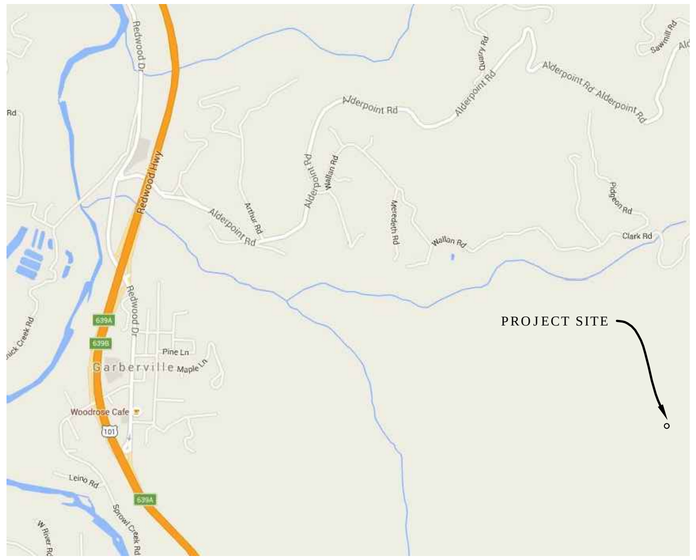
THE HILLS, LLC

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
APN223-061-046-000
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:

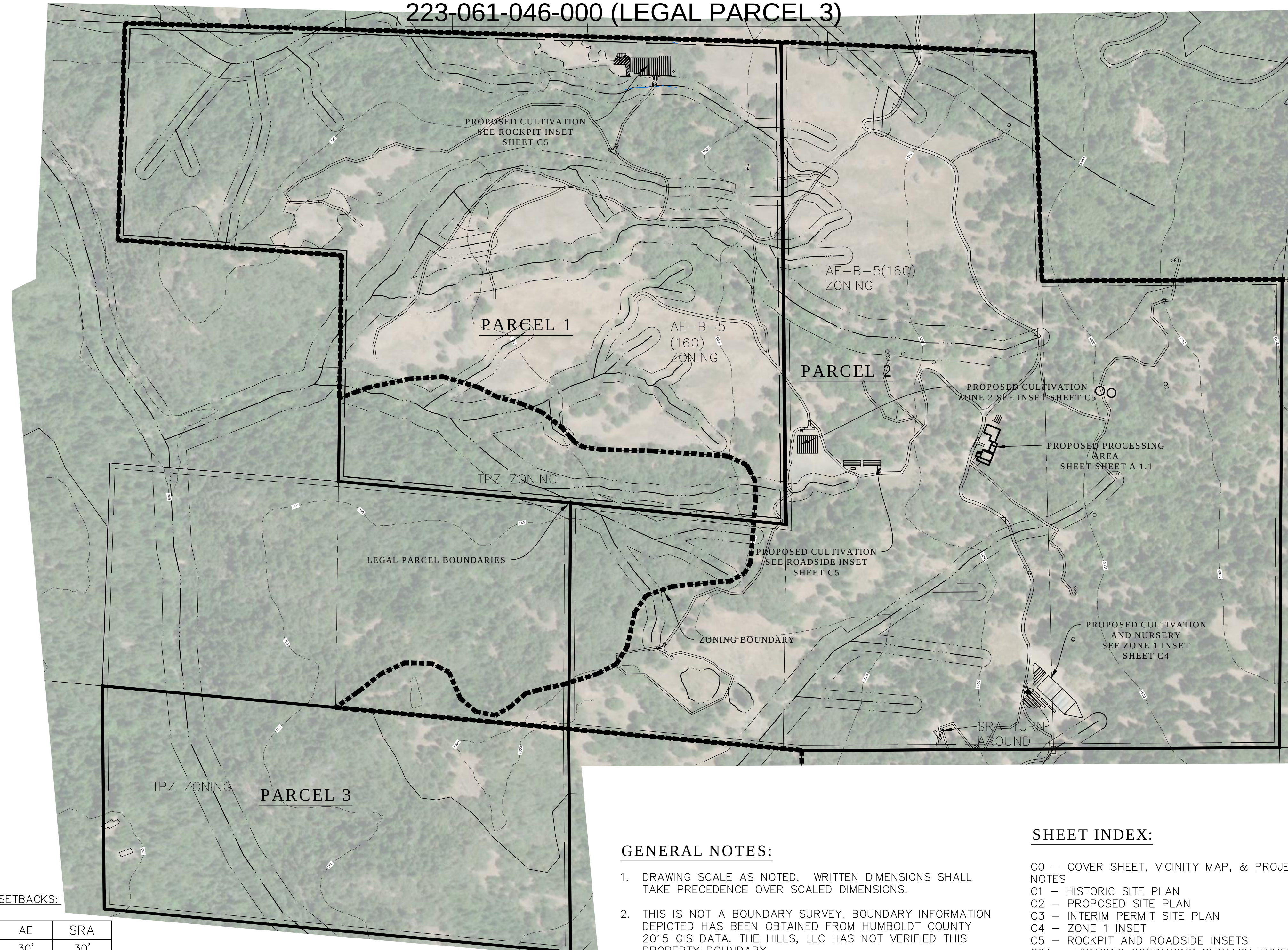
	AE	SRA
FRONT	30'	30'
SIDE	20'	30'
REAR	10'	30'

MAX. BLDG. HT. = NONE SPECIFIED

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

CDFW LSAA PERMIT # 1600-2018-0857-R1

WATERBOARD WDID # 1_12CC415333



GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. 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.
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 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'
0 250 500 1000

NORTH

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

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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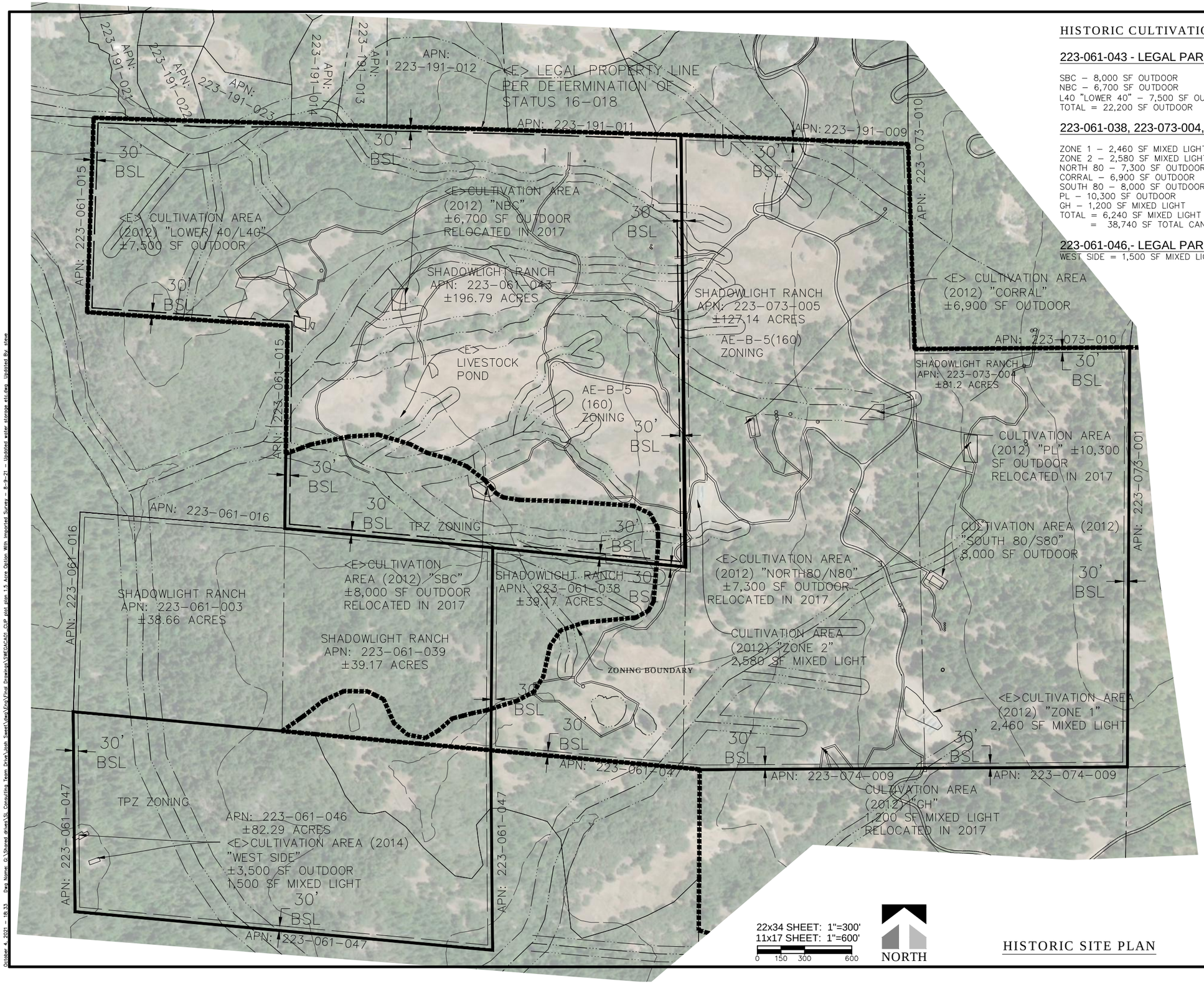
October 6, 2021 – 11:26 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Josh Sweet\dwg\Eng\Final Drawings\SWEGACA01_CUP plot plan 1.5 Acre Option With Imported Survey – 8-9-21 – Updated water storage etc.dwg Updated By: steve



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

HISTORIC SITE PLAN

DATE	REVISIONS	DRAWN BY
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.: SL
DRAWN BY: RCM
DATE: 10-14-16
SCALE: AS NOTED

SHEET
C1

SWEGACA01

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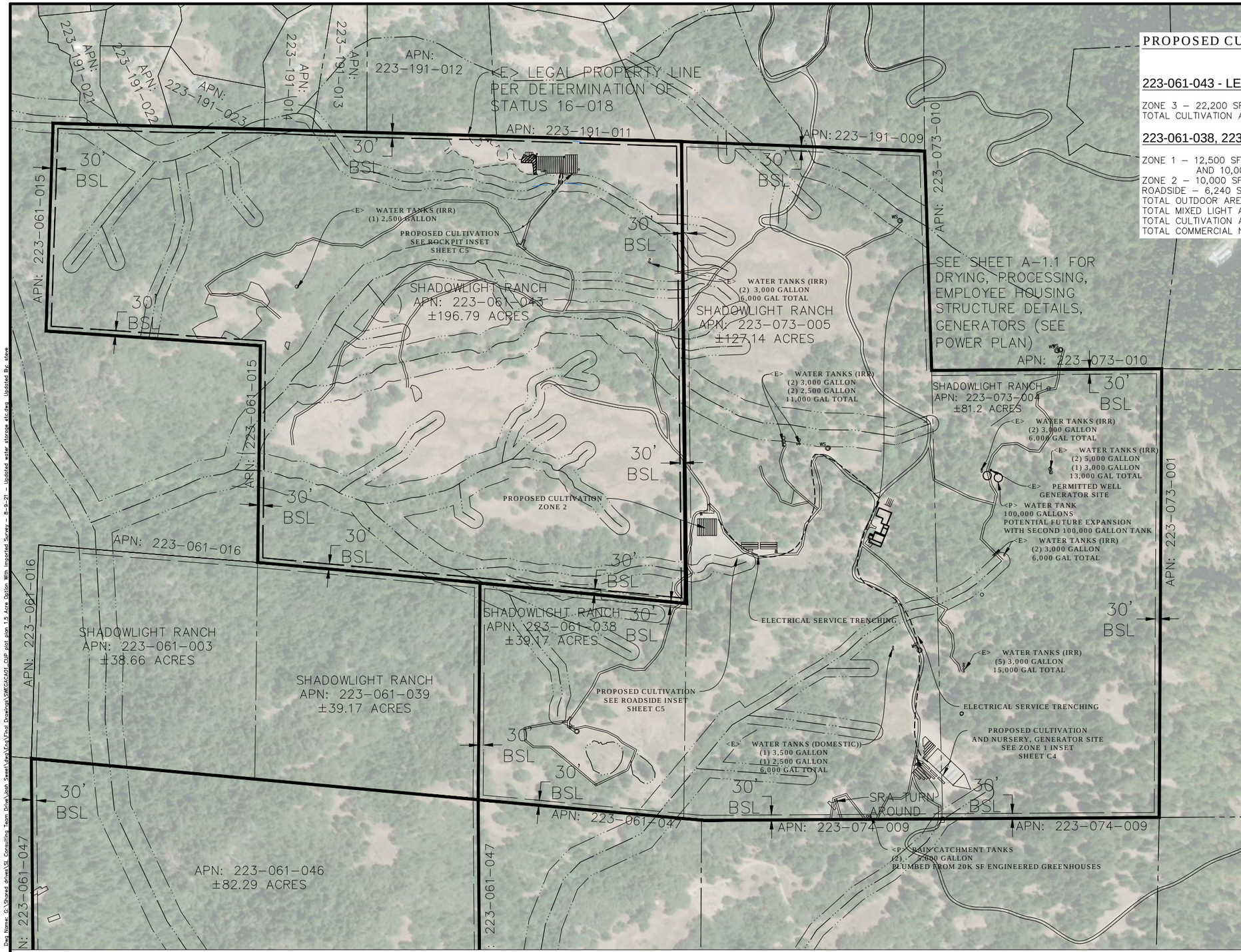


PROPOSED CULTIVATION SUMMARY

223-061-043 - LEGAL PARCEL 1

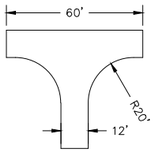
ZONE 3 – 22,200 SF OUTDOOR
TOTAL CULTIVATION AREA = 22,200 SF OUTDOOR

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

ZONE 1 – 12,500 SF OUTDOOR AND 10,000 SF MIXED LIGHT AND 10,000 SF NURSERY
ZONE 2 – 10,000 SF OUTDOOR
ROADSIDE – 6,240 SF OUTDOOR
TOTAL OUTDOOR AREA = 28,740 SF OUTDOOR
TOTAL MIXED LIGHT AREA = 10,000 SF MIXED LIGHT
TOTAL CULTIVATION AREA = 38,740 SF CANOPY
TOTAL COMMERCIAL NURSERY – 10,000 SF

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

NORTH



SRA HAMMERHEAD TURN AROUND DETAIL

DATE	REVISIONS	DRAWN BY
10-6-21	UPDATED WITH GENERATOR AND TANK LOCATIONS	
3-10-21	UPDATED MIXED LIGHT AND NURSERY LOCATION	
5-5-20	LEGAL PARCEL PROPERTY LINES ADDED	

THE HILLS, LLC
GARBERVILLE, CA 95542
PROPOSED SITE PLAN

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

SHEET
C2

SWEGACA01

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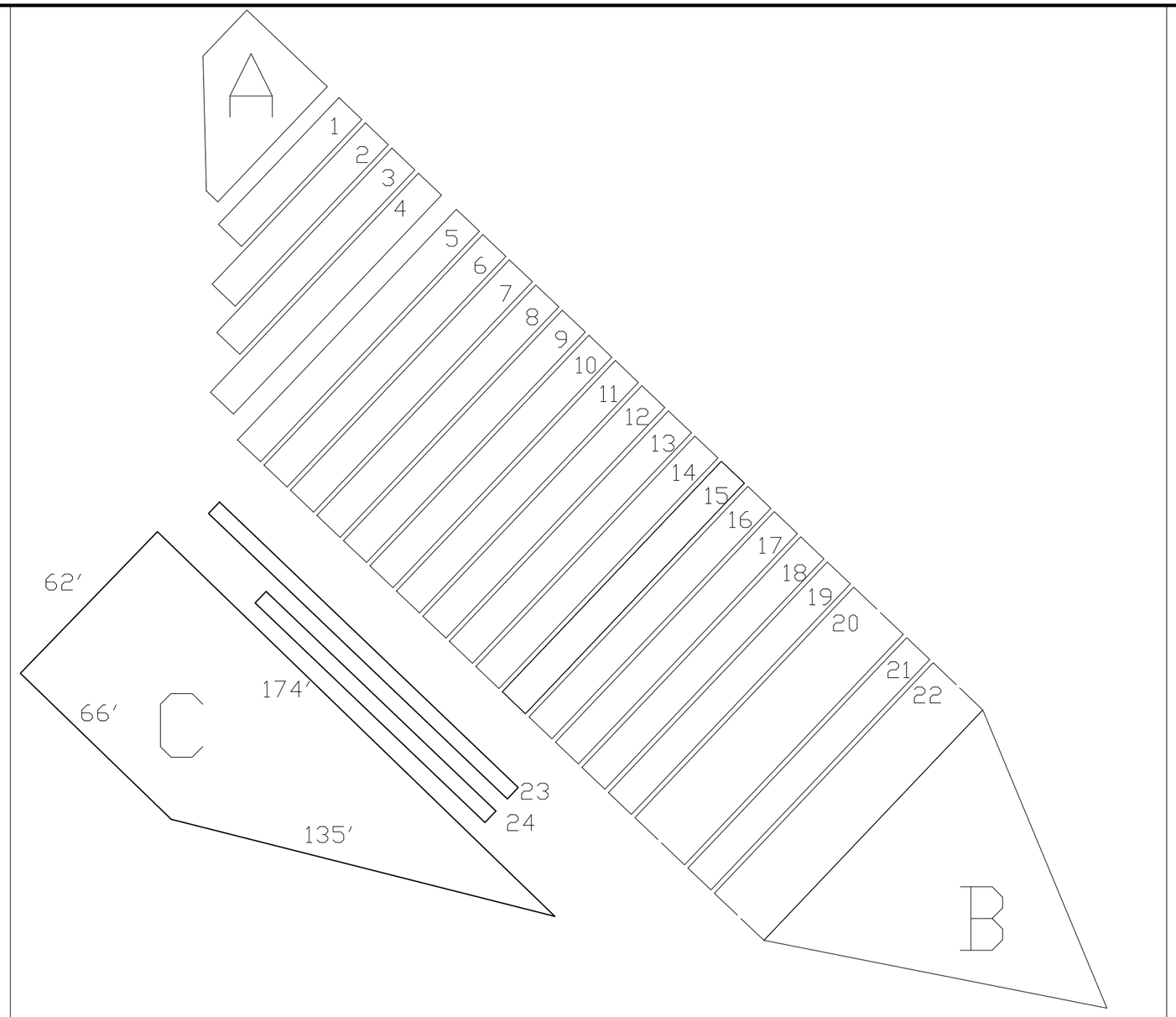

ZONE 1 SUMMARY

AREA A = 28 PLANTS, 5' O.C. IN A ROW, 10' ROWS = 700 SF OUTDOOR
AREA B = 112 PLANTS 5' O.C. IN A ROW, 10' ROWS = 2,800 SF OUTDOOR
AREA C 9,000 SF OUTDOOR NURSERY/PROPAGATION
GH 1 = 10X55 = 550 SF OUTDOOR
GH 2 = 10X70 = 700 SF OUTDOOR
GH 3 = 10X80 = 800 SF OUTDOOR
GH 4 = 10X95 = 950 SF OUTDOOR
GH 5–9 = 10'X100' = 5,000 SF OUTDOOR
GH 10–19 = 10'X100' = 10,000 SF MIXED LIGHT
GH 20 = 20'X96' = 1,920 SF DRYING GREENHOUSE
AREA 21 = 10'X96' = 960 SF OUTDOOR NURSERY/PROPAGATION
GH 22 = 20'X99' = 1,920 SF DRYING GREENHOUSE
AREA 23 = 5'X130' = 650 SF OUTDOOR
AREA 24 = 5'X100' = 500 SF OUTDOOR
TOTAL = 10,000 SF MIXED LIGHT AND 12,650 SF OUTDOOR = 22,650 SF CANOPY

22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'

0 20 40 80

DATE	REVISIONS	DRAWN BY

THE HILLS, LLC
GARBERVILLE, CA 95542
INTERIM CONDITIONS ZONE 1 INSET

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 09-29-20
SCALE: AS NOTED

SHEET
C3.1
SWEGACA01

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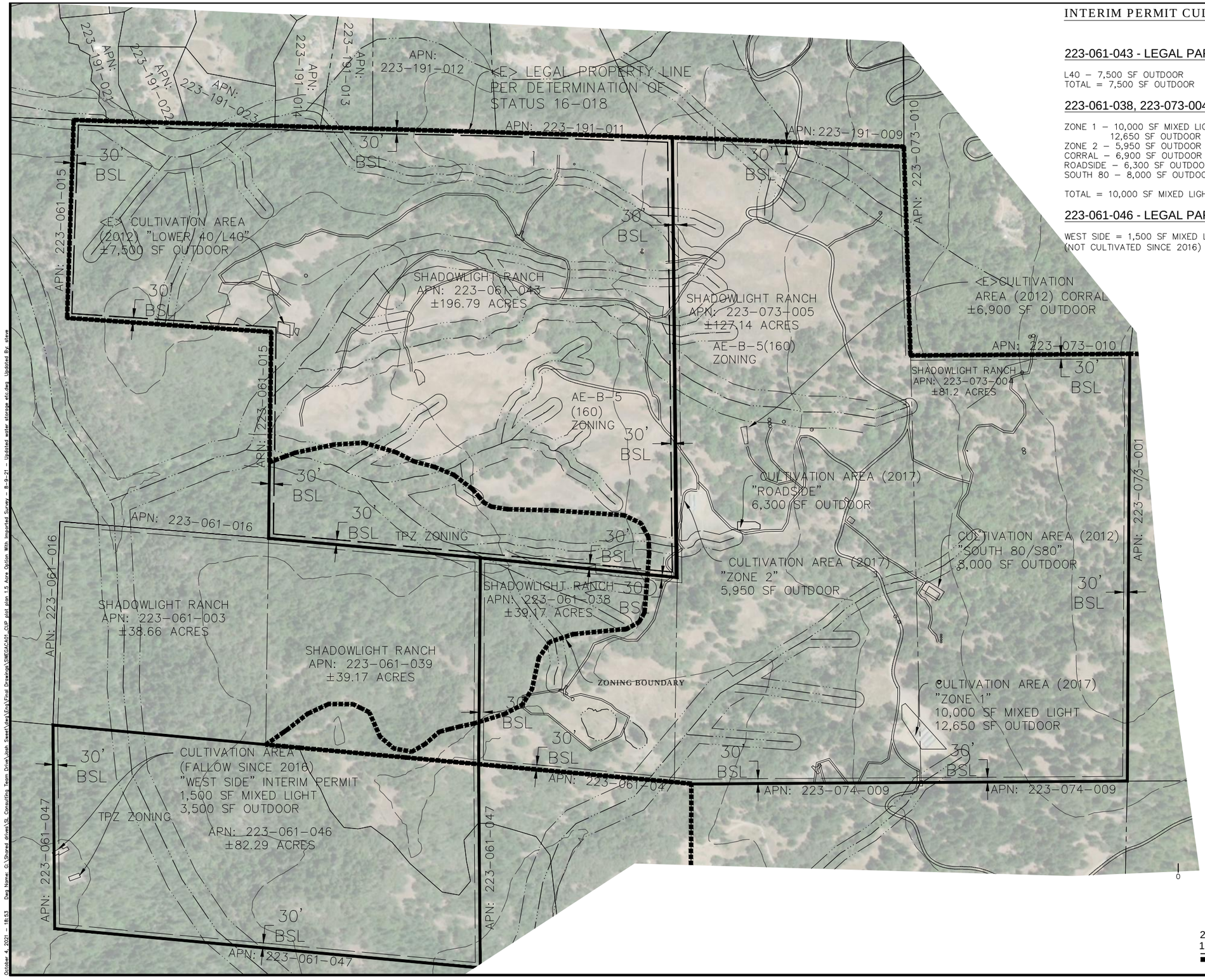

INTERIM PERMIT CULTIVATION SUMMARY

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	DRAWN BY
10-4-21	ADDED WEST SIDE	
5-5-20	LEGAL PARCEL BOUNDARY ADDED	

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

NORTH

THE HILLS, LLC
GARBERVILLE, CA 95542
INTERIM SITE PLAN

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

SHEET
C3

SWEGACA01

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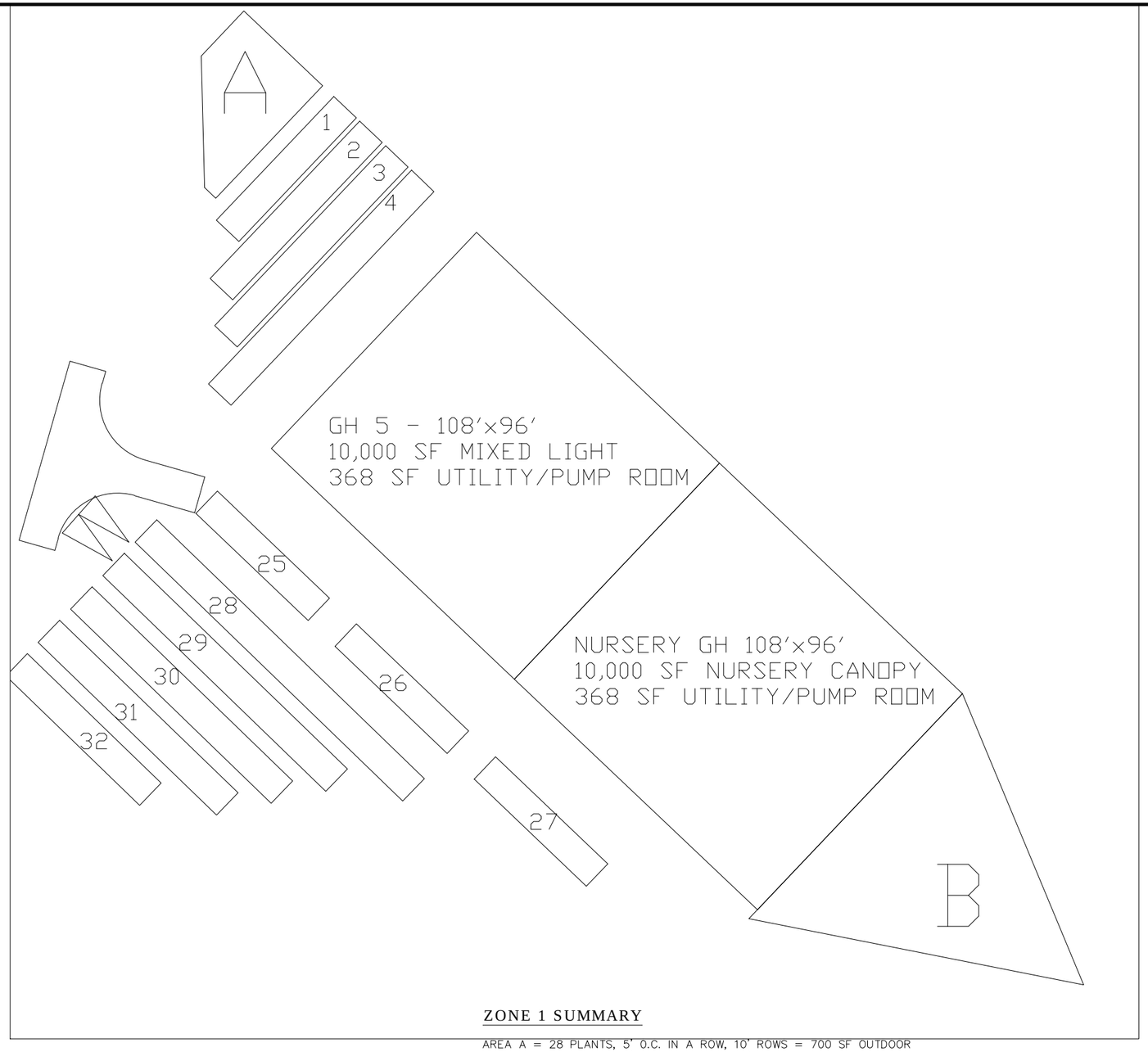
October 4, 2021 – 18:53 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Josh Sweet\Grow\Final Drawings\SWEGACA01_CUP plot plan 1.5 Acre Option With Imported Survey – 8-9-21 – Updated water storage etc.dwg Updated By: steve



ZONE 1 SUMMARY

AREA A = 28 PLANTS, 5' O.C. IN A ROW, 10' ROWS = 700 SF OUTDOOR
AREA B = 112 PLANTS 5' O.C. IN A ROW, 10' ROWS = 2,800 SF OUTDOOR
GH 1 = 10X55 = 550 SF OUTDOOR
GH 2 = 10X70 = 700 SF OUTDOOR
GH 3 = 10X80 = 800 SF OUTDOOR
GH 4 = 10X95 = 950 SF OUTDOOR
GH 5 = 10'X100' = 10,000 SF MIXED LIGHT
GH 25–27 = 10'X50' = 1,500 SF OUTDOOR
GH 28 = 10'X120' = 1,200 SF OUTDOOR
GH 29 = 10'X100' = 1,000 SF OUTDOOR
GH 30 = 10'X90' = 900 SF OUTDOOR
GH 31 = 10'X80' = 800 SF OUTDOOR
GH 32 = 10'X60' = 600 SF OUTDOOR
TOTAL = 10,000 SF MIXED LIGHT AND 12,500 SF OUTDOOR

NURSERY GREENHOUSE – 10,000 SF COMMERCIAL WHOLESALE NURSERY

22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'
0 20 40 80

DATE	REVISIONS	DRAWN BY
3-10-21	UPDATED MIXED LIGHT AND NURSERY LOCATION	

THE HILLS, LLC
GARBERVILLE, CA 95542
ZONE 1 INSET

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

SHEET
C4
SWEGACA01

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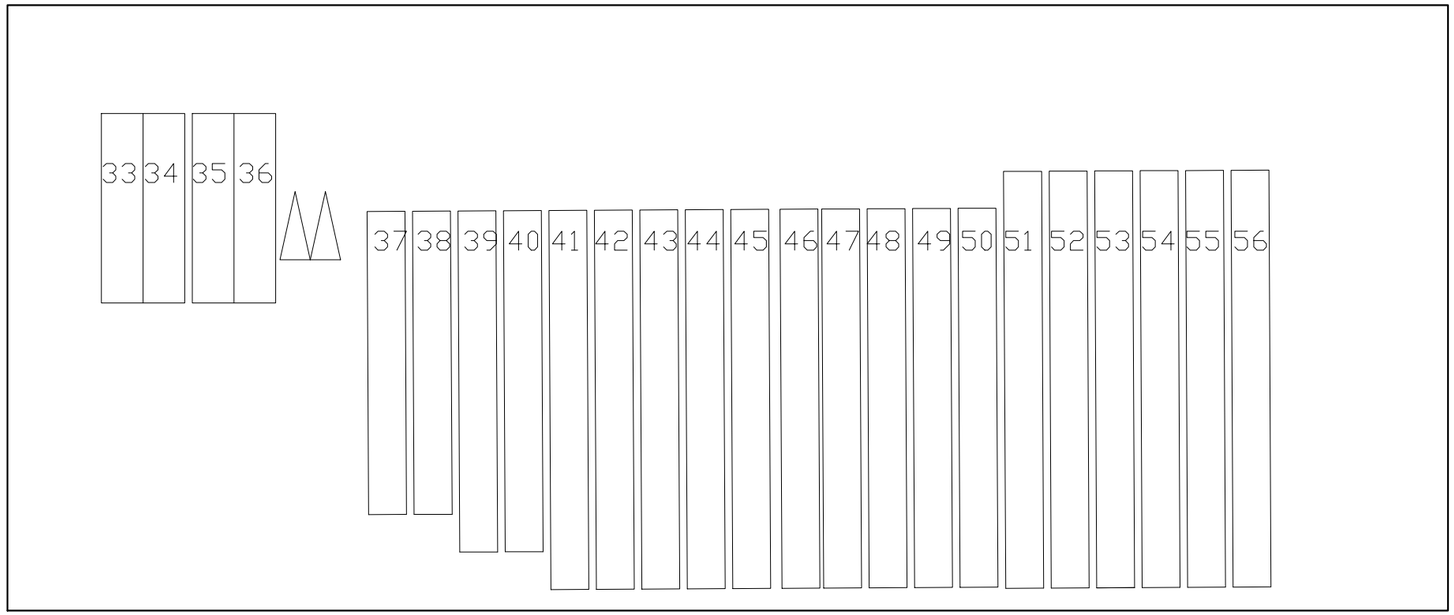
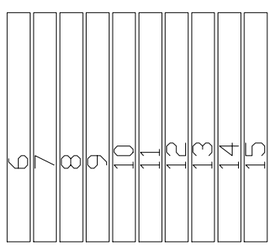


ROCKPIT SUMMARY

GH 33–36 = 11'X50' =2,200 SF OUTDOOR
GH 37–38 = 10'X80' = 1,600 SF OUTDOOR
GH 39–40 = 10'X90' = 1,800 SF OUTDOOR
GH 41–50 = 10'X100' = 10,000 SF OUTDOOR
GH 51–56 = 10'X110' = 6,600 SF OUTDOOR

TOTAL = 22,200 SF OUTDOOR



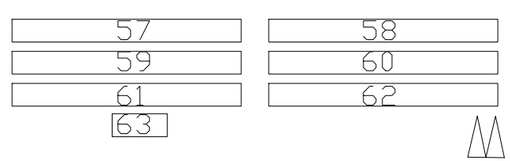
ZONE 2 SUMMARY

GH 6–15 = 10'X100' = 10,000 SF OUTDOOR

ROADSIDE SUMMARY

GH57–62 = 10'X100' = 6,000 SF
GH 63 = 10'X24' = 240 SF

TOTAL = 6,240 SF OUTDOOR



22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'

0 20 40 80

DATE	REVISIONS	DRAWN BY
3-10-21	UPDATED MIXED LIGHT AND NURSERY LOCATION	

THE HILLS, LLC

GARBERVILLE, CA 95542

ROCKPIT, ROADSIDE, ZONE 2 INSET

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 05–05–20
SCALE: AS NOTED

SHEET
C5

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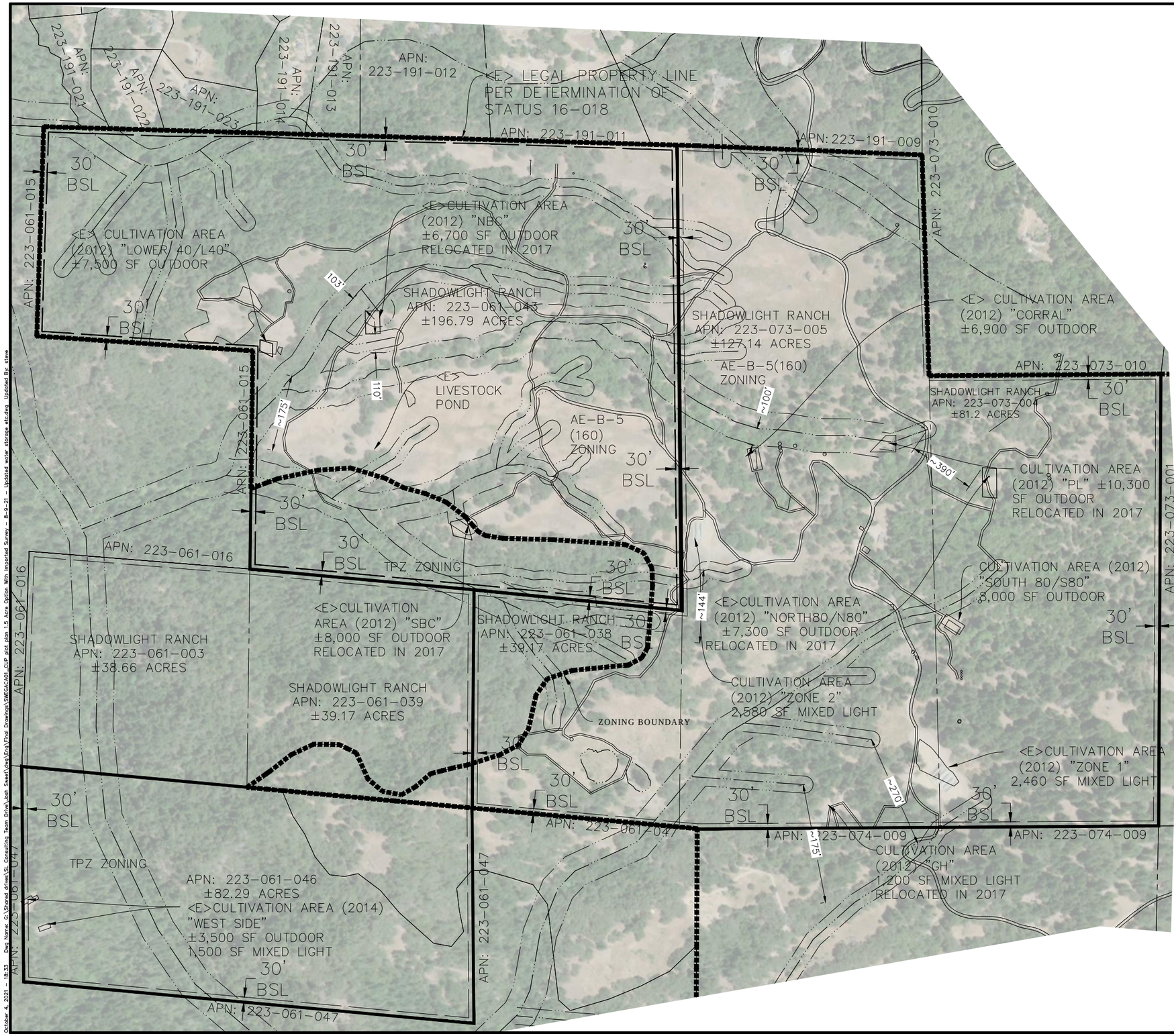

RELOCATION NOTES

"L40" SITE
SITE LOCATED WITHIN STREAM SETBACK

"NBC" SITE
SITE LOCATED WITHIN STREAM SETBACK

"SBC" SITE
SITE LOCATED WITHIN STREAM SETBACK

"PL" SITE
SITE LOCATED WITHIN STREAM SETBACK

"N80" SITE
SITE IS REMOTE AND IS NESTLED WITHIN A WOODED AREA. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

"S80" SITE
PORTION OF SITE LOCATED WITHIN STREAM SETBACK

"CORRAL" SITE
SITE IS REMOTE AND IS NESTLED WITHIN A WOODED AREA. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

"GH" SITE
SITE IS REMOTE AND IS WITHIN CLOSER PROXIMITY TO WOODED AREAS THAN THE ZONE 1 LOCATION. RELOCATION TO ZONE 1 ALSO REDUCES ROAD MILES TRAVELED PER SEASON (REDUCED EROSION AND GREEN HOUSE GAS GENERATION)

"WESTSIDE" SITE
SITE IS REMOTE AND IS ACCESSED FROM A NEIGHBOR PARCEL. AN EASEMENT DOES NOT EXIST AND THE NEW LANDOWNER HAS NOT PROVIDED AUTHORIZATION TO ACECSS THE SITE

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

NORTH

DATE	REVISIONS	DRAWN BY
10-4-21	ADDED PARCEL 3	

THE HILLS, LLC
GARBERVILLE, CA 95542
HISTORIC CONDITIONS SETBACK

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 5-8-20
SCALE: AS NOTED

SHEET
C6A
SWEGACA01

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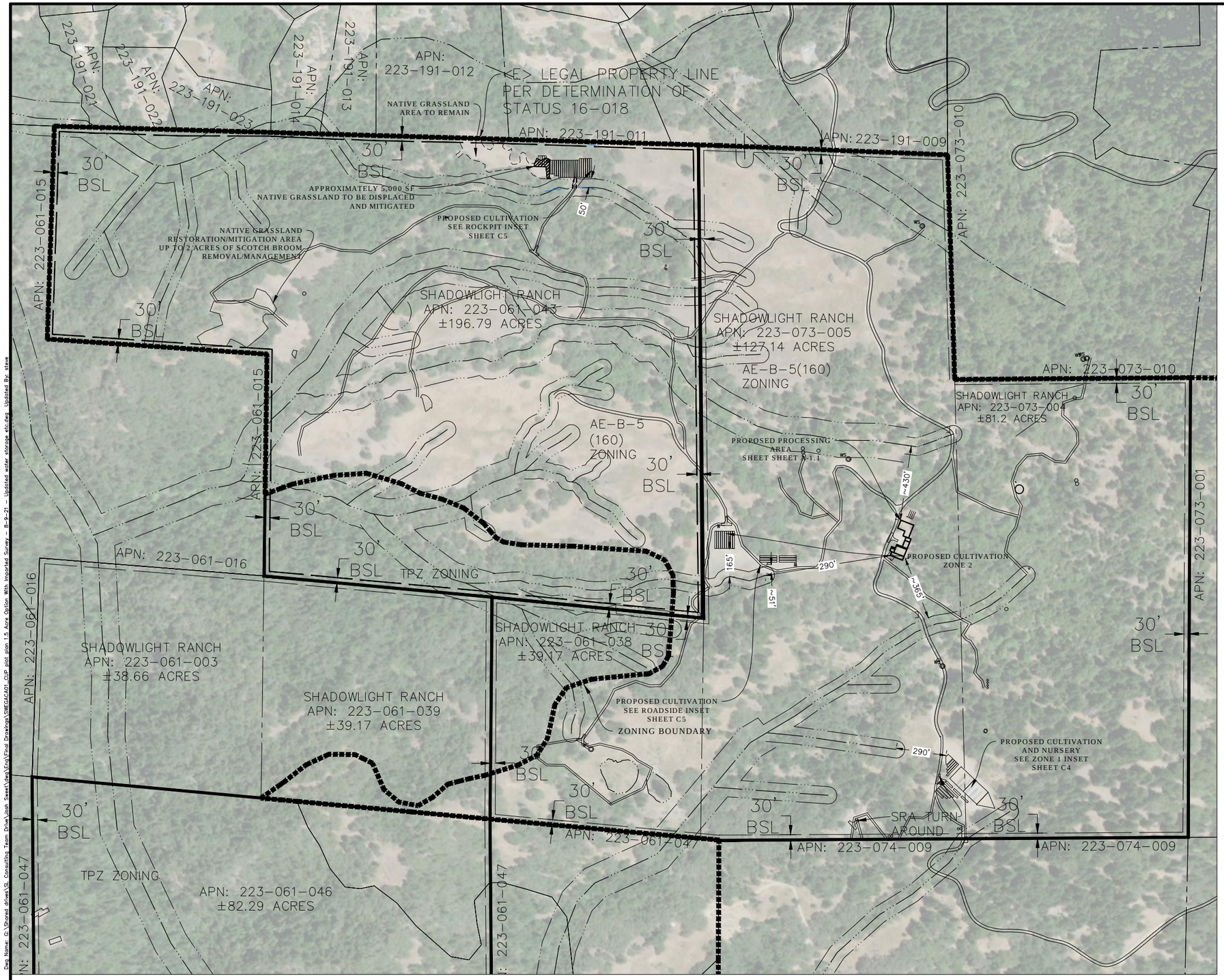

SETBACK NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. 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.
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.

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

NORTH

DATE	REVISIONS	DRAWN BY
10-6-21	UPDATED WITH PLANT COMMUNITY MAPPING	
3-10-21	UPDATED MIXED LIGHT AND NURSERY LOCATION	

THE HILLS, LLC

GARBERVILLE, CA 95542

PROPOSED CONDITIONS SETBACK

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 05-05-20
SCALE: AS NOTED

SHEET
C6B
SWEGACA01

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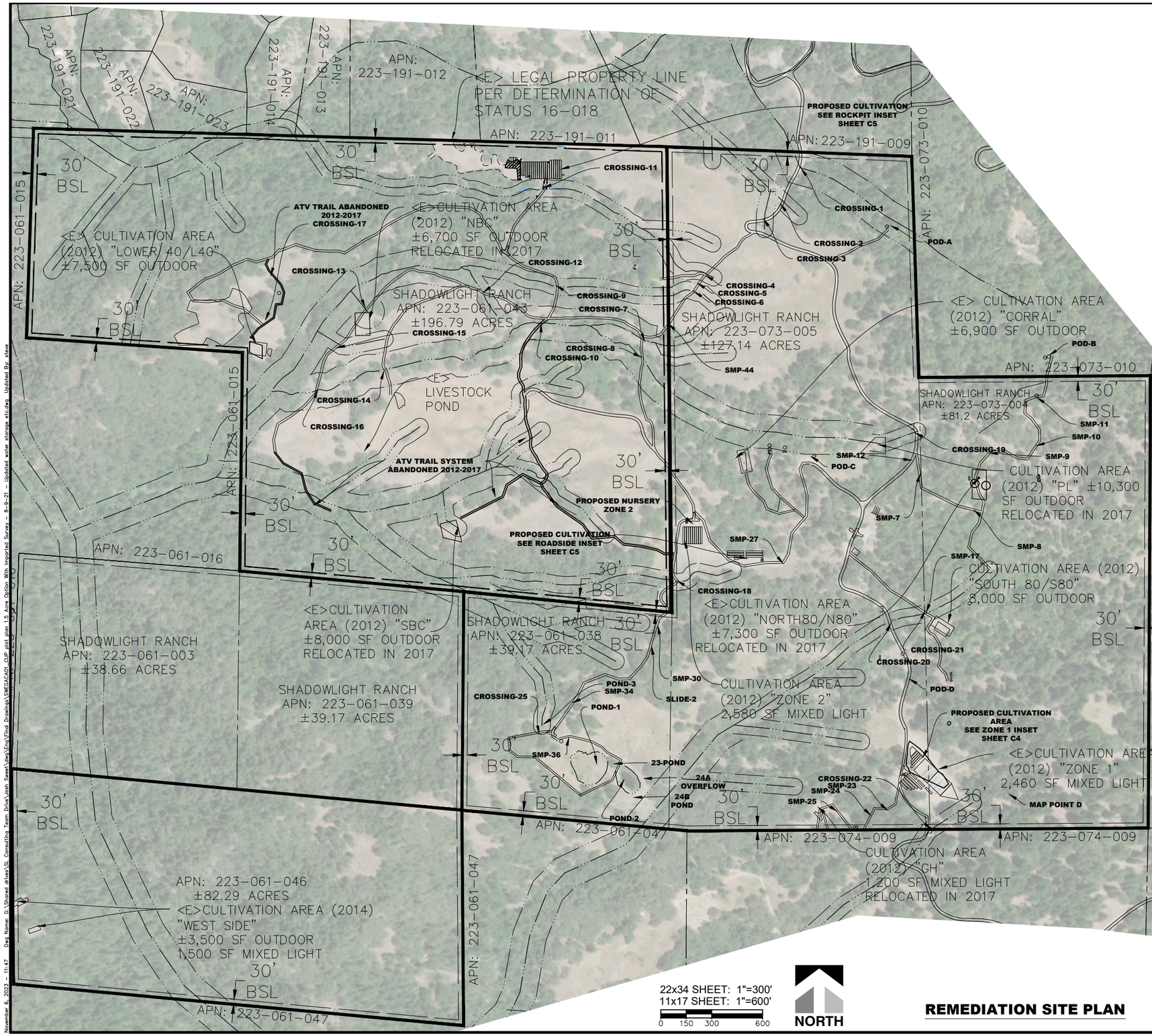

REMEDIATION SITE PLAN

LSAA POINT	SMP POINT	SCOPE
CROSSING-1	SITE 1	PERMIT EXISTING 42" CULVERT
CROSSING-2	SITE 2	PERMIT ROCKED FORD CROSSING
CROSSING-3	SITE 3	PERMIT EXISTING 42" CULVERT
CROSSING-4	SITE 47	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-5	SITE 46	INSTALL A MINIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-6	SITE 45	PERMIT EXISTING 24" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-7	SITE 43	PERMIT EXISTING 42" CULVERT AT ROAD/STREAM CROSSING
CROSSING-8	SITE 42	PERMIT EXISTING 48" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-9	SITE 49	ROCK ARMOR OUTLET ADF AN EXISTING 36" DIAMETER CULVERT
CROSSING-10	SITE 53	PERMIT EXISTING 60" CULVERT AT ROAD/STREAM CROSSING
CROSSING-11	SITE 51	INSTALL A MINIMUM 36" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-12	SITE 58	PERMIT EXISTING 24" CULVERT AT ROAD/STREAM CROSSING
CROSSING-13	SITE 65	INSTALL A MIMIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING-14	SITE 61	PERMIT EXISTING 60" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-15	SITE 67	INSTALL A MIMIMUM 18" DIAMETER CULVERT TO IMPROVE ROCKED FORD AT ROAD/STREAM CROSSING
CROSSING-16	SITE 69	PERMIT EXISTING 60" CULVERT AT ROAD/STREAM CROSSING
CROSSING-17	SITE 72	ABANDON EXISTING DIRT FORD CROSSING
CROSSING-18	SITE 29	PERMIT EXISTING 24" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-19	SITE 5	PERMIT EXISTING 12" DIAMETER CULVERT AT ROAD/BANK SEEP CROSSING
CROSSING-20	SITE 18	PERMIT EXISTING 30" DIAMETER CULVERT AT ROAD/STREAM CROSSING
CROSSING-21	SITE 16	INSTALL A MINIMUM 18" DIAMTER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
CROSSING- 22	SITE 22	REPLACE EXISTING 12" DIAMETER CULVERT WITH MINIMUM 18" DIAMETER CULVERT AT ROAD/STREAM CROSSING
23-POND SPILLWAY	SITE 37	REMOVE UNPERMITTED POND SPILLWAY AND REDIRECT FLOW TO APPROVED LOCATION PER APPROVED STREAM RESTORATION PLAN
24A-OVERFLOW	SITE 38	REMOVE UNPERMITTED POND SPILLWAY AND REDIRECT FLOW TO APPROVED LOCATION PER APPROVED STREAM RESTORATION PLAN
24B: POND	SITE 39	RESTORE POND PER STREAM RESTORATION PLAN
CROSSING-25	SITE 35	INSTALL A MIMIMUM 18" DIAMETER CULVERT TO IMPROVE DIRT FORD AT ROAD/STREAM CROSSING
MAP POINT D	SITE 21	REALIGN CLASS 3 STREAM PER APPROVED STREAM RESTORATION PLAN
POD A		REMOVE CISTERNS AND STRUCTURES FROM STREAM AND INSTALL AS NEEDED AN APPROVED WATER DIVERSION STRUCTURE PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN
POD B		REMOVE CISTERNS AND STRUCTURES FROM STREAM AND INSTALL AS NEEDED AN APPROVED WATER DIVERSION STRUCTURE PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN
POD C		WATER DIVERSION FROM A CLASS II STREAM PER APPROVED CDFW DIVERSION INFRASTRUCTURE PLAN. FOR FIRE WATER AND STOCKWATERING
POD D		WATER DIVERSION FROM A BANK SEEP FOR DOMESTIC USE

DATE	REVISIONS	DRAWN BY
11-6-23	PROJECT SCOPE REVISIONS	

THE HILLS, LLC
GARBERVILLE, CA 95542
REMEDIATION SITE PLAN - LSAA

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 5-5-20
SCALE: AS NOTED

SHEET
C7A
SWEGACA01

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November 6, 2023 - 11:47 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Work Sheet\Ones\Greg\Final Drawings\SWEGACA01 SMP plot plan 1.5 acre Option With Imported Survey - 8-9-21 - Updated water storage etc.dwg Updated By: steve

RESTORATION NOTES

"L40" SITE RESTORATION
SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDED VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"NBC" SITE RESTORATION
SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"SBC" SITE RESTORATION
SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"PL" SITE RESTORATION
SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"N80" SITE RESTORATION
SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

"S80" SITE RESTORATION
REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"CORRAL" SITE RESTORATION
SEE PHOTO LOG. REMOVE DEER FENCE, T-POSTS, METAL TRELLIS, POTS AND CULTIVATION SOIL. STABILIZE WITH 4" OF WEED-FREE STRAW AND ALLOW SURROUNDING VEGETATION TO RE-COLONIZE THE DISTURBED AREA.

"GH" SITE RESTORATION
SEE PHOTO LOG. AREA RELOCATED 3+ YEARS PRIOR AND HAS BEEN RECOLONIZED BY SURROUNDING VEGETATION

LOWER POND
AS EVALUATED BY SHN CONSULTING ENGINEERS ASSESSMENT DATED SEPTEMBER 21,2018:
DRAIN AND REBUILD OUTBOARD FACE OF THE EMBANKMENT WHERE SLUMPING HAS OCCURED AROUND THE EXISTING SECONDARY SPILLWAY CULVERT

UPPER POND
POND TO BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS. SEE SHN ESTIMATE.

LEGACY ATV TRAIL SYSTEM
~3,745 LINEAR FEET OF LEGACY TRAIL SYSTEM RESTORED 2012-2017

SITE MANAGEMENT PLAN (SMP) POINTS
SEE SHEET C7B FOR REMEDIATION SMP POINT DESCRIPTIONS. ONLY REMEDIATION ITEMS ARE LISTED ON THIS EXHIBITS. SEE SITE MANAGEMENT PLAN FOR OTHER POINTS (MONITORING POINTS, ETC)

WATERBOARD ADDED RESTORATION SITES	
POND-1/SLIDE-1	REMOVAL OF THE POND AND RESTORATION OF THE AREA IMPACTED BY THE CONSTRUCTION OF THE POND AND LANDSLIDE OCCURING AT THE NORTHWESTERN CORNER OF THE POND
POND-2	REMOVAL OF THE POND AND RESTORATION OF THE AREA IMPACTED BY CONSTRUCTION OF THE POND
POND-3	EXIISTING STOCK POND BERM TO BE REMOVED TO RENDER IT INCAPABLE OF STORING WATER
SLIDE-2	ROAD LANDSLIDE TO BE STABILIZED BASED ON DESIGN FROM A LICENSED ENGINEERING GEOLOGIST
WATERCOURSE CROSSINGS	ALL SCOPE IDENTIFIED IN THE LSAA AND SMP REMEDIATION POINTS

SMP REMEDIATION POINTS	
SMP-4	MAINTENANCE ROAD OUTSLOPING, CROWNING AND EXISTING INSIDE DITCH LEADOUT/KICKOUTS OR INSTALL KICKOUT DRAINAGE FEATURE EVERY 50-75 FEET IN SGEMENTS WHERE THERE ARE NONE OF THESE FEATURES
SMP-7	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-8	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-9	INSTALL AND MAINTAIN THREE WATER BARS 100' APART
SMP-10	INSTALL AND MAINTAIN TWO WATER BARS 100' APART
SMP-11	INSTALL AND MAINTAIN A WATER BAR
SMP-12	PERMIT EXISTING 42" CULVERT AT ROAD/STREAM CROSSING
SMP-17	ROCK SURFACE OF ACCESS ROAD 50 TP 60 FEET FROM CULTIVATION AREA AND ROCK APPROACHES TO CROSSING
SMP-21	REALIGN WATERCOURSE TO ALLOW WATER TO FLOW INTO HISTORIC FLOW PATH. EXCAVAT A DITCH ~40'-60' LONG X2' DEEP BY 4' WEED.
SMP-23	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-24	INSTALL A TYPE 1 ROCKED ROLLING DIP THAT DRAINS INTO THE EXISTING KICKOUT DRAINAGE FEATURE AS FLAGGED
SMP-25	INSTALL A TYPE 3 ROCKED ROLLING DIP
SMP-27	INSTALL 18" DIAMETER DITCH RELIEF CULVERT
SMP-30	RECONSTRUCT ROAD FILLSLOPE. SEE DETAILS
SMP-34	RE-CONSTRUCT THE ROAD FILLSLOPE. SEE DETAILS
SMP-36	RE-CONSTRUCT THE ROAD FILLSLOPE. SEE DETAILS
SMP-60	INSTALL 15" DITCH RELIEF CULVERT

DATE	REVISIONS	DRAWN BY
11-6-23	PROJECT SCOPE REVISIONS	
10-4-21	UPPER POND TO BE FULLY REMEDIATED	

THE HILLS, LLC

GARBERVILLE, CA 95542

REMEDIATION NOTES

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 5-5-20
SCALE: AS NOTED

SHEET
C7B
SWEGACA01

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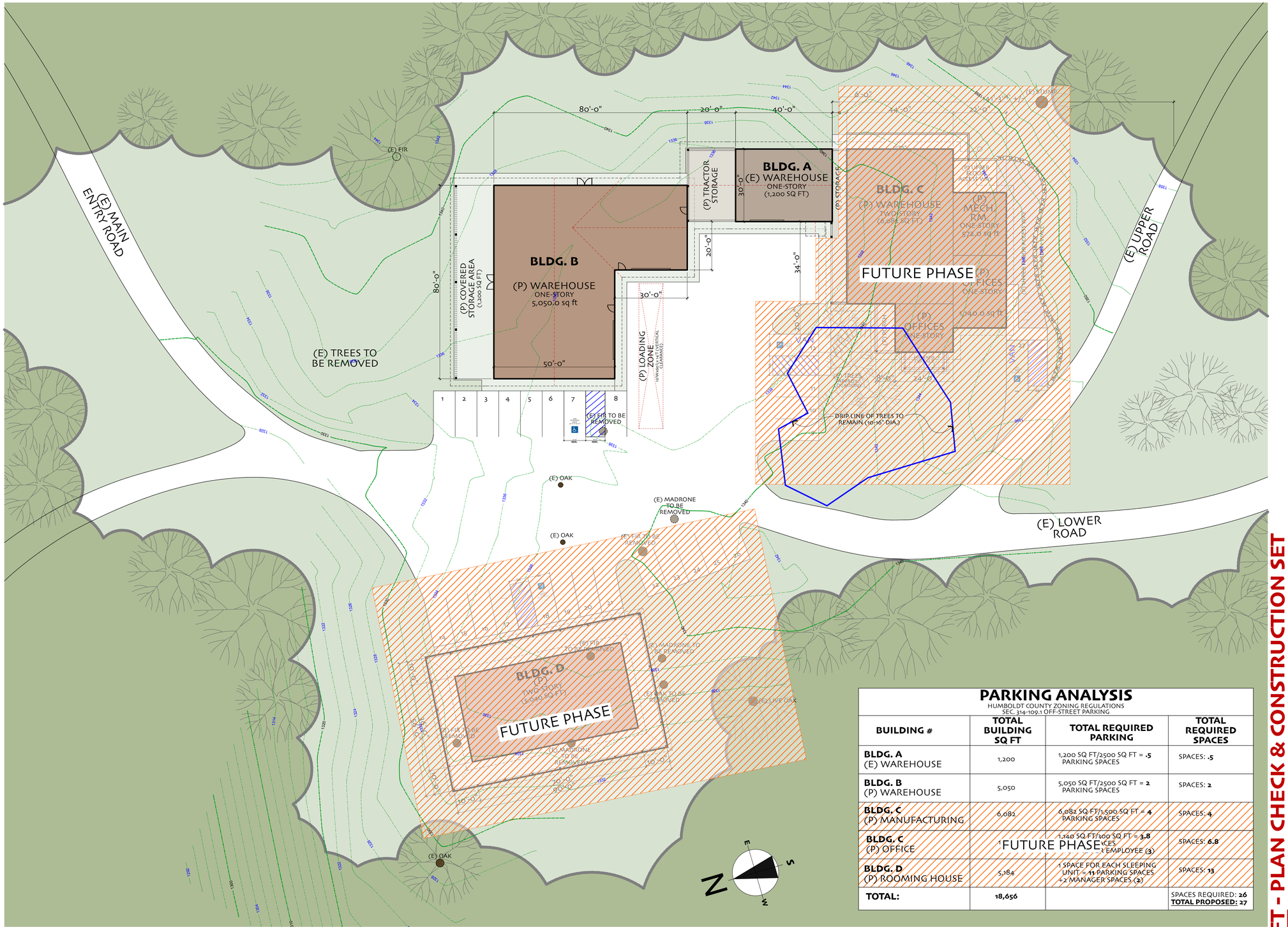
November 6, 2023 - 11:47 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Josh Sweet\Dwg\Final\Final Drawings\SWEGACA01_CUP plot plan 1.5 Acre Option With Imported Survey - 8-9-21 - Updated water storage etc.dwg Updated By: steve

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of JULIAN BERG DESIGNS and shall not be reused in whole or part for any other project without JULIAN BERG DESIGNS written authorization.

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ACCESS.	ACCESSIBLE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BM	BEAM
BLDG.	BUILDING
℄	CENTER LINE
CLR.	CLEAR
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CTR.	CENTER
DBL	DOUBLE
DIM.	DIMENSION
D.F.	DOUGLAS FIR
DN.	DOWN
D.S.	DOWN SPOUT
DWG	DRAWING(S)
(E)	EXISTING
EA	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAIL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPOSED
EXP. AGG.	EXPOSED AGGREGATE
FIN.	FINISH
FL.	FLOOR
F.O.S.	FACE OF STUD
FOUND.	FOUNDATION
FRMG.	FRAMING
F.R.P.	FIBERGLASS REINFORCED PLASTIC PANELS
GAL.	GALVANIZED
G.B.	GRAB BAR
G.D.	GARBAGE DISPOSAL
GLB	GLUE LAM BEAM
GYP. BD.	GYPSUM BOARD
G.R.	GRADE
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HOL. MTL.	HOLLOW METAL
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING
H.W.H.	HOT WATER HEATER
INCL.	INCLUDED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JUNC.	JUNCTION
LN.	LINEN
LOUV.	LOUVER (ED)
LTG.	LIGHTING
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MULL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NON-COMB.	NON-COMBUSTIBLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PLY.	PLYWOOD
ℙ	PROPERTY LINE
REQD.	REQUIRED
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
RWD.	REDWOOD
SECT.	SECTION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STRUCT .	STRUCTURAL
TEMP.	TEMPERED
T&B	TOP & BOTTOM
T.S.	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.C	WATER CLOSET
W/	WITH
W.D.	WOOD



PARKING ANALYSIS

HUMBOLDT COUNTY ZONING REGULATIONS
SEC. 314-109.1 OFF-STREET PARKING

BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED SPACES
BLDG. A (E) WAREHOUSE	1,200	1,200 SQ FT/2500 SQ FT = **.5** PARKING SPACES	SPACES: **.5**
BLDG. B (P) WAREHOUSE	5,050	5,050 SQ FT/2500 SQ FT = **2** PARKING SPACES	SPACES: **2**
BLDG. C (P) MANUFACTURING	6,082	6,082 SQ FT/1,500 SQ FT = **4** PARKING SPACES	SPACES: **4**
BLDG. C (P) OFFICE	1,140	1,140 SQ FT/300 SQ FT = **3.8** OFFICES + 1 EMPLOYEE (**3**)	SPACES: **6.8**
BLDG. D (P) ROOMING HOUSE	5,184	1 SPACE FOR EACH SLEEPING UNIT = **11** PARKING SPACES + 2 MANAGER SPACES (**2**)	SPACES: **13**
TOTAL:	**18,656**		SPACES REQUIRED: **26** **TOTAL PROPOSED: 27**

FUTURE PHASE

PHASE 1
SITE PLAN DETAIL

SCALE: 1" = 20'-0" (22" X34" PAPER SIZE)
1" = 40'-0" (11" X17" PAPER SIZE)

GRAPHIC SCALE BAR MEASURES 1 INCH ON FULL SIZE PLANS

DRAFT - PLAN CHECK & CONSTRUCTION SET
NOT FOR CONSTRUCTION

REVISIONS:

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LICENSED ARCHITECT
JULIAN ALEX BERG
C-35344
REN. 01/31/21
STATE OF CALIFORNIA

PROJECT TITLE: **SHADOW LIGHT RANCH - PROCESSING FACILITY - GARBERVILLE, CA**
JOSHUA SWEET • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (310) 710-7549

SHEET TITLE: **SITE PLAN DETAIL**
ASSESSOR'S PARCEL NUMBER : 223-073-005

PROJECT NO.: JS - 1732
DRAWN BY: JAB/DHV
DATE: **12/2/2019**

SHEET # :
A-1.1