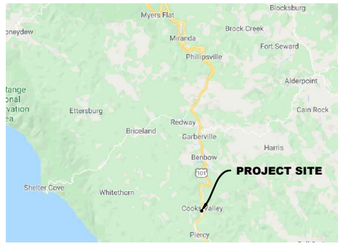
RIVERIDGE FARMS
CONDITIONAL USE PERMIT
APN: 033-271-021



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM EUREKA, CA
-TAKE US-101 S (74.9 MILES)
-TURN RIGHT ONTO MILKYWAY LOOP
-KEEP LEFT ON MILKYWAY LOOP (463 FT)
-PROJECT SITE ON THE LEFT

PROJECT DESCRIPTION:

RIVERIDGE FARMS, LLC IS PROPOSING TO PERMIT NEW CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO AKA 2.0). THE EXISTING OPERATION INCLUDES 8,855 SQ. FT. OF MIXED LIGHT CULTIVATION THAT HAS BEEN APPROVED UNDER PLN-10993. THE PROPOSED PROJECT INCLUDES A SPECIAL PERMIT FOR NEW MIXED LIGHT CULTIVATION FOR 34,705 SQ. FT., A CANNABIS SUPPORT FACILITY FOR ON AND OFF SITE PROCESSING, DISTRIBUTION, A NON-FLAMMABLE EXTRACTION AND CONDITIONAL USE PERMIT A FARM BASED RETAIL SALES. WATER FOR PROPOSED CULTIVATION IS TO BE SOURCED FROM A PROPOSED 950,000-GALLON RAINWATER COLLECTION POND. ELECTRICAL IS PROVIDED BY A COMBINATION OF PROPOSED SOLAR AND THE EXISTING PG&E.

GENERAL NOTES:

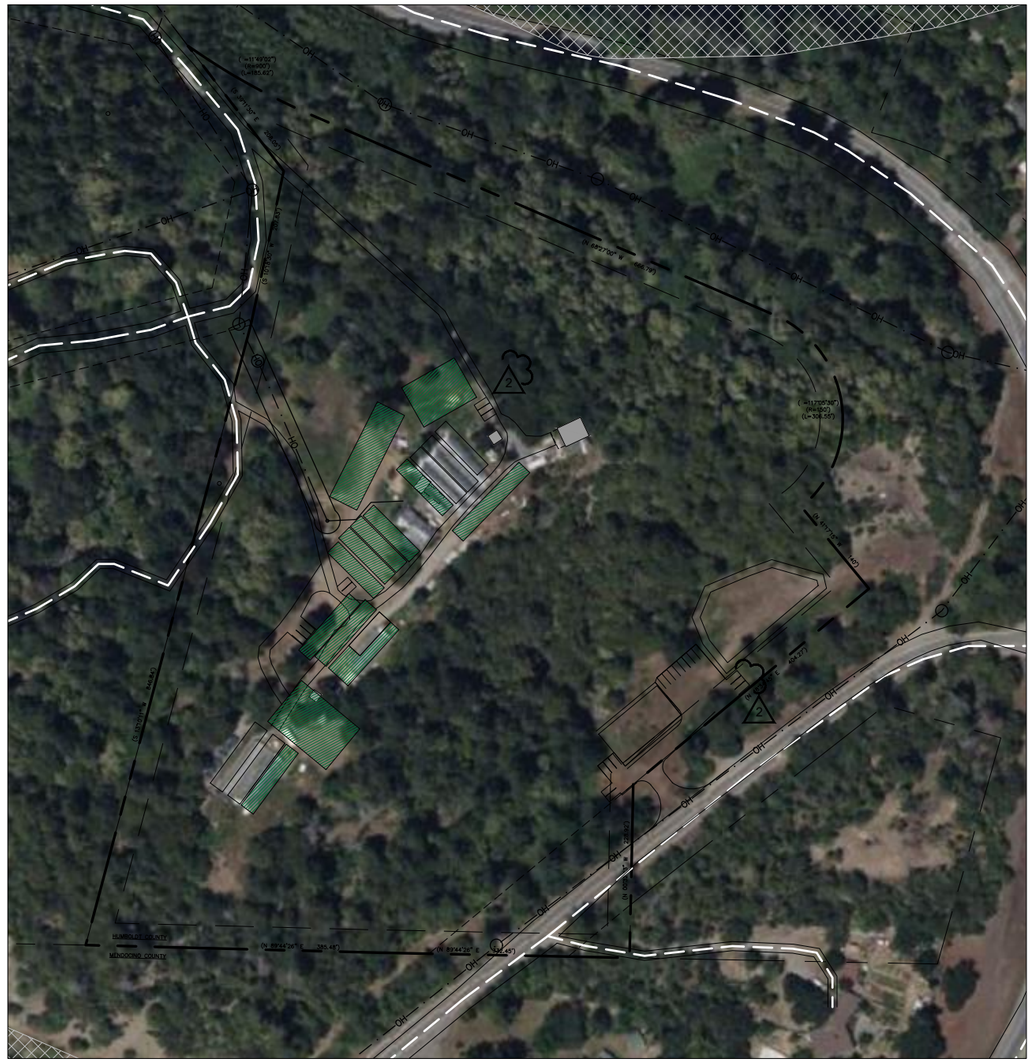
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO KNOWN 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 KNOWN RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
5. CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE SITE MANAGEMENT PLAN.

IRRIGATION AND DOMESTIC WATER USE

1. WATER FOR THE IRRIGATION USE WILL BE SUPPLIED THROUGH THE PROPOSED RAIN CATCHMENT POND. THE WELL WILL BE USED AS A SECONDARY SOURCE IN THE WINTER MONTHS.
2. WATER FOR DOMESTIC USE WILL BE SUPPLIED THROUGH AN EXISTING PERMITTED WELL. A REGISTERED POINT OF DIVERSION WILL BE USED AS AN ACCESSORY FOR DOMESTIC USES ONLY.

STATE WATER RESOURCE CONTROL BOARD NOTICE OF APPLICABILITY

THE SUBJECT PARCEL HAS BEEN ENROLLED IN THE STATE WATER BOARD CANNABIS CULTIVATION POLICY-PRINCIPLES AND GUIDELINES FOR CANNABIS CULTIVATION, AND THE GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATE WITH CANNABIS CULTIVATION ACTIVITIES. WDID NUMBER 1_12CC416515



PLOT PLAN
22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'
0 50 100 200

1.0 APPROVED PROJECT (8,855 SQ. FT.)

PROPOSED 2.0 CULTIVATION (NEW 34,705 SQ.FT.; TOTAL 43,560)

PROJECT INFORMATION:

APPLICANT:
RIVERIDGE FARMS, LLC
P.O.BOX 328
GARBERVILLE, CA 95542

PROPERTY OWNER:
CAMMCK, LLC
713 HELOTROPE AVE
CORONA DEL MAR, CA 92625

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

SITE ADDRESS:
APN: 033-271-021
900 MILKY WAY
PIERCY, CA 95587

EXISTING MIXED LIGHT CULTIVATION AREA = 8,855 SQ.FT.

WATER = PRIVATE
SEWER = PRIVATE

PROPERTY SIZE = ±13.04 ACRES
ZONING = UNCLASSIFIED
GENERAL PLAN DESIGNATION = RA5-20
COMMUNITY PLAN = INLAND GP

BUILDING SETBACKS:

	U	SRA
FRONT	20'	30'
SIDE	5'	30'
REAR	10'	30'

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

SHEET INDEX:

C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
C1 - EXISTING AND PROPOSED UPPER SITE PLAN
C2 - EXISTING AND PROPOSED LOWER SITE PLAN

DATE	REVISIONS	DRAWN BY
3/18/2024	PGE EASEMENT	PRH
9/13/24	SRA AND PARKING UPDATES	PRH

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

RIVERIDGE FARMS, LLC
900 MILKY WAY PIERCY, CA 95587
CONDITIONAL USE SITE PLAN

PROJ. MGR.: AD
DRAWN BY: PRH
DATE: 09/18/20
SCALE: AS SHOWN

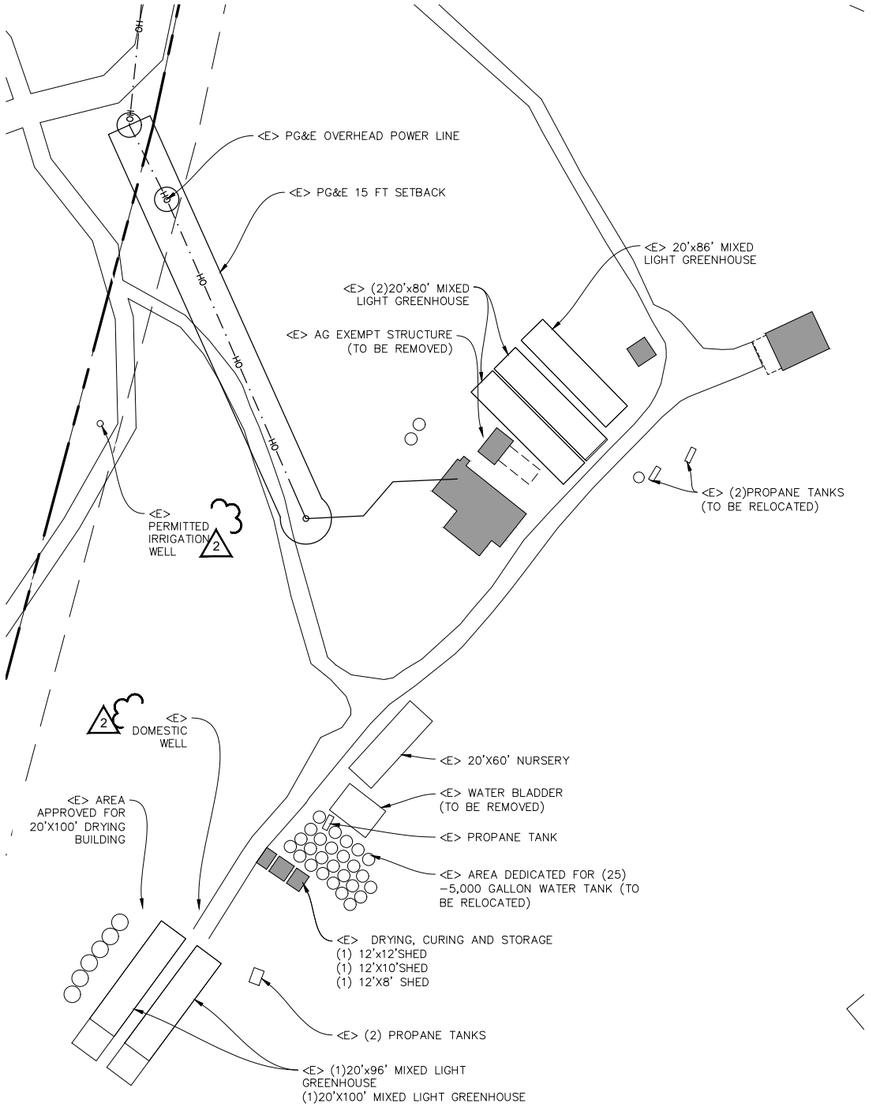
SHEET
C0
20-039

September 12, 2024 - 15:15 Dwg Name: P:\Riveridge Farms LLC - Curry Cameron - 20-039\CAD\Riveridge Farms 2.0 Site Plan.dwg Updated By: PeterIII

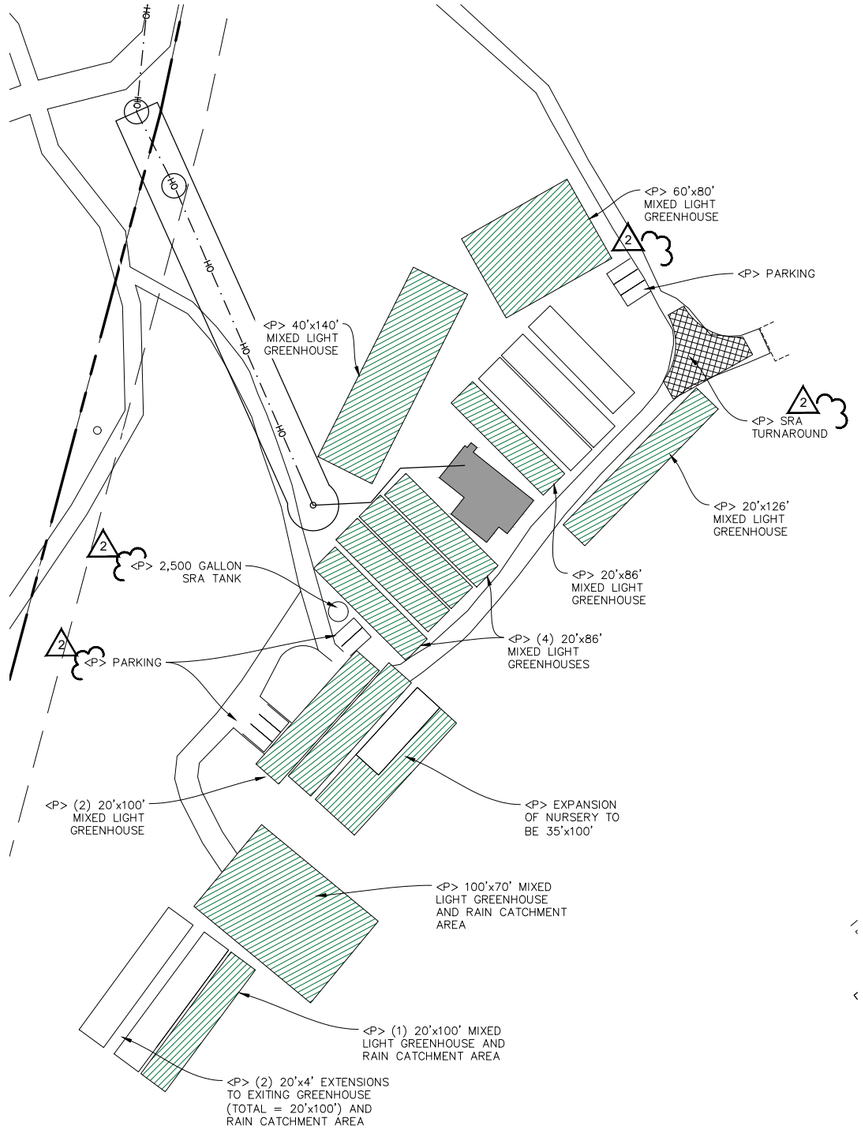
RIVERIDGE FARMS, LLC

EXISTING AND PROPOSED 1.0 SITE PLAN

APN: 033-271-027



EXISTING UPPER SITE PLAN



PROPOSED UPPER SITE PLAN

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100

1.0 APPROVED PROJECT (8,760 SQ. FT.)

PROPOSED 2.0 CULTIVATION (NEW 34,500 SQ.FT.; TOTAL 43,340)

DATE	REVISIONS	DRAWN BY
13/18/2024	PGE EASEMENT	PRH
9/13/24	SRA AND PARKING UPDATES	

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

RIVERIDGE FARMS, LLC
900 MILKY WAY PIERCY, CA 95587
UPPER AREA SITE PLAN

PROJ. MGR.: AD
DRAWN BY: PRH
DATE: 07/21/22
SCALE: AS SHOWN

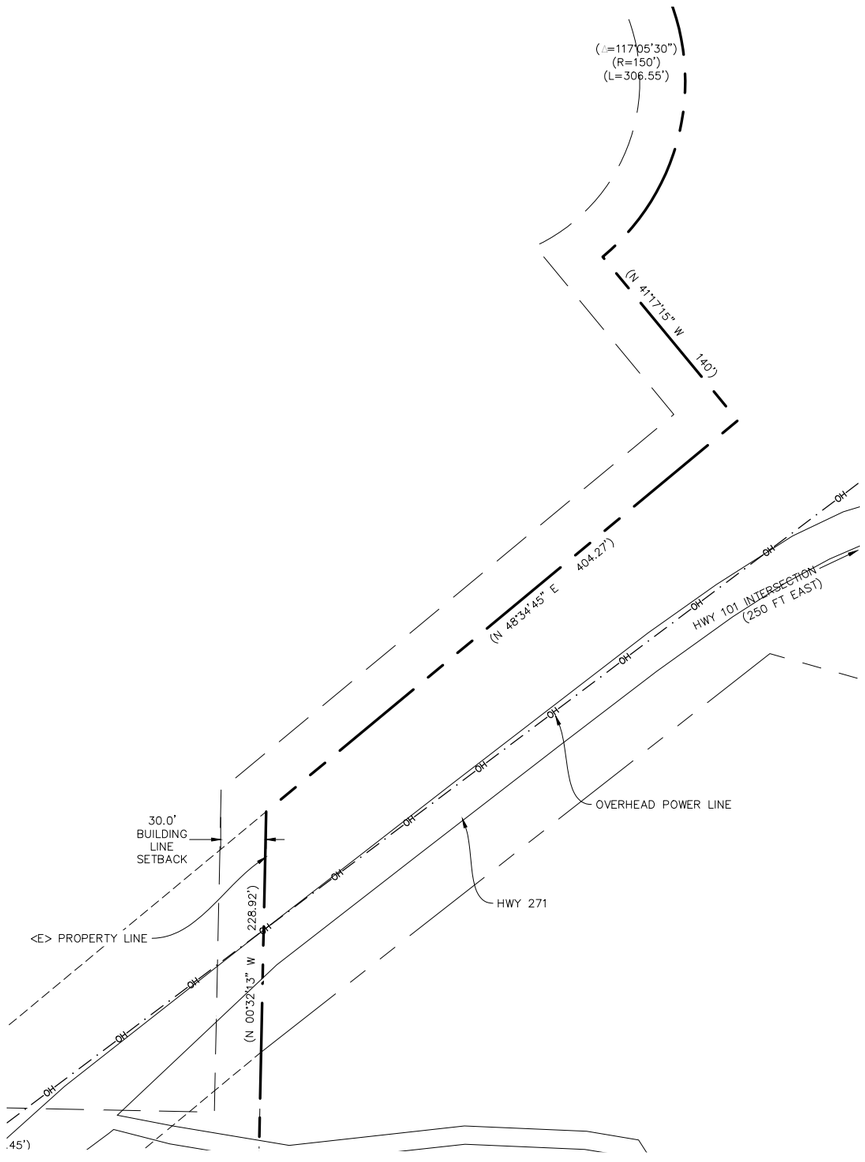
SHEET
C1
20-039

September 12, 2024 - 15:15 Dwg Name: P:\Riveridge Farms LLC - Curtis Cameron - 20-039\Cad\Riveridge Farms 2.0 Site Plan.dwg Updated By: PeterHill

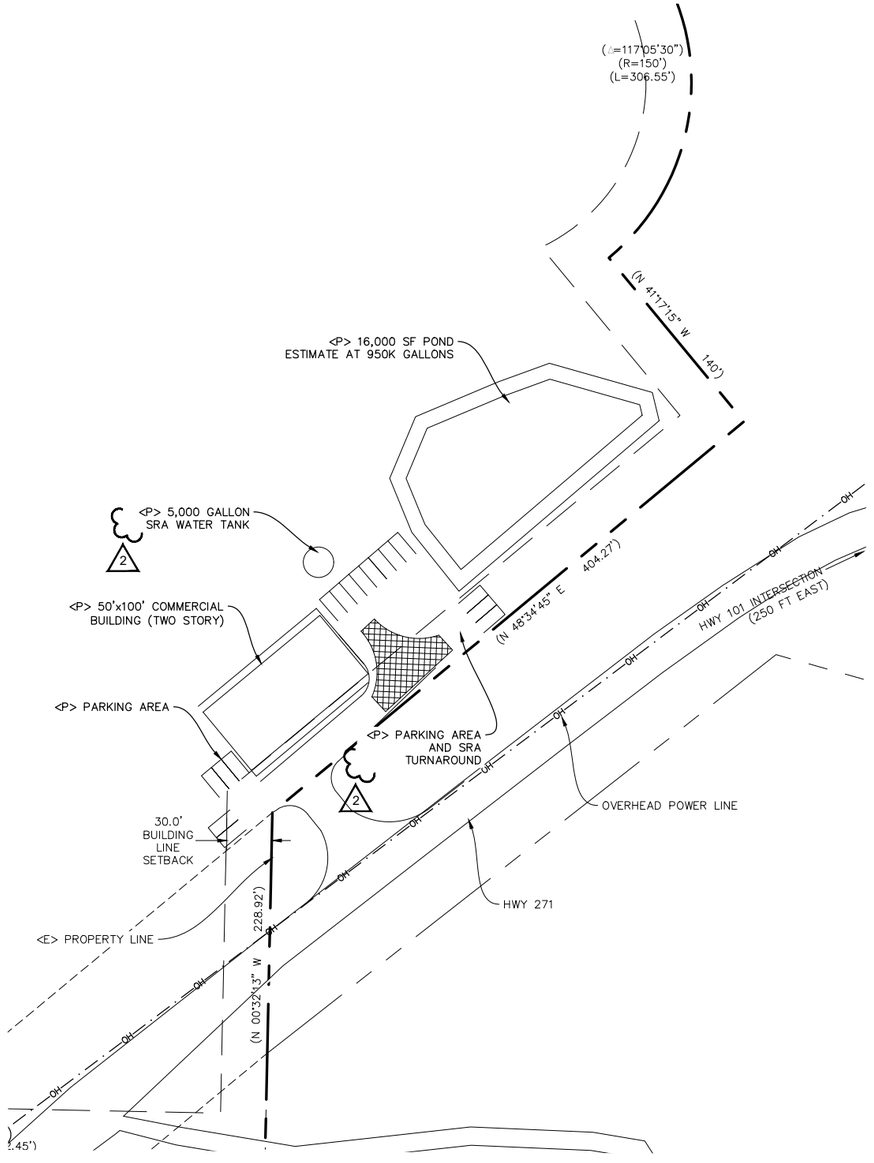
RIVERIDGE FARMS, LLC

EXISTING AND PROPOSED 2.0 SITE PLAN

APN: 033-271-021



EXISTING LOWER SITE PLAN



PROPOSED LOWER SITE PLAN

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100

N

DATE	REVISIONS	DRAWN BY
9/13/24	SRA AND PARKING UPDATES	

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

RIVERIDGE FARMS, LLC
900 MILKY WAY PIERCY, CA 95587
LOWER AREA SITE PLAN

PROJ. MGR.: POW
DRAWN BY: PRH
DATE: 4/21/2022
SCALE: AS NOTED

SHEET
C2
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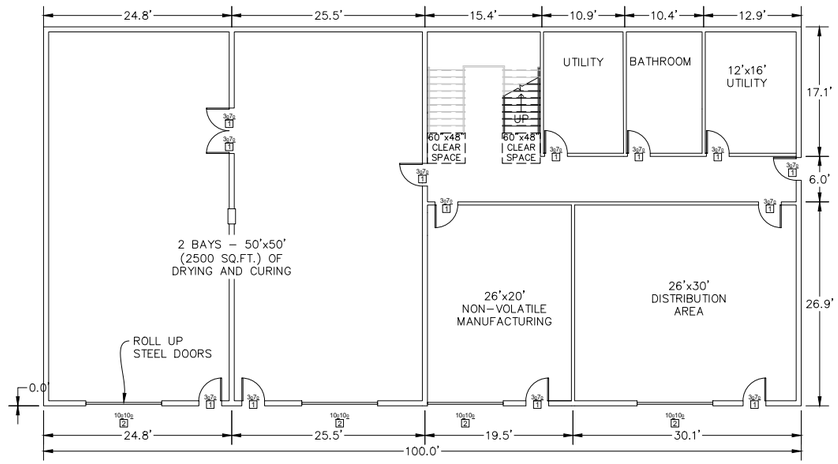
September 12, 2024 - 15:15 Dwg Name: P:\Riveridge Farms LLC - Curly Cameron - 20-439\CAD\Riveridge Farms 2.0 Site Plan.dwg Updated By: PeterHill

RIVERIDGE FARMS, LLC

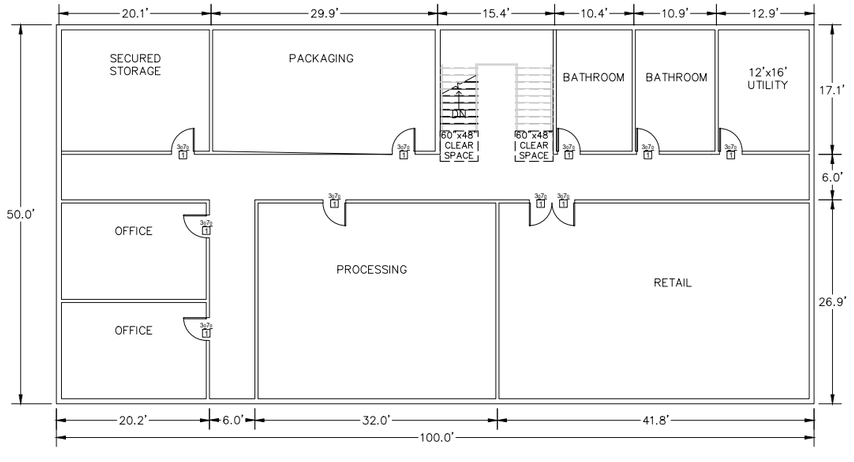
PROPOSED FLOOR PLAN

APN: 033-271-027



50'x100' BUILDING - FIRST FLOOR PLAN

SCALE: 1"=10' (11X17 SHEET: 1"=20')



50'x100' BUILDING - SECOND FLOOR PLAN

SCALE: 1"=10' (11X17 SHEET: 1"=20')

DRAWN BY | REVISIONS | DATE

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

RIVERIDGE FARMS, LLC
900 MILKY WAY PIERCY, CA 95587
PROPOSED FLOOR PLAN

PROJ. MGR.: AD
DRAWN BY: LJM
DATE: 04/14/23
SCALE: AS SHOWN

SHEET
C1
20-039

September 12, 2024 - 15:15 Dwg Name: P:\Riveridge Farms LLC - Curly Cameron - 20-039\Cad\Riveridge Farms 2.0 Site Plan.dwg Updated By: PeterW