

WATER FOR THE PROJECT IS PROPOSED TO BE SOURCED FROM MUNICIPAL WATER THROUGH THE HUMBOLDT BAY MUNICIPAL WATER DISTRICT (HBMBW). POWER IS PROPOSED TO BE SOURCED FROM THE REPOWER+ PLAN THROUGH AN EXISTING PG&E SERVICE AND PROPOSED UPGRADE. UP TO 52 EMPLOYEES ARE PROPOSED TO RUN THE OPERATION AT PEAK ACTIVITIES. THE PROJECT WILL CONFORM TO ALL ADAPTIVE REUSE STANDARDS FOR INDUSTRIAL SITES.

PROPOSED CANNABIS ACTIVITIES	SQUARE FOOTAGE (SF)
INDOOR CULTIVATION	43,560
NON-VOLATILE MANUFACTURING	480
VOLATILE MANUFACTURING	480
DISTRIBUTION	5,000±
OFF-SITE COMMERCIAL PROCESSING	2,436±
OFF-SITE PRODUCT STORAGE	4,640
INFUSION	1,000
TOTAL PROPOSED CANNABIS DEVELOPMENT	57,596

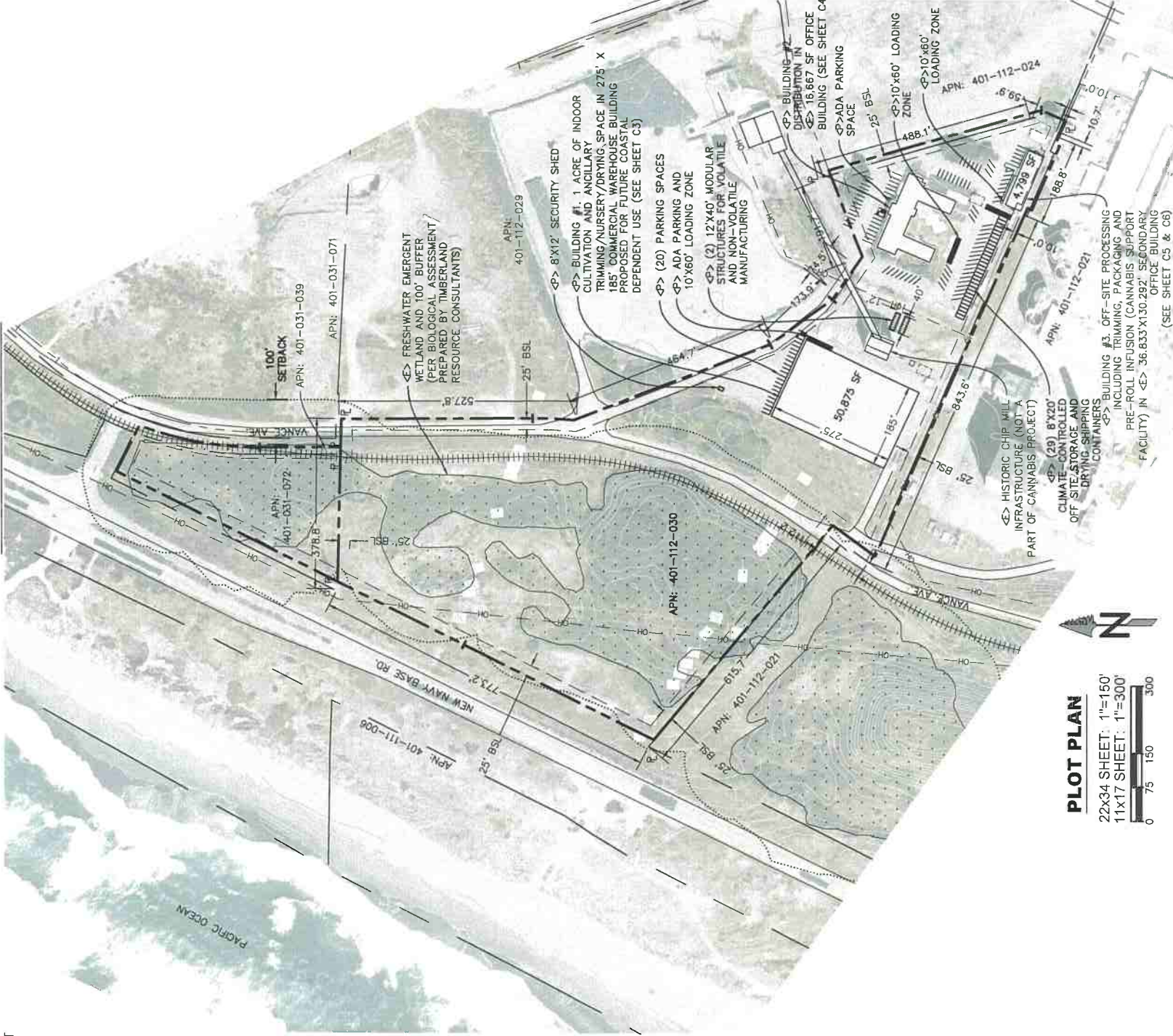
ANCILLARY CANNABIS ACTIVITIES	SQUARE FOOTAGE (SF)
10% ANCILLARY NURSERY SPACE	4,350
ANCILLARY DRYING SPACE	10,000
ANCILLARY TRIMMING SPACE	5,000

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. NORTHPOINT CONSULTING GROUP, INC. 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.

PLOT PLAN

22x34 SHEET: 1"=150'
 11x17 SHEET: 1"=300'
 0 75 150 300



PROJECT INFORMATION:

APPLICANT:
 NORTH WIND MANAGEMENT, LLC
 P.O. BOX 869
 ARCATA, CA 95518

PROPERTY OWNER:
 NORTH WIND MANAGEMENT, LLC
 P.O. BOX 869
 ARCATA, CA 95518

APPLICANTS AGENT:
 NORTHPOINT CONSULTING GROUP, INC
 1117 SAMOA BLVD.
 ARCATA, CA 95521
 (707) 798-6438

SITE ADDRESS:
 APN: 401-112-030
 936 VANCE AVE.
 SAMOA, CA 95564

TREES TO BE REMOVED = NONE
 PRIME AGRICULTURAL AREA = 0 SQ.FT.
 20% OF PRIME AGRICULTURAL AREA = 0 SQ.FT.
 PROPOSED INDOOR CULTIVATION AREA = 43,560 SQ.FT.
 PROPOSED NURSERY AREA = 10,890 SQ.FT.
 PROPOSED CULTIVATION FACILITY FOOTPRINT = 75,946 SQ.FT.

WATER
 = PRIVATE
SEWER
 = PRIVATE

PROPERTY SIZE = ±19.07 ACRES
 ZONING = MC/A
 GENERAL PLAN DESIGNATION = MC
 BUILDING SETBACKS:

MC	
FRONT	25'
SIDE	25'
REAR	25'

SRA AREA: = NO
 IN COASTAL ZONE: = YES
 IN 100 YR FLOOD ZONE: = NO
 IN PROJECTED 1 METER SEA LEVEL RISE: = NO
 IN TSUNAMI EVACUATION AREA: = YES
 IN AREA OF POTENTIAL LIQUEFACTION: = NO

LEGEND:

- FRESHWATER EMERGENT WETLAND PER NWI AND BIOLOGICAL ASSESSMENT
- RAILROAD
- PARCEL BOUNDARY
- OVERHEAD ELECTRIC
- BUILDING SETBACK

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - HAZARDS AND SETBACKS
- C2 - EXISTING AND PROPOSED SITE PLAN
- C3 - BUILDING #1 FLOOR PLAN
- C4 - BUILDING #2 FIRST AND SECOND FLOOR PLANS
- C5 - BUILDING #3 EXISTING FLOOR PLAN
- C6 - BUILDING #3 PROPOSED FLOOR PLAN

NORTH WIND MANAGEMENT, LLC
 936 VANCE AVE. SAMOA, CA 95564
 PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ. NO. AD
 DRAWN BY GIB
 DATE 9/17/21
 SCALE AS SHOWN
 SHEET
C0
 20-109



NORTH WIND MANAGEMENT, LLC CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

APN: 401-112-030

DATE	REVISIONS

NORTHPOINT
CONSULTING GROUP, INC.
1177 Samoa Blvd., Arcata, CA 95521

NORTH WIND MANAGEMENT, LLC
936 VANCE AVE. SAMOA, CA 95564
HAZARDS AND SETBACKS

PROJECT: AD
DRAWN BY: C.J.G.
DATE: 5/17/21
SCALE: AS SHOWN
SHEET
C1
20-109



- LEGEND:**
- FRESHWATER EMERGENT WETLAND PER NWI AND BIOLOGICAL ASSESSMENT
 - 1 METER SEA LEVEL RISE
 - 100 YEAR FLOOD ZONE
 - +++++ RAILROAD
 - PARCEL BOUNDARY
 - - - - OVERHEAD ELECTRIC
 - - - - BUILDING SETBACK
 - - - - 300' & 600' BUFFER
 - 100' WETLAND SETBACK

SITE PLAN
22X34 SHEET: 1"=150'
11X17 SHEET: 1"=300'

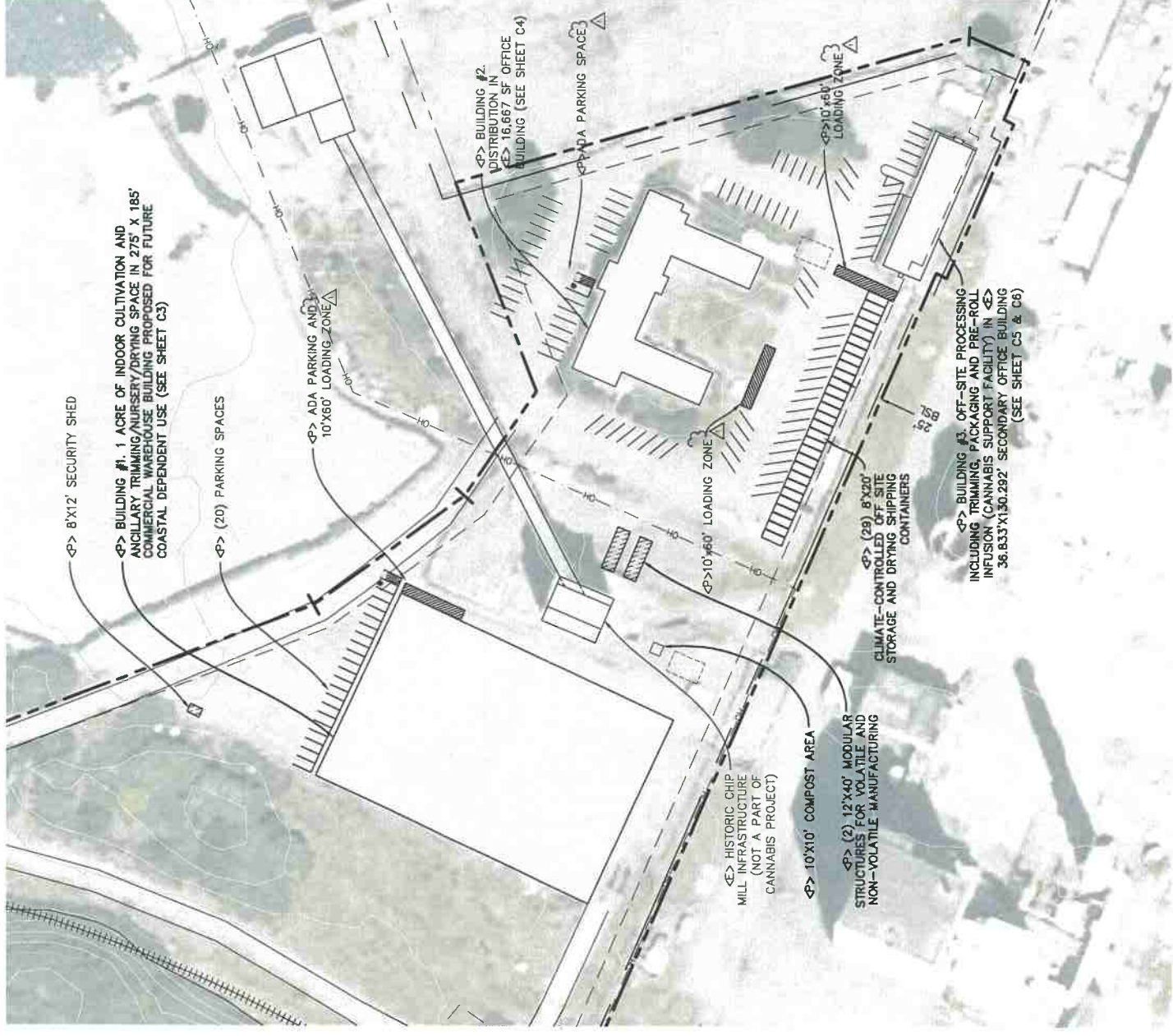
January 31, 2023 - 14:13 Dwg Name: P:\North Wind Management\01 - The North Wind - 20-109\CAD\NORTH WIND - USE PERMIT.dwg. Issued By: BradenHelm

NORTH WIND MANAGEMENT, LLC

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

EXISTING AND PROPOSED SITE PLAN

APN: 401-112-030



DATE	REVISIONS
9/12/2022	ADDITION OF ADA AND LOADING ZONES

NORTHPOINT
 CONSULTING GROUP, INC.
 1117 Samoa Blvd., Arcata, CA 95521

NORTH WIND MANAGEMENT, LLC
 936 VANCE AVE. SAMOA, CA 95564
 EXISTING AND PROPOSED SITE PLAN

PROJECT NO.: AD
 DRAWN BY: CG
 DATE: 9/17/21
 SCALE: AS SHOWN
 SHEET
C2
 20-109



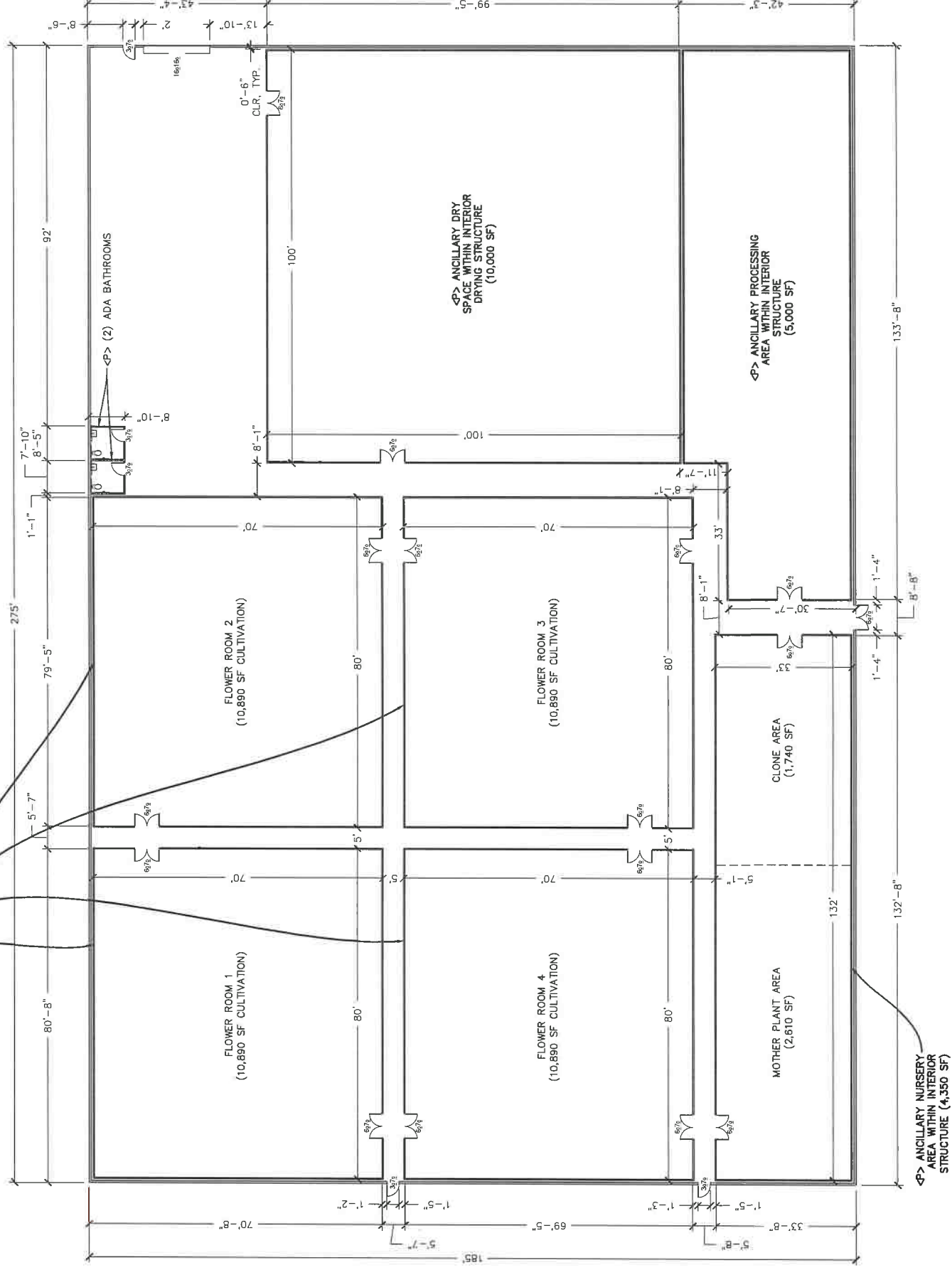
NORTH WIND MANAGEMENT, LLC

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

BUILDING #1 FLOOR PLAN

APN: 401-112-030

◁> 43,560 SF INDOOR CANNABIS CULTIVATION IN (4) 5,600-SF INTERIOR FLOWER ROOMS
NOTE THAT CULTIVATION WILL USE A TWO-TIERED HYDROPONIC SHELVING SYSTEM; 5,445 SF CANOPY AREA PER SHELF FOR A TOTAL OF 10,890 SF CANOPY IN EACH FLOWER ROOM



NOTES:

- PROPOSED CANNABIS ACTIVITIES (CULTIVATION, NURSERY, DRYING, AND TRIMMING) WOULD TAKE PLACE WITHIN INTERIOR MODULAR STRUCTURES WITHIN THE 185' X 275' WAREHOUSE BUILDING.
- INTERIOR MODULAR STRUCTURES ARE TEMPORARY AND COULD BE REMOVED IN THE FUTURE TO PREPARE THE WAREHOUSE STRUCTURE FOR A COASTAL-DEPENDENT USE.
- INTERIOR DESIGN IS CONCEPTUAL IN NATURE. EXACT DIMENSIONS OF MODULAR STRUCTURES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND COST.

DATE	REVISIONS	DRAWN BY

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

NORTH WIND MANAGEMENT, LLC
936 VANCE AVE, SAMOA, CA 95564
BUILDING #1 FLOOR PLAN

PROJ. NO.: AD
DRAWN BY: C.G.
DATE: 9/17/21
SCALE: AS SHOWN
SHEET: 3
20-109

SCALE: 1/16" = 1'-0" (11X17 1/32" = 1'-0")

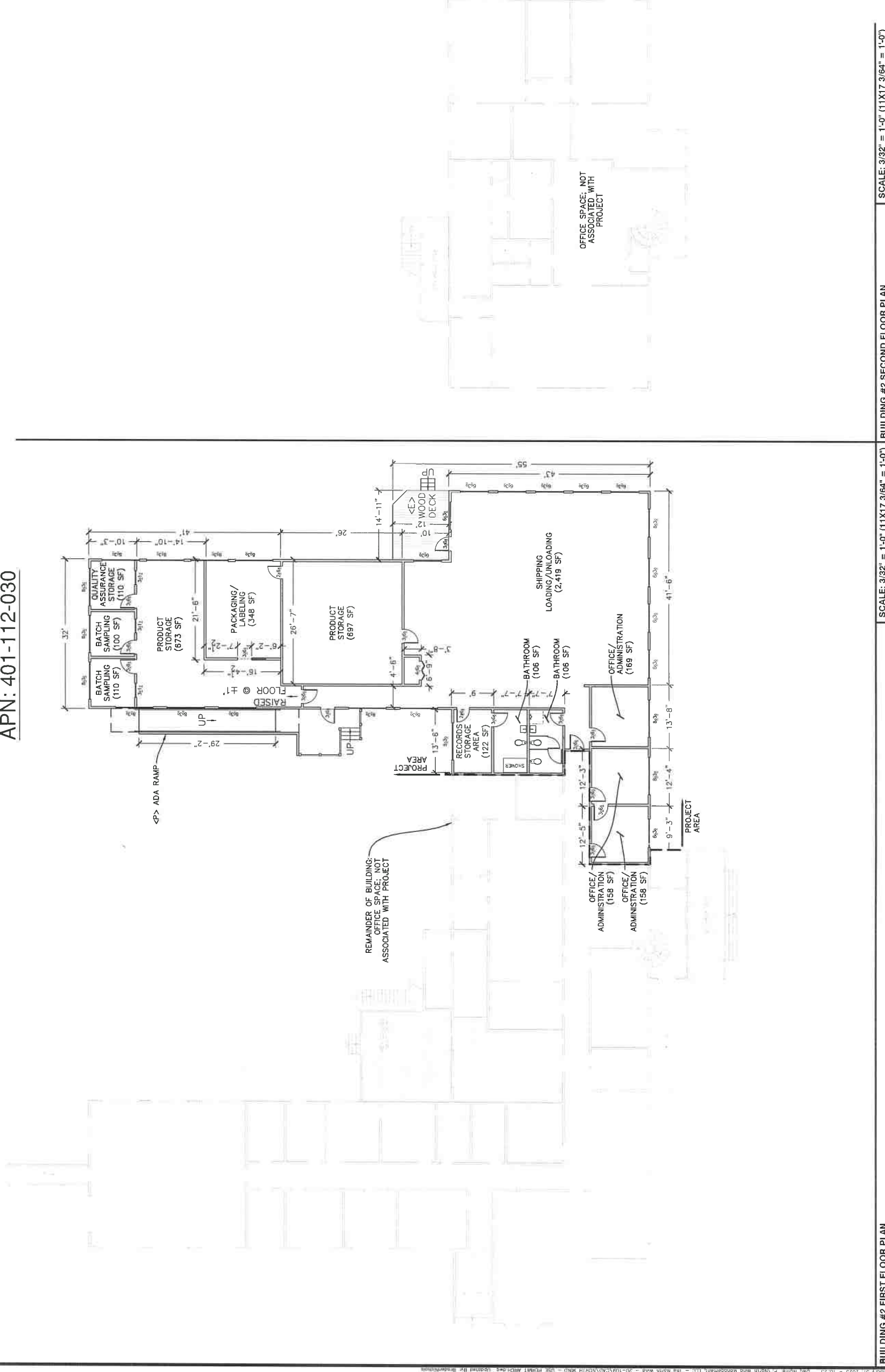
BUILDING #1 FLOOR PLAN

NORTH WIND MANAGEMENT, LLC

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

BUILDING #2 FIRST AND SECOND FLOOR PLAN

APN: 401-112-030



REMAINDER OF BUILDING:
OFFICE SPACE, NOT
ASSOCIATED WITH PROJECT

OFFICE SPACE, NOT
ASSOCIATED WITH
PROJECT

DATE	REVISION	DRAWN BY

NORTH POINT
 CONSULTING GROUP, INC.
 1117 Samoa Blvd., Arcata, CA 95521

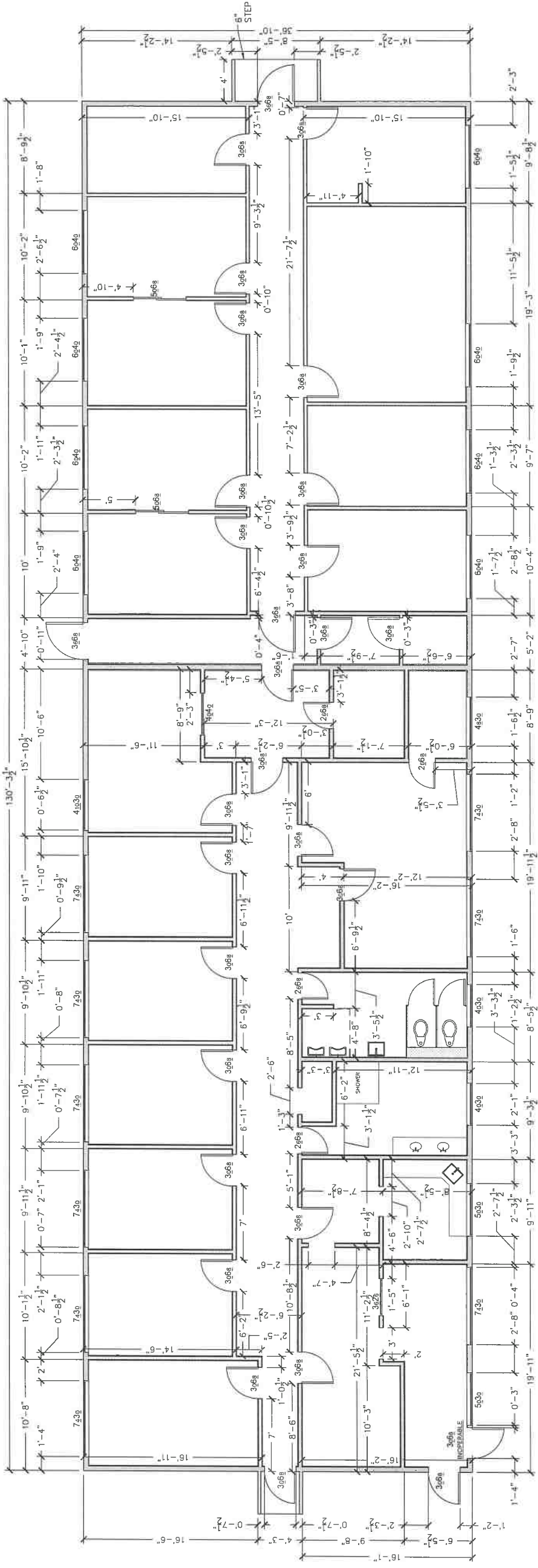
NORTH WIND MANAGEMENT, LLC 936 VANCE AVE, SAMOA, CA 95564	BUILDING #2 FIRST AND SECOND FLOOR PLAN
<small> PROJ. NO.: AD DRAWN BY: CCB DATE: 5/17/21 SCALE: AS SHOWN SHEET: C4 20-109 </small>	

Drawing 31-2023 - 10-23 045 0404 P:\North Wind Management, LLC - The North Wind - 20-109\CAD\0274.WIND - USE PERMIT ARCH.DWG. DESIGNED BY: BRADLEY



NORTH WIND MANAGEMENT, LLC
CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT
BUILDING #3 EXISTING FLOOR PLAN

APN: 401-112-030



10/23/2023 10:23:09 AM Dwg Name: P:\North Wind Management, LLC - The North Wind - 20109\CAV\0303 WND - USE PERMIT ARCH.DWG 11/23/2023 10:23:09 AM

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 CONSULTING GROUP, INC.
 1117 Samoa Blvd., Arcata, CA 95521

NORTH WIND MANAGEMENT, LLC
 936 VANCE AVE, SAMOA, CA 95564
 EXISTING BUILDING #3 FLOOR PLANS

PROJ. NO. AD
 DRAWN BY: J.C.G.
 DATE: 9/17/21
 SCALE: AS SHOWN
 SHEET

C5

20-109

BUILDING #3 EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0" (11X17 3/32" = 1'-0")

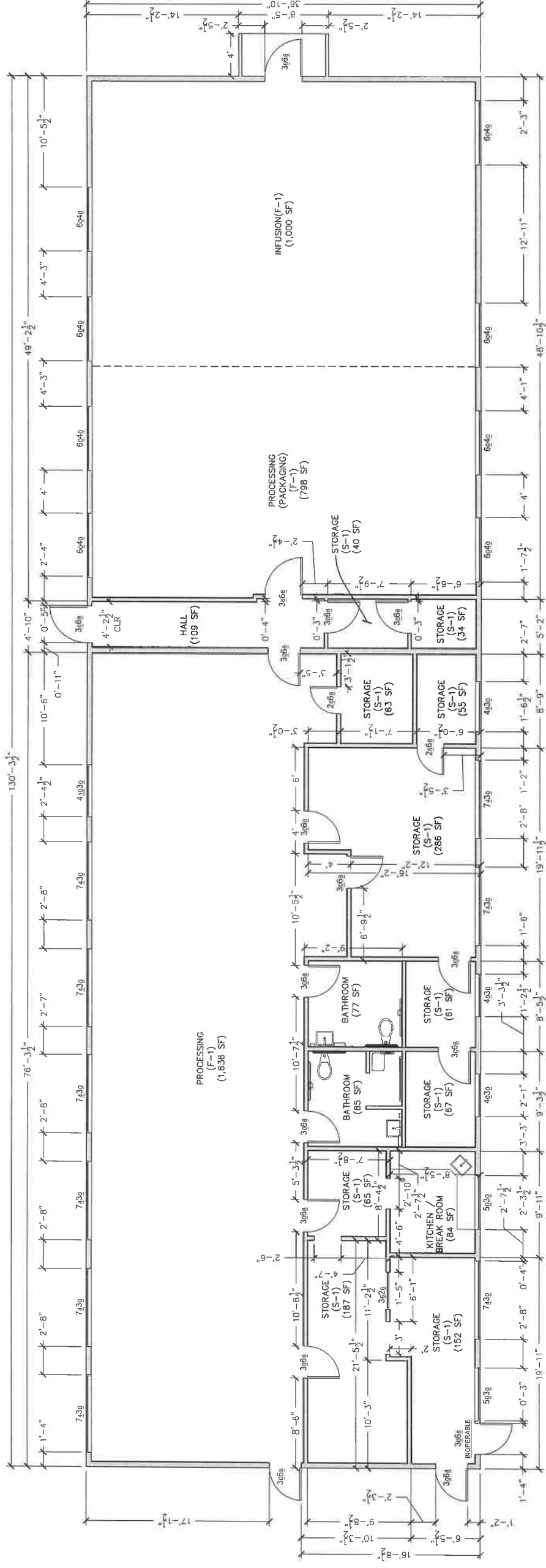


NORTH WIND MANAGEMENT, LLC

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT

BUILDING #3 PROPOSED FLOOR PLAN

APN: 401-112-030



DATE	REVISION

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

NORTH WIND MANAGEMENT, LLC 936 VANCE AVE, SAMOA, CA 95564 PROPOSED BUILDING #3 FLOOR PLANS	PROJ. NO.: AD DRAWN BY: CCG DATE: 9/17/21 SCALE: AS SHOWN SHEET: C6 20-109
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