

HUMSUN 3, LLC

CONDITIONAL USE PERMIT

PRIMARY APN: 217-253-001



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

HUMSUN 3, LLC IS APPLYING FOR A CONDITIONAL USE PERMIT ON KEY APN: 217-253-001 THROUGH THE COUNTY OF HUMBOLDT'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO). THE APPLICANT SEEKS TO PERMIT 3.1 ACRES (134,850 SQ. FT.) OF MIXED LIGHT CULTIVATION AREA IN GREENHOUSES. CULTIVATION IS PROPOSED IN APPROXIMATELY 38 GREENHOUSES, 30 FEET IN WIDTH, RANGING FROM 70 FEET TO 145 FEET IN LENGTH.

THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF ANCILLARY STRUCTURES FOR CULTIVATION ACTIVITIES, INCLUDING A 60' X 100' BUILDING FOR DUAL USE OF ANCILLARY NURSERY, DRYING, STORAGE, AND CURING, A 32' X 40' PROCESSING BUILDING FOR ONSITE TRIMMING, WATER INFRASTRUCTURE, AND STORAGE FOR THE EXISTING WELLS AND A PROPOSED NON-DIVERSIONARY WELL.

ENERGY WILL BE SOURCED THROUGH THE EXISTING PG&E SERVICE AND A PROPOSED SOLAR SYSTEM. THE MIXED LIGHT GREENHOUSES WILL REQUIRE AN UPGRADE TO THE EXISTING PG&E SERVICE. WHILE WAITING FOR THE PG&E UPGRADE, HUMSUN 3, LLC PROPOSES TO CULTIVATE THE 3.1 ACRES USING A COMBINATION OF LIGHT DEPRIVATION GREENHOUSES OR OUTDOOR CULTIVATION WITH THE EXISTING PG&E SERVICE AND PROPOSED SOLAR SYSTEM.

WATER FOR THE PROJECT WILL BE SOURCED FROM EXISTING ONSITE GROUNDWATER WELLS, OR, A GROUNDWATER WELL DRILLED IN THE FUTURE, IF DEEMED TO BE NON-DIVERSIONARY. WATER WILL NOT COME FROM SURFACE WATER DIVERSION.

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. BOUNDARY OBTAINED FROM PARCEL MERGER PLN-2018-010363.
- 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.

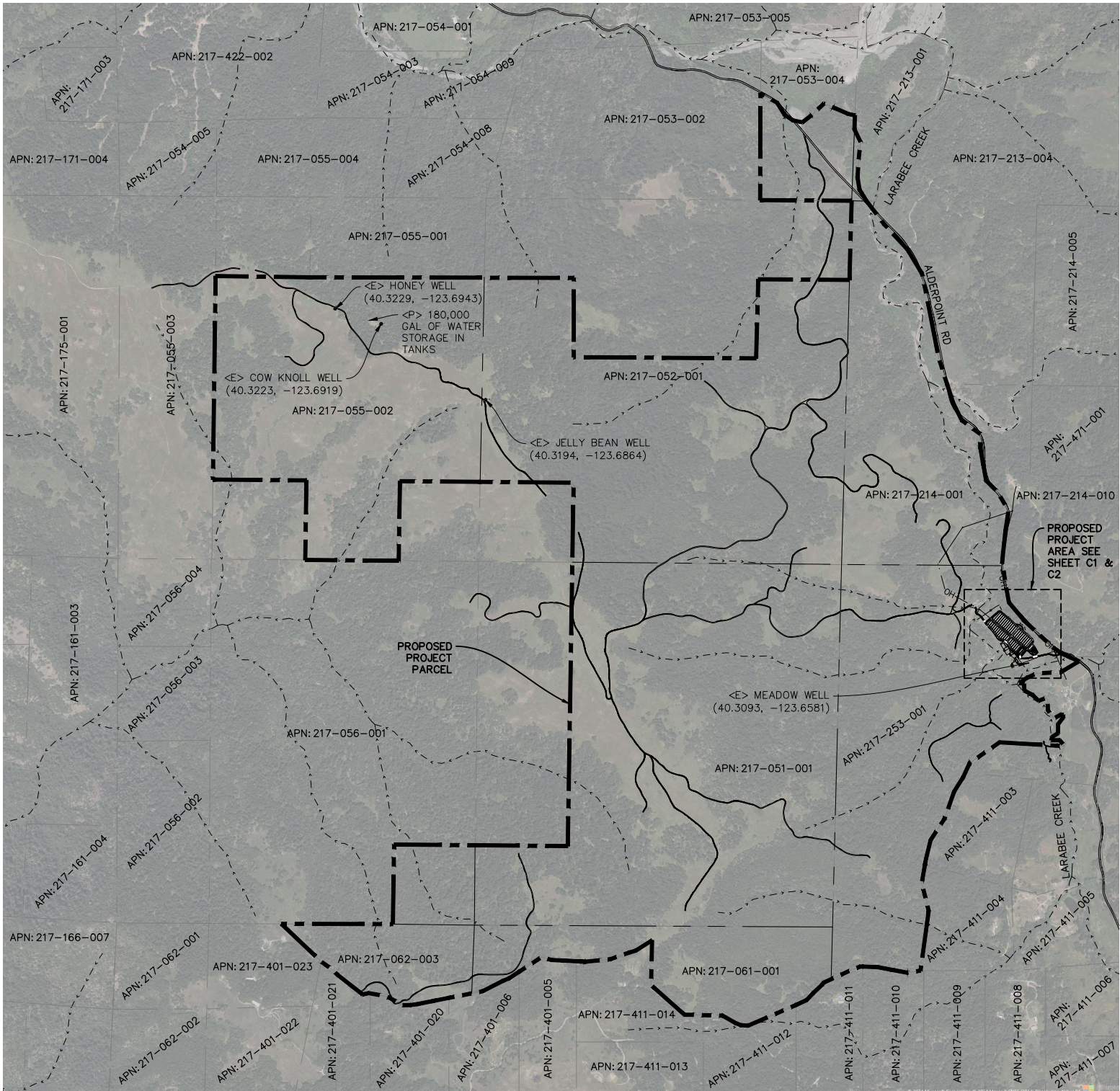
LEGEND

- LEGAL PARCEL BOUNDARY
- ADJACENT LOT LINE
- INTERNAL ASSESSORS PARCEL BOUNDARIES
- CLASS I, II, III WATERCOURSE BUFFER
- ROADS

DIRECTIONS TO SITE:

FROM EUREKA, CA

- HEAD SOUTH ON US-101 S (APPROX. 19.9 MILES)
- TAKE EXIT 685 FOR CA-36 E (APPROX. 0.3 MILES)
- TURN LEFT ONTO CA-36 E (APPROX. 23.9 MILES)
- TURN RIGHT ONTO ALDERPOINT RD. (APPROX. 16.4 MILES)
- DESTINATION ON THE RIGHT



PLOT PLAN

22x34 SHEET: 1"=1,000'
11x17 SHEET: 1"=2,000'

0 500 1,000 2,000

PROJECT INFORMATION:

APPLICANT:

HUMSUN 3, LLC
30855 ALDERPOINT RD.
BLOCKSBURG, CA 95514

PROPERTY OWNER:

HUMSUN RANCH, LLC
181 SANCHEZ ST.
SAN FRANCISCO, CA 94114

APPLICANTS AGENT:

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

SITE ADDRESS:

APN: 217-253-001
30855 ALDERPOINT RD.
BLOCKSBURG, CA 95514

TREES TO BE REMOVED = NONE

PRIME AGRICULTURAL AREA = 58.4 ACRES
20% OF PRIME AGRICULTURAL AREA = 11.68 ACRES

PROPOSED MIXED LIGHT CULTIVATION AREA = 134,850 SQ.FT.

WATER = PRIVATE
SEWER = PRIVATE

PRIMARY ASSESSOR PARCEL SIZE = ±264 ACRES
LEGAL DEED = ±1,887 ACRES

PARCEL #7 PER HUMBOLDT COUNTY PLANNING DEPARTMENT
NOM 18-022 DS 17.011

ZONING = AE-B-5(160); TPZ

GENERAL PLAN DESIGNATION = AG, RA20

BUILDING SETBACKS:

	SRA
FRONT	30'
SIDE	30'
REAR	30'

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

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - CONSTRAINTS MAP
- C2 - PROPOSED SITE PLAN
- C3 - STREAM BUFFER TYPICAL DETAIL

DRAWN BY	
REVISIONS	
DATE	

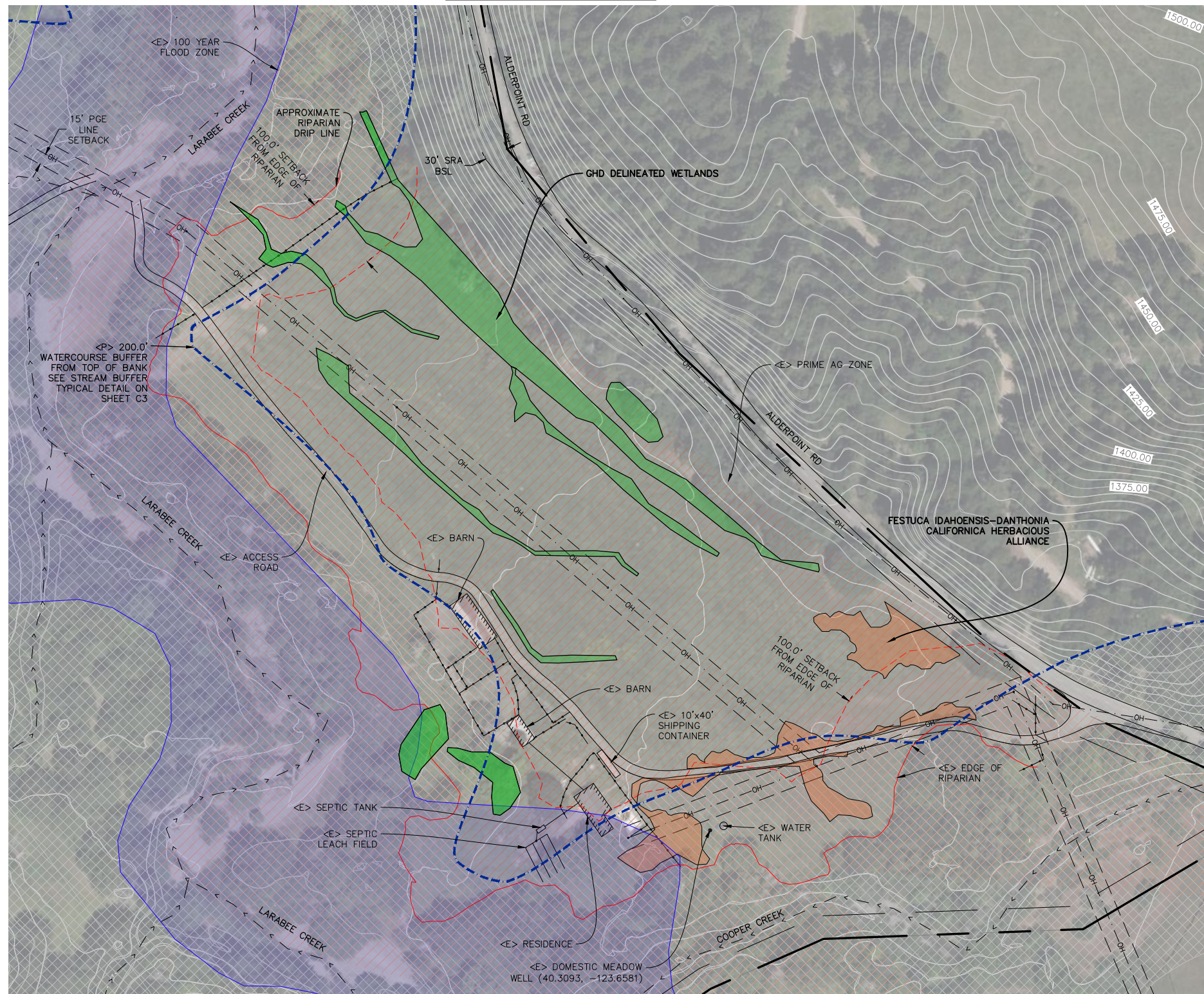
NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

HUMSUN 3, LLC - CUP
APN:217-253-001
PLOT PLAN, VICINITY MAP, & PROJECT NOTES
















PROJ. MGR.: FOW
DRAWN BY: LJM
DATE: 09/25/2024
SCALE: AS SHOWN
SHEET
C0
24-001

EXISTING SITE PLAN - PROPOSED PROJECT AREA

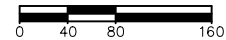
APN: 217-253-001



LEGEND

-  - PARCEL BOUNDARY
-  - LOT LINE
-  - BUILDING SETBACK
-  - WATERCOURSE BUFFER
-  - STREAM
-  - PGE 15' SETBACK
-  - PGE OVERHEAD LINES
-  - FENCE
-  - EDGE OF RIPARIAN
-  - 100' SETBACK FROM
EDGE OF RIPARIAN
-  - 200' SETBACK FROM WATERCOURSE
-  - GHD DELINEATED WETLAND
-  - DANTHONIA GRASSES
-  - 100 YEAR FLOOD ZONE
-  - PRIME AG

22x34 SHEET: 1"=80'
11x17 SHEET: 1"=160'



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EXISTING SITE PLAN - PROPOSED PROJECT AREA

PROJ. MGR.:	<u>POW</u>
DRAWN BY:	<u>LJM</u>
DATE:	<u>09/25/2024</u>
SCALE:	<u>AS SHOWN</u>

SHEET

C1

24-001

HUMSUN 3, LLC

PROPOSED SITE PLAN - PROPOSED PROJECT AREA

APN: 217-253-001














IMPACTS TABLE:

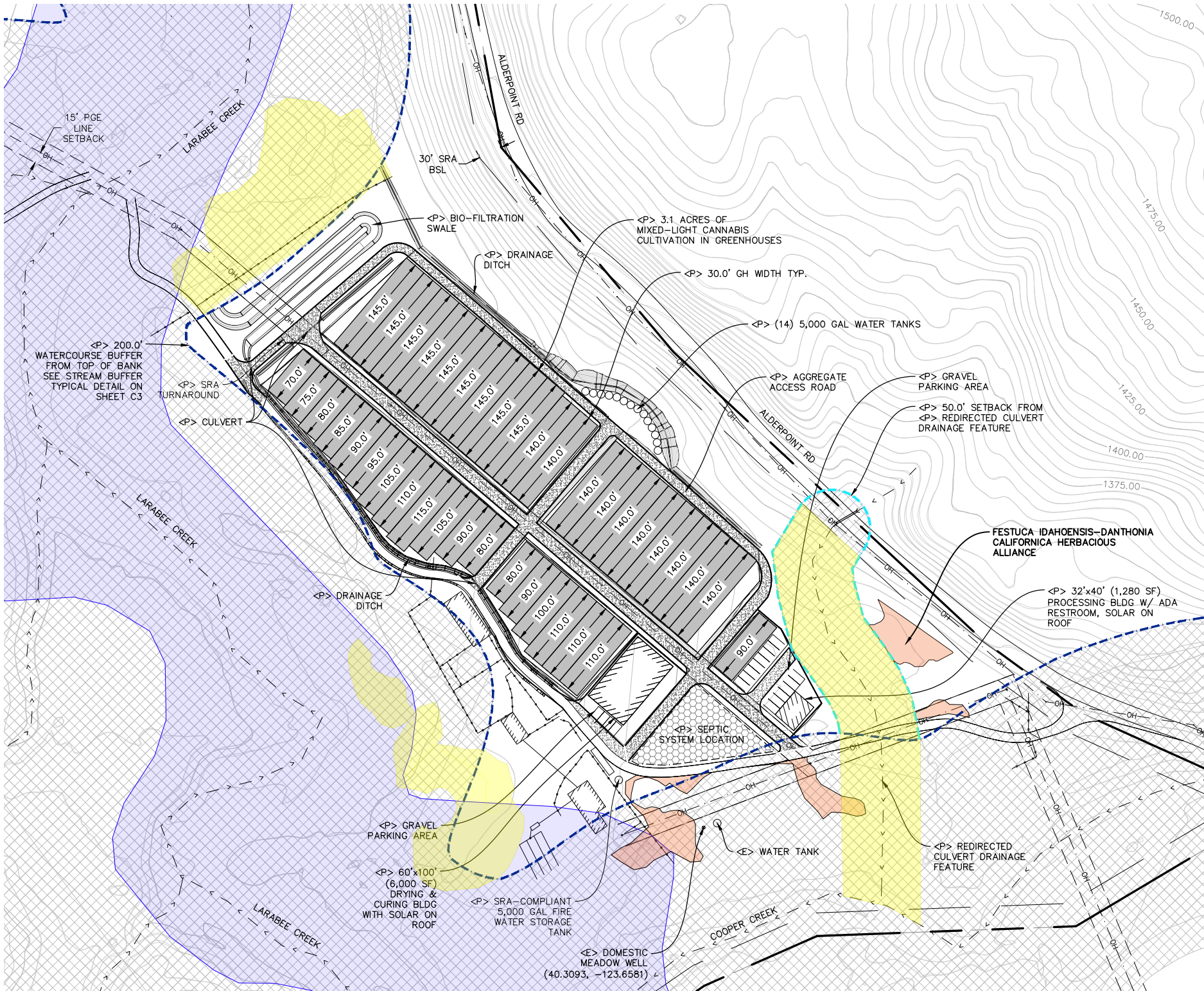
IMPACTS TO WETLANDS: 0.8 ACRES
IMPACTS TO DANTHONIA: 0.2 ACRES

GREENHOUSES TABLE:

(1)	30.0'	X	70.0'	GH	=	2,100	SQ.FT.
(1)	30.0'	X	75.0'	GH	=	2,250	SQ.FT.
(3)	30.0'	X	80.0'	GH	=	2,400	SQ.FT.
(1)	30.0'	X	85.0'	GH	=	2,550	SQ.FT.
(4)	30.0'	X	90.0'	GH	=	2,700	SQ.FT.
(1)	30.0'	X	95.0'	GH	=	2,850	SQ.FT.
(1)	30.0'	X	100.0'	GH	=	3,000	SQ.FT.
(2)	30.0'	X	105.0'	GH	=	3,150	SQ.FT.
(4)	30.0'	X	110.0'	GH	=	3,300	SQ.FT.
(1)	30.0'	X	115.0'	GH	=	3,450	SQ.FT.
(10)	30.0'	X	140.0'	GH	=	4,200	SQ.FT.
(9)	30.0'	X	145.0'	GH	=	4,350	SQ.FT.
TOTAL					=	134,850	SQ.FT.
					=	3.1	ACRES

LEGEND

-  - PARCEL BOUNDARY
-  - LOT LINE
-  - BUILDING SETBACK
-  - WATERCOURSE BUFFER
-  - STREAM
-  - PGE 15' SETBACK
-  - PGE OVERHEAD LINES
-  - FENCE
-  - 200' SETBACK FROM WATERCOURSE
-  - DANTHONIA GRASSES
-  - 100 YEAR FLOOD ZONE
-  - POTENTIAL CULTIVATION AREA
-  - <P> 2.63 ACRES OF WETLAND AND RIPARIAN CREATION AND ENHANCEMENT REFER TO WETLAND MITIGATION REPORT (J. REGAN CONSULTING, 2024)



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PROPOSED SITE PLAN - PROPOSED PROJECT AREA

PROJ. MGR.: POW
DRAWN BY: LJM
DATE: 09/25/2021
SCALE: AS SHOWN

SHEET
C2

24-001

