

# EMERALD MOUNTAIN COAST, LLC. CONDITIONAL USE PERMIT APPLICATION

APN: 522-021-009

## PROJECT INFORMATION:

APPLICANT:  
EMERALD MOUNTAIN COAST, LLC.  
600 F STREET, STE 3 PMB 913  
ARCATA, CA 95521

OWNERS AGENT:  
SL CONSULTING SERVICES INC  
973 DOWLER DRIVE  
EUREKA, CA 95501  
(707) 440-9033

PROPERTY OWNER:  
HUMBOLDT PACIFIC COAST, LLC.  
600 F STREET, STE 3 PMB 913  
ARCATA, CA 95521

SITE ADDRESS:  
522-021-009  
WILLOW CREEK, CA

TREES TO BE REMOVED = NONE

EXISTING MIXED LIGHT CULTIVATION AREA = 18,050 SQ. FT.

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE  
SEWER = PRIVATE

PARCEL SIZE = ±168 ACRES

ZONING: = TPZ (TIMBER PRODUCTION ZONE)  
GENERAL PLAN DESIGNATION = T (TIMBER)

### BUILDING SETBACKS:

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

MAX. BLDG. HT. = NONE SPECIFIED

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



VICINITY MAP  
NOT TO SCALE

## PROJECT DESCRIPTION:

EMERALD MOUNTAIN COAST, LLC. IS PROPOSING TO PERMIT EXISTING MEDICAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 18,050 SQUARE FEET (SF) OF MIXED LIGHT CANNABIS CULTIVATION AREA. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, FACILITIES FOR DRYING, CURING, AND PROCESSING OF MEDICAL 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. MANHARD CONSULTING LTD. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- 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.

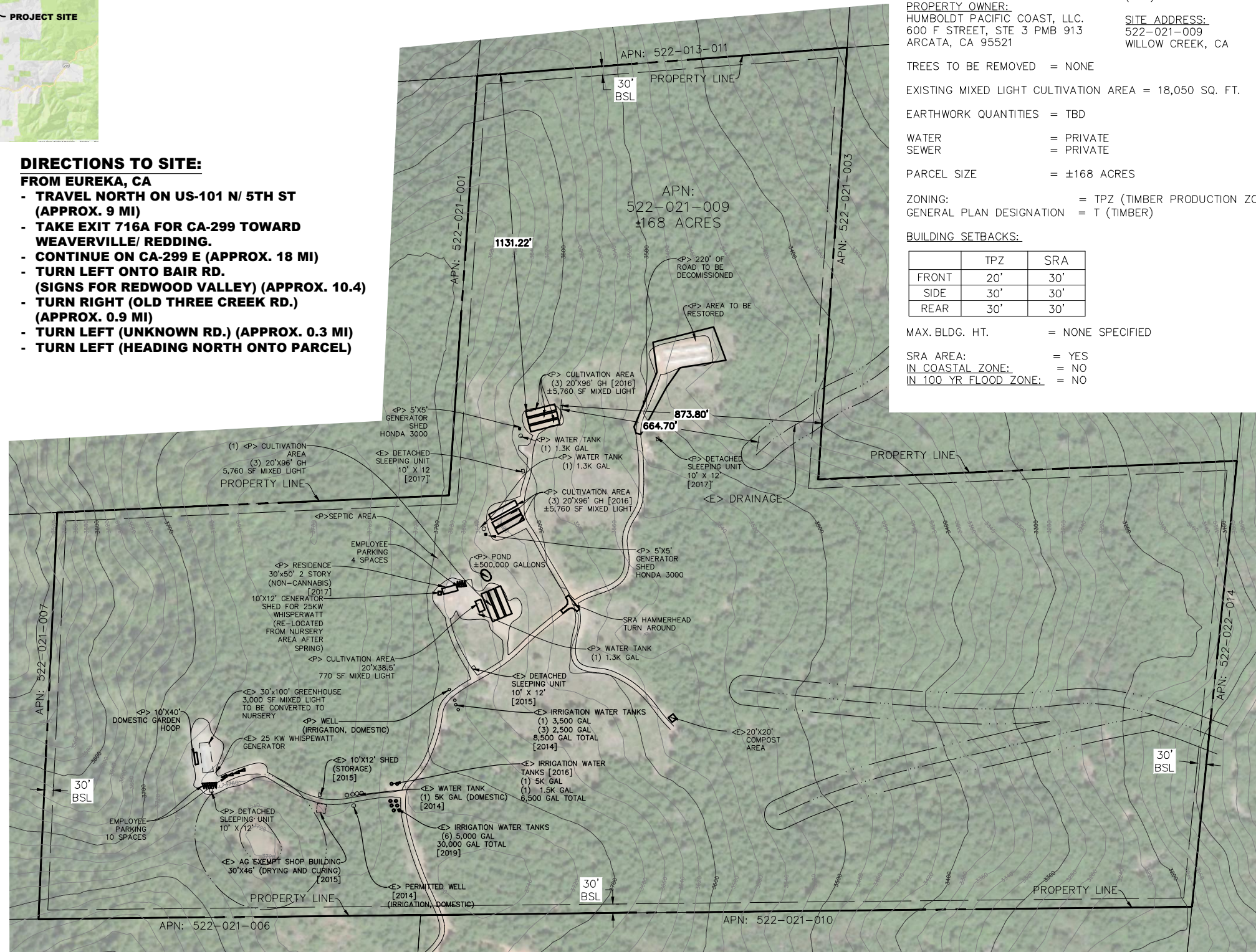
## NCRWQCB ORDER NUMBER R1-2015-0023

THE SUBJECT PARCEL HAS BEEN ENROLLED IN THE NCRWQCB CANNABIS CULTIVATION WASTE DISCHARGE REGULATORY PROGRAM. WDD NUMBER 1B161038CHUM.

## DIRECTIONS TO SITE:

FROM EUREKA, CA

- TRAVEL NORTH ON US-101 N/ 5TH ST (APPROX. 9 MI)
- TAKE EXIT 716A FOR CA-299 TOWARD WEAVERVILLE/ REDDING.
- CONTINUE ON CA-299 E (APPROX. 18 MI)
- TURN LEFT ONTO BAIR RD. (SIGNS FOR REDWOOD VALLEY) (APPROX. 10.4)
- TURN RIGHT (OLD THREE CREEK RD.) (APPROX. 0.9 MI)
- TURN LEFT (UNKNOWN RD.) (APPROX. 0.3 MI)
- TURN LEFT (HEADING NORTH ONTO PARCEL)



## PLOT PLAN

22x34 SHEET: 1"=200'  
11x17 SHEET: 1"=400'

0 100 200 400



## SHEET INDEX:

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

DATE	REVISIONS
9-29-23	REV GH LAYOUT AND HOUSE AND REMOVE BARN
9-16-21	ADDED PROPOSED WELL LOCATION
1-17-21	UPDATED GENERATOR LOCATION
11-5-19	UPDATED PER CAY

EMERALD MOUNTAIN COAST, LLC.  
WILLOW CREEK, CA / APN: 522-021-009  
ZONING PLOT PLAN COVER

PROJ MGR: POW  
PROJ ASSOC: SL  
DRAWN BY: RCM  
DATE: 9/29/16  
SCALE: AS NOTED

SHEET  
**C0**  
EMC.WCCA01  
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