

# EEL RIVER FAMILY FARM, LLC

## CONDITIONAL USE PERMIT APPLICATION

APN: 211-151-017

### PROJECT INFORMATION

**APPLICANT:**  
EEL RIVER FAMILY FARM, LLC  
P.O. BOX 443  
FORTUNA, CA 95540

**PROPERTY OWNER:**  
DYERVILLE LOOP, LLC  
P.O. BOX 443  
FORTUNA, CA 95540

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

**SITE ADDRESS:**  
APN: 211-151-017  
1752 DYERVILLE LOOP ROAD  
MCCANN, CA 95571

TREES TO BE REMOVED = 0

EXISTING MIXED LIGHT CULTIVATION  
AREA = 17,996 SQ. FT

PROPOSED MIXED LIGHT CULTIVATION AREA =  
15,256 SQ. FT.

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE  
SEWER = PRIVATE

PARCEL SIZE = ±32.6 ACRES

ZONING: = TPZ

BUILDING SETBACKS:

	TPZ	SRA
FRONT	20'	30'
SIDE	30'	30'
REAR	30'	30'

MAX. BLDG. HT. = 35'

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

### PLOT PLAN

22x34 SHEET: 1"=100'  
11x17 SHEET: 1"=200'

0 50 100 200



### SHEET INDEX

C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES  
C1 - PROPOSED SITE PLAN

DATE	DESCRIPTION
03/16/2021	ADDITION OF WATER STORAGE
03/15/2024	REMOVE LLA AND REORGANIZATION OF UPPER SITE

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

EEL RIVER FAMILY FARMS, LLC  
APN:211-151-017  
SITE PLAN, PROJECT DESCRIPTION, AND NOTES

PROJ. MGR.: POW  
DRAWN BY:  
DATE: 03/16/2021  
SCALE: AS NOTED

SHEET  
**C0**  
19-015

PROJECT SITE

### VICINITY MAP

NOT TO SCALE

### DIRECTIONS TO SITE

- FROM EUREKA, CA**  
-TAKE US-101 S FOR APPROX.  
41.8 MILES TO EXIT 663 - BULL CREEK FLATS ROAD  
-TAKE LEFT ONTO BULL CREEK FLATS ROAD  
-TAKE RIGHT ONTO US-254 AVENUE OF THE GIANTS  
-TAKE LEFT ONTO DYERVILLE LOOP ROAD  
-TRAVEL ON DYERVILLE LOOP ROAD FOR APPROX. 2 MILES  
-PROJECT LOCATION WILL BE ON THE RIGHT

### PROJECT DESCRIPTION

EEL RIVER FAMILY FARM, LLC (APPLICANT) IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 17,996 SQUARE FEET (SF) OF MIXED LIGHT MEDICAL CANNABIS CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE REORGANIZATION OF THE UPPER SITE TO REMOVE THE GREENHOUSES OUTSIDE OF THE 30' SRA SETBACK. THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, A NURSERY FOR ON-SITE PROPAGATION, AND 18 NEW 5,000 GALLON WATER STORAGE TANKS.

TOTAL WATER STORAGE ON-SITE IS PROPOSED TO = 204,000 ENERGY IS SOURCED THROUGH PG&E AND WILL BE REQUIRED TO ENROLL IN THE RENEWABLE ENERGY PROGRAM.

### 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, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA. APN: 211-151-025 IS A RELIGIOUS INSTITUTION THAT HAS AGREED TO REDUCE THE 600 FT SETBACK TO 300 FT SETBACK.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED PROJECT.
- EXISTING DEVELOPMENT ON THIS PARCEL WAS CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW.

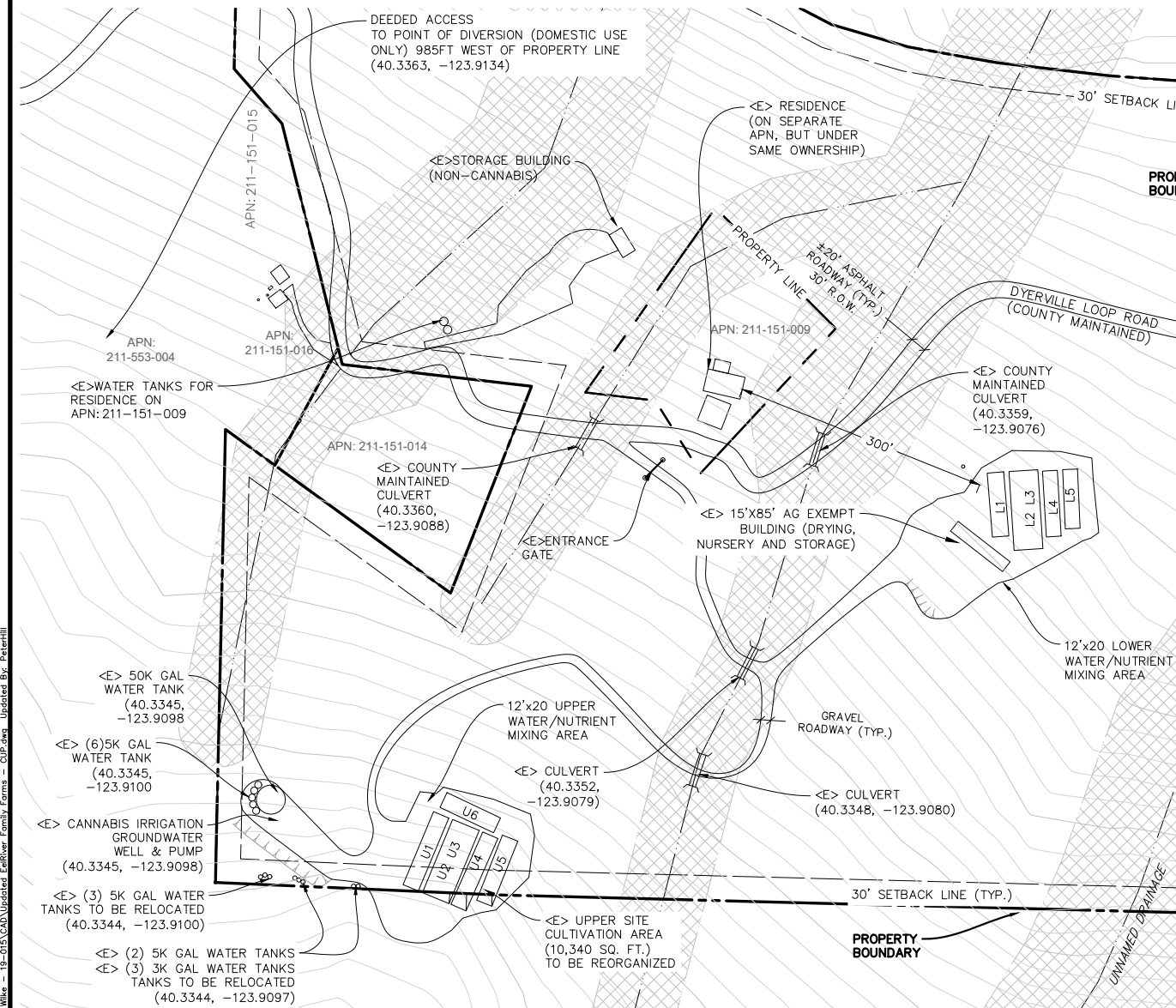


March 19, 2024 - 18:17 Draw Name: P:\Dyerville Family Farms - Dyerville Project - Ben Wiles - 19-015\CAD\Updated EelRiver Family Farms - CUP.dwg Updated By: Peter Hill

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**EXISTING SITE**

**UPPER GREENHOUSE DIMENSIONS**

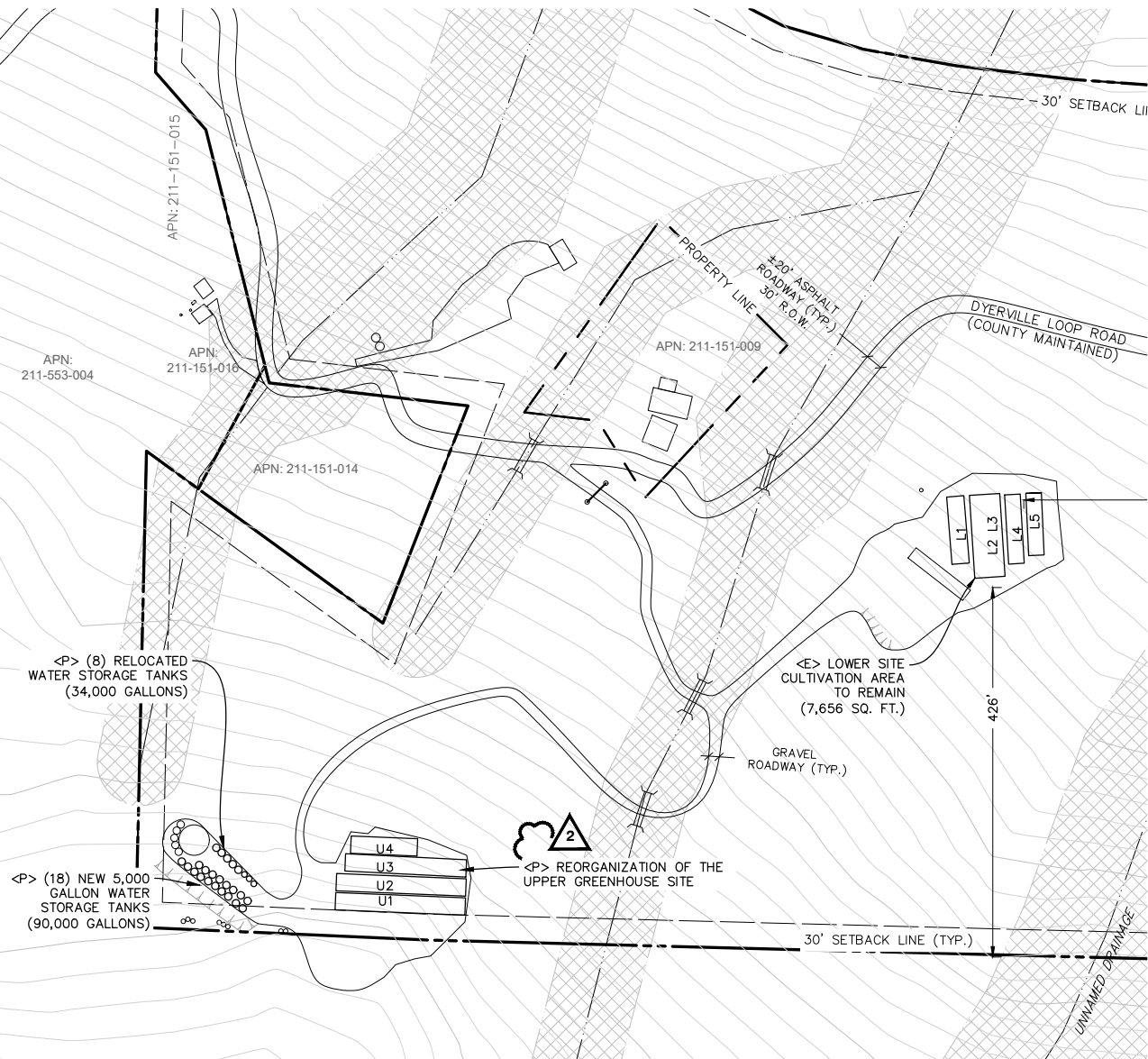
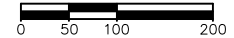
U1-	20'x96'	= 1,920 SF
U2+U3-	35'x96'	= 3,360 SF
U4-	20'x96'	= 1,920 SF
U5-	20'x85'	= 1,700 SF
U6-	20x72'	= 1,440 SF
<b>TOTAL UPPER AREA</b>		<b>= 10,340 SF</b>

**LOWER GREENHOUSE DIMENSIONS**

L1-	20'x78'	= 1,560 SF
L2+L3-	35'x96'	= 3,360 SF
L4-	18'x80'	= 1,440 SF
L5-	18'x72'	= 1,296 SF
<b>TOTAL LOWER AREA</b>		<b>= 7,656 SF</b>

TOTAL CULTIVATION AREA= 17,996 SF

22x34 SHEET: 1"=100'  
11x17 SHEET: 1"=200'



**PROPOSED SITE**

**UPPER GREENHOUSE DIMENSIONS**

U1-	20'x150'	= 3,000 SF
U2-	20'x150'	= 3,000 SF
U3-	20'x140'	= 2,800 SF
U4-	20'x77'	= 1,540 SF
<b>TOTAL UPPER AREA</b>		<b>= 10,340 SF</b>

**LOWER GREENHOUSE DIMENSIONS**

L1-	20'x78'	= 1,560 SF
L2+L3-	35'x96'	= 3,360 SF
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DATE	REVISIONS
3/15/2024	REMOVE LLA AND REORGANIZATION OF UPPER SITE

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

EEL RIVER FAMILY FARMS, LLC  
APN: 211-151-017  
EXISTING AND PROPOSED

PROJ. MGR.: POW  
DRAWN BY: PRH  
DATE: 3/15/2024  
SCALE: AS NOTED

SHEET  
**C1**