

LIU FARM

COMMERCIAL CANNABIS SITE PLAN

8531 HIGH VALLEY ROAD

CLEARLAKE OAKS, CA 95423

APN: 006-003-34

Project Information

CLIENT:	MEILI LIU 2014 CENTRAL AVENUE ALAMEDA, CA 94501 MEILILIU369@GMAIL.COM (510) 468-7657
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT PO BOX 2520 PETALUMA, CA 94953 KG@NORTHBAYCIVILCONSULTING.COM (707) 293-4224
PROJECT ADDRESS:	8531 HIGH VALLEY ROAD CLEARLAKE OAKS, CA 95423
LAND USE:	RL
PARCEL AREA:	160.438 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS PERMIT FOR (7) A-TYPE 3 LICENSES FOR 7 ACRES OUTDOOR CANNABIS CULTIVATION.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	ZONE X
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	2950 FEET
FLOOD PROOFING REQUIRED?	NO

Linetype Legend

EXISTING	PROPOSED	DEFINITION
		FENCE
		DRAINAGE PIPE
		PROPERTY LINE
		WATERCOURSE
		ELECTRICAL UTILITY LINE
		WATER LINE
		SANITARY SEWER
		FIBER ROLL
		TREE TO BE REMOVED

Sheet Index

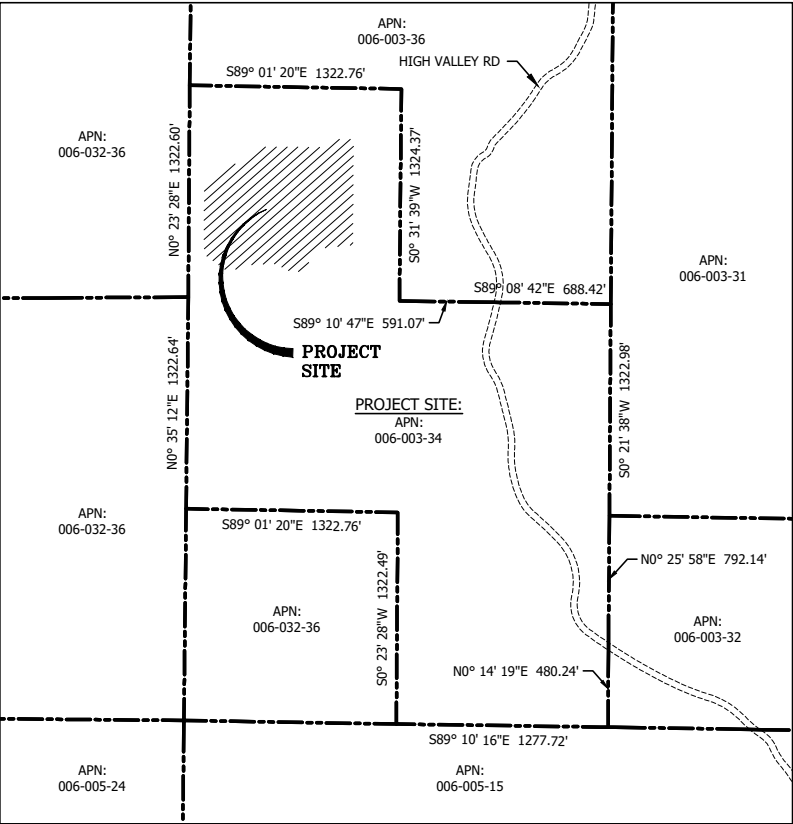
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	CULTIVATION SITE (USE PERMIT APPROVAL)
6.0	CANNABIS RELATED BUILDING LAYOUT
7.0	SECURITY

Abbreviations

AC	ASPHALT CONCRETE	FG	FINISH GRADE
APN	ASSESSOR'S PARCEL NUMBER	FL	FLOW LINE
APPROX	APPROXIMATE	GH	GREENHOUSE
C L	CENTERLINE	HH	HOOPHOUSE
CONC	CONCRETE	INV	INVERT
CY	CUBIC YARD	LF	LINEAR FEET
Ø	DIAMETER	MAX	MAXIMUM
EG	EXISTING GROUND	MIN	MINIMUM
ELEV	ELEVATION	NA	NOT APPLICABLE
EP	EDGE OF PAVEMENT	NTS	NOT TO SCALE
(E)	EXISTING	(P)	PROPOSED
FF	FINISHED FLOOR	s	SLOPE

Topographic Information

TOPOGRAPHIC INFORMATION WAS OBTAINED THROUGH THE U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM. LONGITUDE AND LATITUDE GEOGRAPHICAL COORDINATES ARE HORIZONTALLY REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88).



APN MAP
NTS



Location Map
NTS

NORTH BAY CIVIL CONSULTING

WWW.NBCANNACONSULTING.COM
PHONE: (707) 995-5919
100 E ST, SUITE 104
SANTA ROSA, CA 95404

NOTES:

1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
2. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS FOR GRADES 1 THROUGH 12, DEVELOPED PARK CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCOHOL REHABILITATION FACILITY, LICENSED CHILD CARE FACILITY OR NURSERY SCHOOL, OR CHURCH OR YOUTH-ORIENTED FACILITY CATERING TO OR PROVIDING SERVICES PRIMARILY INTENDED FOR MINORS WITHIN 1,250 FEET OF THE PROPERTY.
3. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE THIS SHEET.
4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
5. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4958) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
6. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 16%. ROADWAY SLOPES EXCEEDING 16% ARE NOT ALLOWED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS ON-SITE SHALL COMPLY.
7. ALL PROPOSED WATER TANKS INTENDED FOR FIRE SUPPRESSION WATER STORAGE SHALL BE STEEL OR FIBERGLASS. ANY EXISTING WATER TANKS INTENDED FOR FIRE SUPPRESSION WATER STORAGE THAT CONSIST OF MATERIAL OTHER THAN STEEL OR FIBERGLASS SHALL BE REPLACED WITH A STEEL OR FIBERGLASS TANK.
8. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE HAZARDOUS FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUELS REDUCTION BUFFER.
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10. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
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DATE:	DRAWN:
4/14/2023	ANR
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SHEET TITLE:

COVER SHEET

SHEET: 1.0
1 OF 8

*THIS DRAWING WAS REVIEWED AND APPROVED BY MATHEW KLEIN PE#79674



KEYNOTES:

- 1 PROPOSED OUTDOOR CULTIVATION SITE 1
TOTAL FENCED AREA = 78,092 SQFT
OUTDOOR CANOPY = 43,530 SQFT
866 PROPOSED RAISED PLANTER BAGS
- 2 PROPOSED OUTDOOR CULTIVATION SITE 2
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TOTAL FENCED AREA = 78,092 SQFT
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- 4 PROPOSED OUTDOOR CULTIVATION SITE 4
TOTAL FENCED AREA = 78,092 SQFT
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866 PROPOSED RAISED PLANTER BAGS
- 5 AREA LEFT INTENTIONALLY UNTOUCHED TO POSSIBLY BE USED IN FUTURE EXPANSION.

- 6 PROPOSED OUTDOOR CULTIVATION SITE 6
TOTAL FENCED AREA = 78,092 SQFT
OUTDOOR CANOPY = 43,530 SQFT
866 PROPOSED RAISED PLANTER BAGS
- 7 PROPOSED OUTDOOR CULTIVATION SITE 7
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- 8 PROPOSED OUTDOOR CULTIVATION SITE 8
TOTAL FENCED AREA = 78,092 SQFT
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TOTAL CULTIVATION (FENCED) AREA = 546,644 SQFT
TOTAL OUTDOOR CANOPY AREA = 304,710 SQFT

- 9 AREA FOR PROPOSED SOLAR PANELS
(70'Wx250'L)
- 10 12 PROPOSED 2,500 GALLON WATER STORAGE TANKS
- 11 PROPOSED COMPOST AREA, TYP
(25'Wx15'Lx4'H)
- 12 4 PROPOSED LOCKABLE SHED FOR HARVEST STORAGE AND ADMINISTRATIVE-HOLD AREA, TYP (10'Wx10'Lx8'H)
- 13 PROPOSED PESTICIDE AND AGRICULTURAL-CHEMICAL STORAGE, TYP (10'Wx10'Lx8'H)
- 14 SEE SHEET 7.0 FOR SECURITY DETAILS, TYP
- 15 2 PROPOSED LOCKABLE WASTE BINS, TYP (APPROX 4'Wx4'Lx3'H)
- 16 PROPOSED ADA COMPLIANT PORTABLE BATHROOM, TYP
- 17 PROPOSED 20' WIDE ENTRANCE/EXIT TO CULTIVATION SITE, TYP
- 18 PROPOSED SRA FIRE SAFE HAMMERHEAD LOCATION
- 19 PROPOSED LOADING AREA, 20'Wx110'L
- 20 PROPOSED ADA PARKING AREA

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CULTIVATION SITE

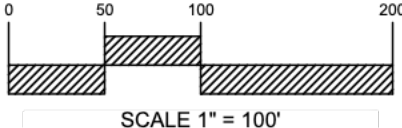
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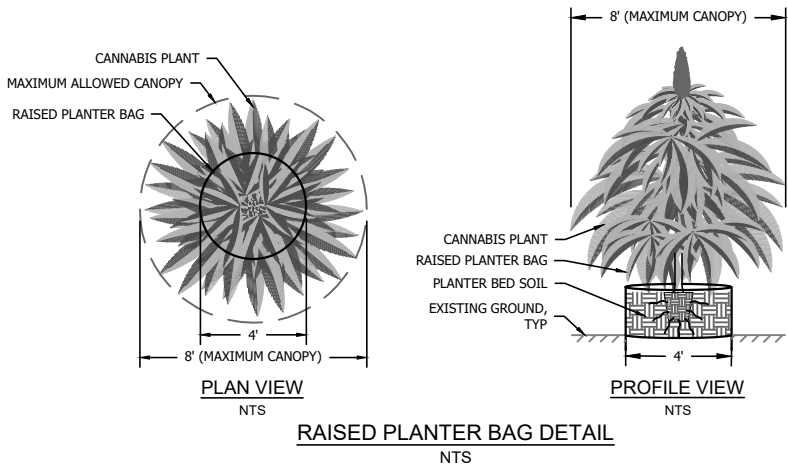
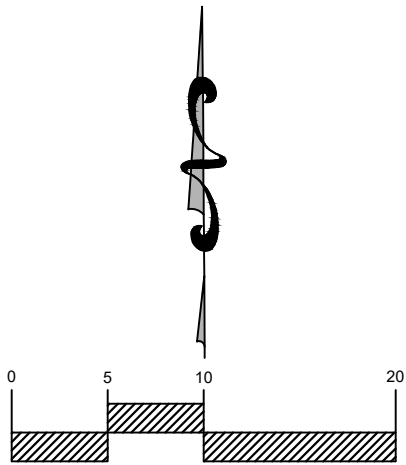
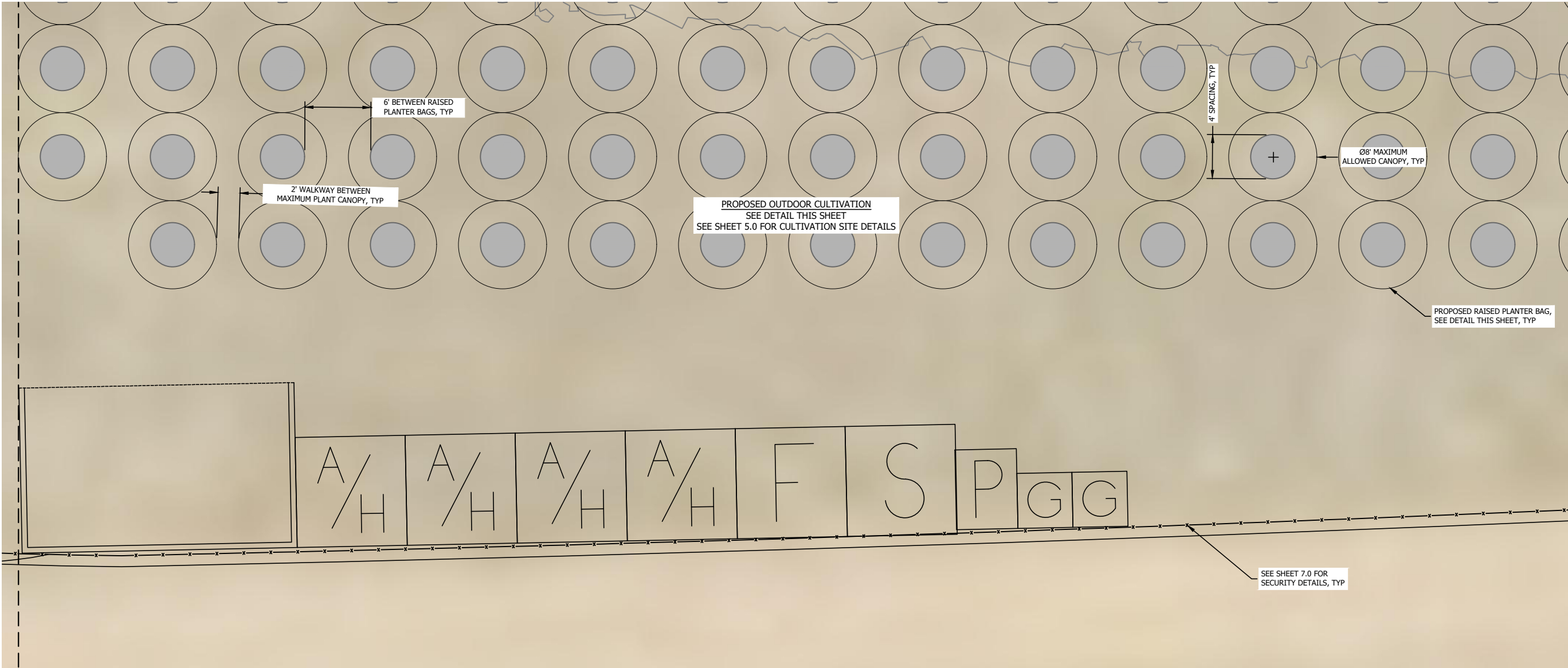
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CANNABIS RELATED

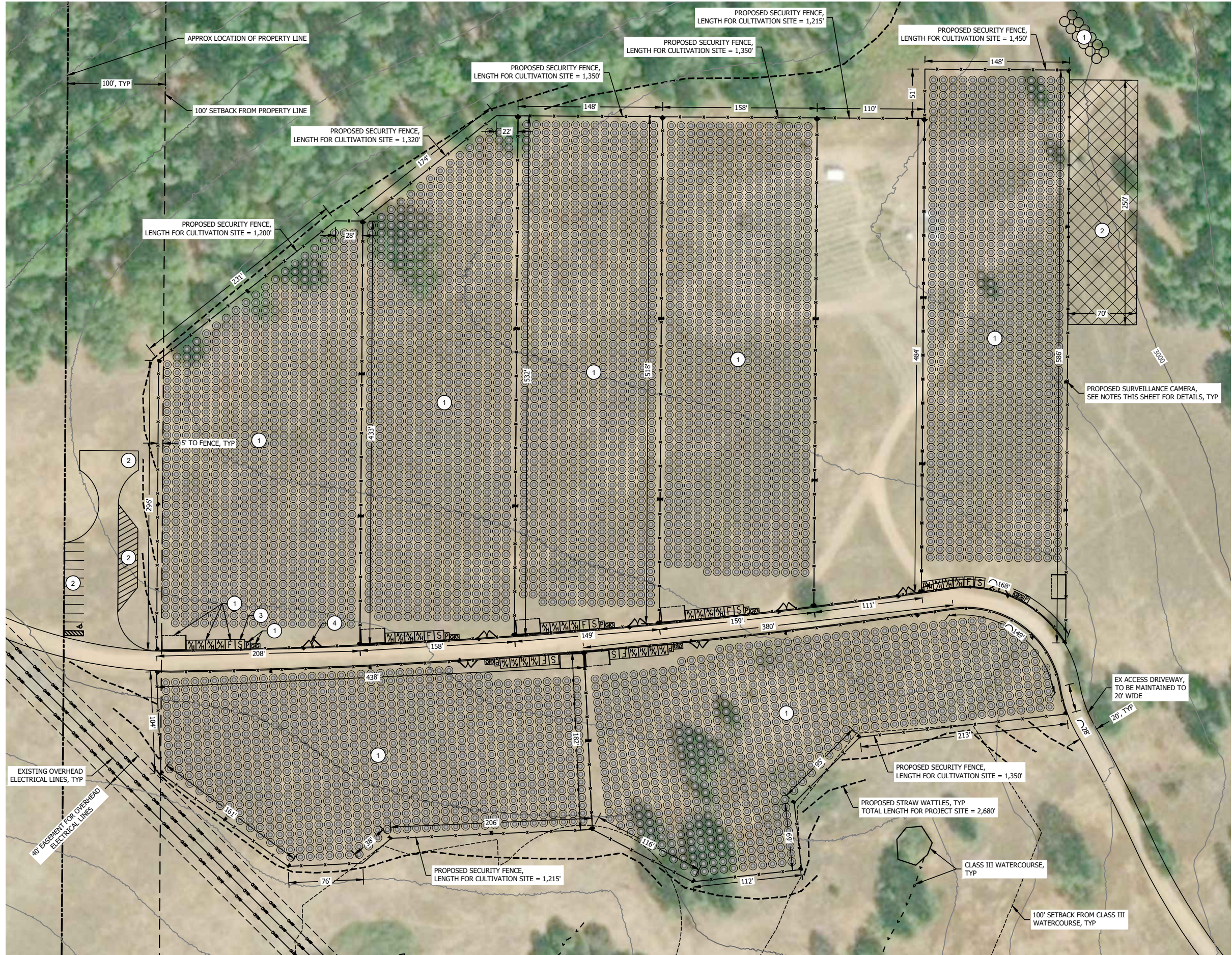
BUILDING LAYOUT

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KEYNOTES:

- 1 SEE SHEET 5.0 FOR CULTIVATION SITE DETAILS
- 2 SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- 3 PROPOSED SECURITY OFFICE, APPROX 10'Wx10'Lx8'H
- 4 PROPOSED ENTRANCE/EXIT TO CULTIVATION SITE, TO REMAIN LOCKED WHILE NOT IN USE

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5. LIGHTS SHALL BE PLACED AT ALL ENTRY POINTS TO THE CULTIVATION SITE INCLUDING THE ENTRANCE GATE OF THE PROPERTY.
6. PROPOSED SECURITY CAMERAS ARE TO BE WEATHERPROOF CAMERAS FEATURING 1080P. THE SECURITY CAMERAS SHALL CAPTURE EVERY PART OF THE CULTIVATION SITE.
7. SECURITY FENCE SHALL OBSTRUCT OUTSIDE VIEW OF THE CULTIVATION AREAS.
8. ALL GATES SHALL UTILIZE A COMBINATION PADLOCK.
9. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4658) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
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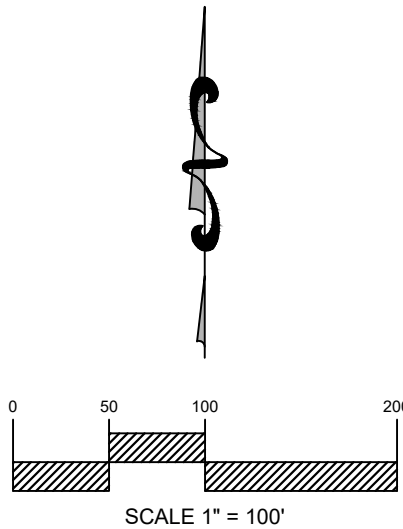
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SECURITY PLAN

SHEET:

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