



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

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 (CMLLUO), 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.

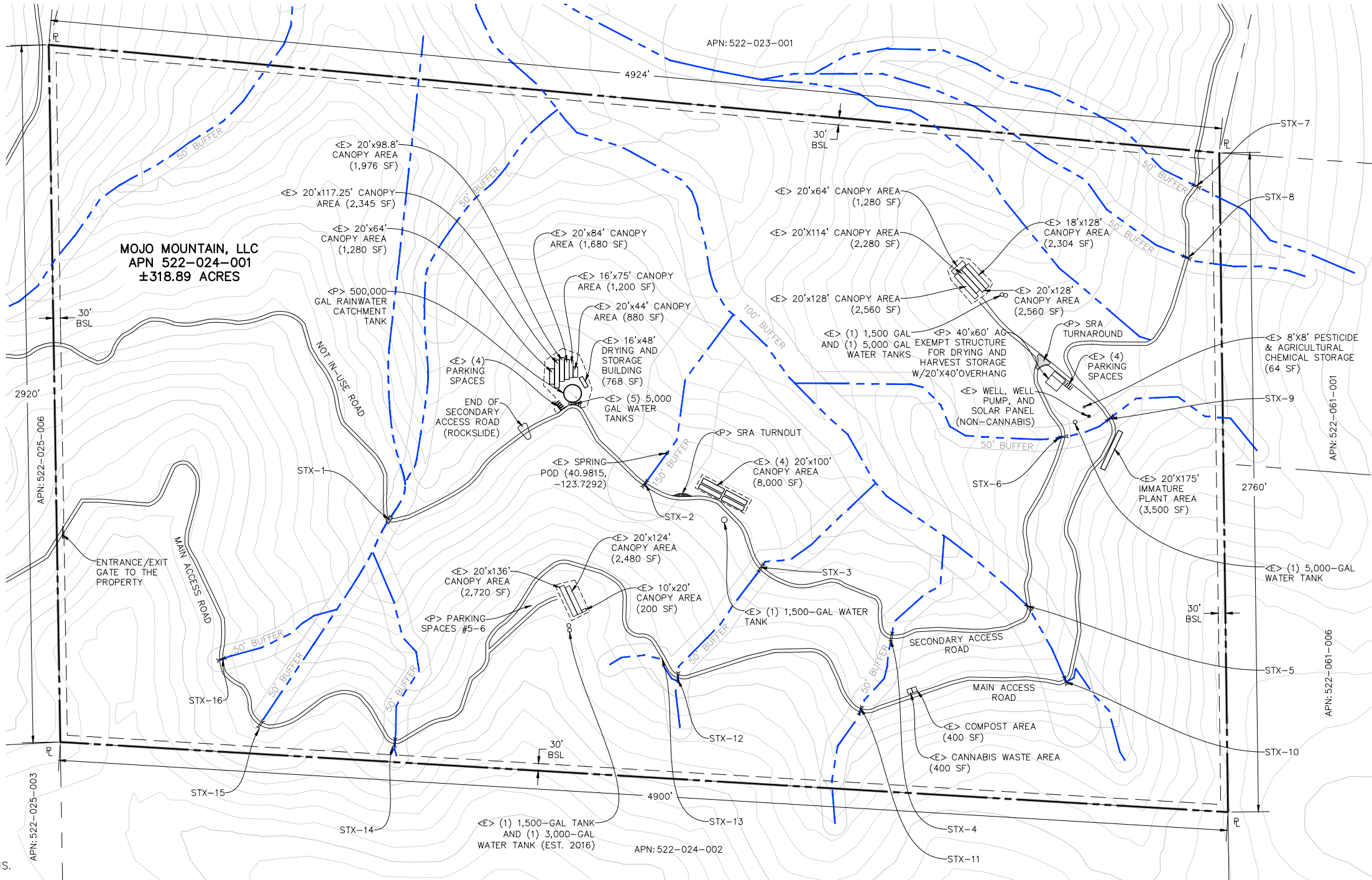
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. GREENHOUSE STRUCTURES WERE ESTABLISHED PRIOR TO 2018.

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



PLOT PLAN

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



A horizontal graphic scale bar with a black bar and white segments. Below the bar are numerical labels: 0, 125, 250, and 500.

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

CO

20-100

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