



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

FROM EUREKA, CA
-FOLLOW US-101, CA-211 S AND MATTOLE RD. TO CONKLIN CREEK RD. IN PETROLIA (APPROX. 49.4 MI.)
-TURN LEFT ONTO CONKLIN RD. (APPROX. 0.7 MI.)
-DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION:

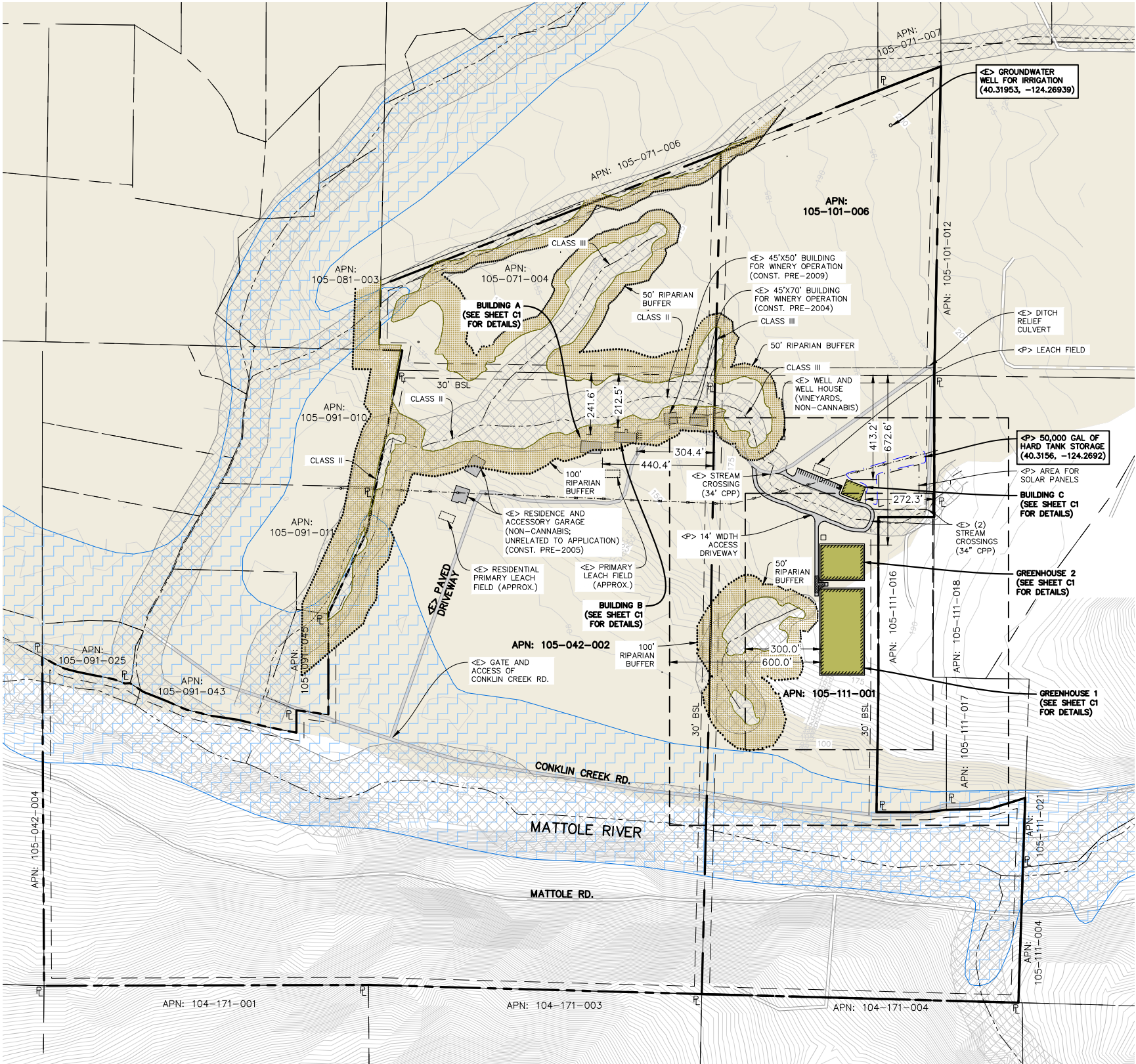
CONKLIN CREEK FARMS, INC. IS PROPOSING TO PERMIT NEW COMMERCIAL CANNABIS ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S COMMERCIAL CANNABIS LAND USE ORDINANCE (CCLUO). THE PROPOSED PROJECT INCLUDES A SPECIAL PERMIT FOR ONE ACRE OF NEW MIXED-LIGHT CANNABIS CULTIVATION AND A ZONING CLEARANCE CERTIFICATE FOR UP TO 5,000 SF. OF NEW INDOOR CANNABIS CULTIVATION IN A NON-RESIDENTIAL STRUCTURE CONSTRUCTED PRIOR TO 2016. THE PROJECT ALSO INCLUDES A ZONING CLEARANCE CERTIFICATE FOR COMMERCIAL PROCESSING, COMMERCIAL NURSERY, AND DISTRIBUTION (CANNABIS SUPPORT FACILITIES). WATER IS TO BE SOURCED FROM AN EXISTING GROUNDWATER WELL. POWER IS TO BE SOURCED FROM EXISTING P.G.&E. SERVICE AND SOLAR POWER. CONKLIN CREEK FARMS, INC. AIMS TO BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.

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, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE EXISTING CULTIVATION AREA.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED CULTIVATION AREAS.
- ALL AREAS OUTSIDE OF THE CANNABIS ACTIVITIES ARE USED IN ACCORDANCE TO THE HUMBOLDT COUNTY LAND USE DESIGNATION.

CONKLIN CREEK FARMS, INC. SPECIAL PERMIT MODIFICATION

APNS: 105-111-001, 105-042-002, & 105-101-006



PROJECT INFORMATION:

APPLICANT:
CONKLIN CREEK FARMS, INC.
795 CONKLIN CREEK RD.
PETROLIA, CA 95558

PROPERTY OWNER:
CONKLIN CREEK, LLC
P.O. BOX 1083
TRINIDAD, CA 95570

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

SITE ADDRESS:
APN: 105-111-001
795 CONKLIN CREEK RD.
PETROLIA, CA 95558

TREES TO BE REMOVED = NONE
WATER = PRIVATE
SEWER = PRIVATE

ZONING = U
GENERAL PLAN DESIGNATION = AG
COMMUNITY PLAN = INLAND GP

PROPERTY SIZE:
APN: 105-042-002 = ±120.50 ACRES
APN: 105-111-001 = ±49.23 ACRES
APN: 105-101-006 = ±22.83 ACRES

BUILDING SETBACKS:

	AG	U	SRA
FRONT	20'	20'	30'
SIDE	6'	5'	30'
REAR	20'	10'	30'

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

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STREAMSIDE MANAGEMENT AREA
- FLOOD ZONE
- PRIME AGRICULTURAL SOILS
- RIPARIAN BUFFER (DELINEATED EDGE OF RIPARIAN PER NAIAD CONSULTING BIOLOGICAL ASSESSMENT, 2020)

SHEET INDEX:

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

PLOT PLAN

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

0 125 250 500



PETROLIA VALLEY

APNS: 105-111-001, 105-042-002, & 105-101-006

PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ. MGR.: PS
DRAWN BY: CC
DATE: 02/19/25
SCALE: AS SHOWN

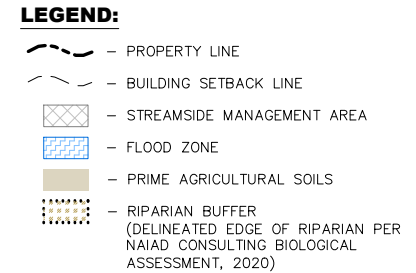
SHEET

C0

20-042

DRAFT

APNS: 105-111-001, 105-042-002, & 105-101-006



SITE PLAN

