



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE
FROM EUREKA, CA
 -NORTHBOUND ON US-101 (APPROX. 7.2 MILES)
 -TAKE EXIT 716A FOR CA-299E
 -CONTINUE ONTO CA-299E (APPROX. 29.3 MILES)
 -TURN LEFT ONTO BERG ROAD (APPROX. 5.2 MILES)
 -TURN LEFT ONTO NEW THREE CREEKS ROAD (APPROX. 4.1 MILES)
 -TURN LEFT ON UNNAMED ROAD AND STAY RIGHT (APPROX. 1.2 MILES TO SITE)

MOJO MOUNTAIN, LLC

CONDITIONAL USE PERMIT

APN: 522-024-001

PROJECT INFORMATION

APPLICANT:
 MOJO MOUNTAIN, LLC
 P.O. BOX 1572
 ASHEVILLE, NC 28802

OWNER:
 707 REALTY, LLC
 P.O. BOX 1572
 ASHEVILLE, NC 28802

OWNERS AGENT:
 NORTHPOINT CONSULTING GROUP, INC
 1117 SAMOA BLVD
 ARCATA, CA 95521

SITE ADDRESS:
 522-024-001
 NEW 3 CREEKS RD.
 WILLOW CREEK, CA 95573

WATER = PRIVATE
 SEWER = PRIVATE

PROPERTY SIZE = ±320 ACRES

ZONING = TIMBER PRODUCTION ZONE (TPZ)

GENERAL PLAN DESIGNATION = TIMBERLAND (T)

BUILDING SETBACKS:

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

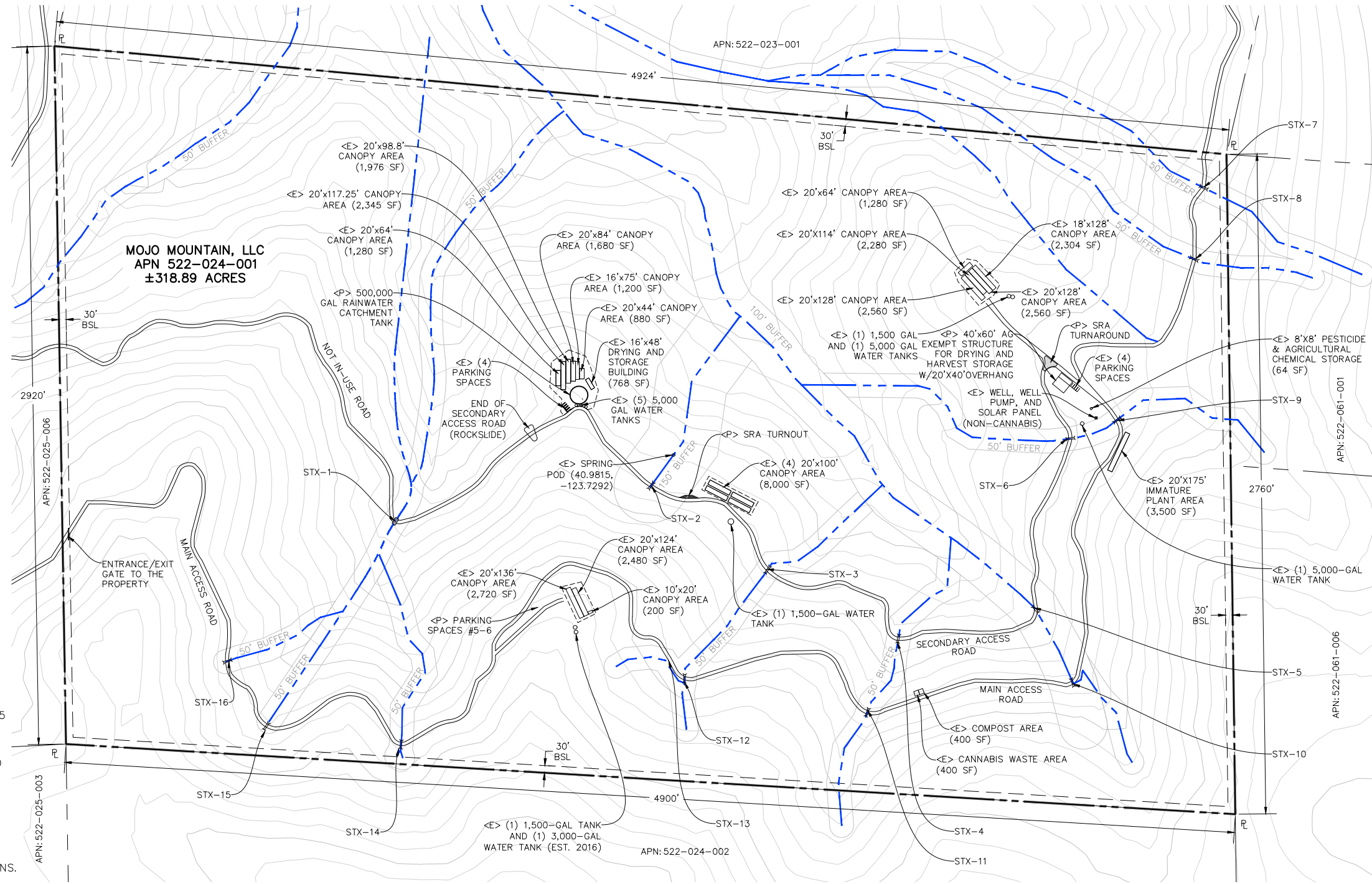
SRA AREA: = YES
 IN COASTAL ZONE: = NO
 IN 100 YR FLOOD ZONE: = NO

PROJECT DESCRIPTION:

MOJO MOUNTAIN, LLC IS PROPOSING TO PERMIT EXISTING CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 35,025 SQUARE FEET (SF) OF CANNABIS CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING AND CURING OF CANNABIS, WATER DIVERSION WORKS AND APPROPRIATE WATER STORAGE.

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.
- GREENHOUSE STRUCTURES WERE ESTABLISHED PRIOR TO 2018.



PLOT PLAN

22x34 SHEET: 1"=250'
 11x17 SHEET: 1"=500'

DATE	REVISIONS

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

MOJO MOUNTAIN, LLC / APN: 522-024-001
 NEW 3 CREEKS ROAD WILLOW CREEK, CA 95573
 CUP PLOT PLAN, VICINITY MAP, AND PROJECT NOTES

PROJ MGR: PS
 DRAWN BY: CC
 DATE: 10/02/23
 SCALE: AS SHOWN

SHEET
00
 20-100

October 5, 2023 - 16:14 Draw Name: P:\Mojo Mountain\522-024-001 - Willow Creek - 3 Creeks - 20-100\CAD\Bobbie-Phillips - 001 - CUP.dwg Updated By: bobbie.phillips