

CRUZ FARM

COMMERCIAL CANNABIS SITE PLAN

8300 OLD DIRT ROAD
KELSEYVILLE, CA 95451
APN: 007-023-05

Project Information

CLIENT: ARMANDO CRUZ
8300 OLD DIRT ROAD
KELSEYVILLE, CA. 95451
crumanfamily@gmail.com
(305) 987-7300

CONSULTANT: KYLE GEITNER, PRINCIPAL CONSULTANT
100 E ST, SUITE 104
SANTA ROSA, CA 95404
KG@NORTHBAYCANNACONSULTING.COM
(707) 595-5919

PROJECT ADDRESS: 8300 OLD DIRT ROAD
KELSEYVILLE, CA 95451

LAND USE: A

PARCEL AREA: 82.44 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS USE PERMIT FOR (4) A-TYPE 3 LICENSES FOR 4 ACRES OF OUTDOOR CANNABIS CULTIVATION IN THE COUNTY OF LAKE.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE: X

BASE FLOOD ELEVATION: NA

CULTIVATION AREA ELEVATION: 1525-1595 FEET

FLOOD PROOFING REQUIRED? NO

Linetype Legend

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

Sheet Index

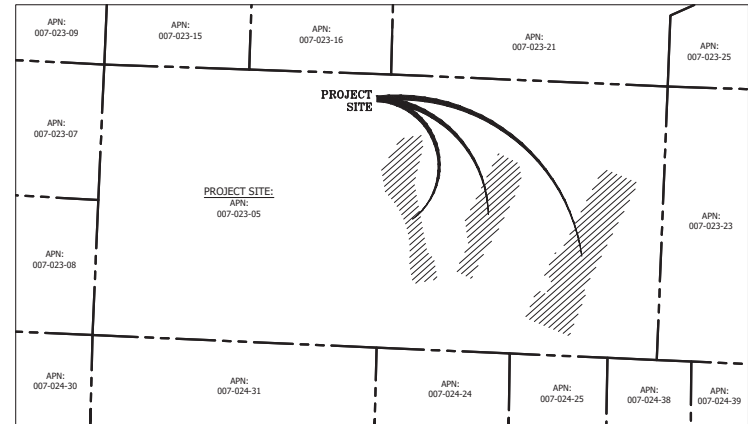
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	CULTIVATION SITE
6.0	CANNABIS RELATED BUILDING LAYOUT
7.0	SECURITY

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
CANNACONSULTING

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PHONE: (707) 595-5919
SANTA ROSA, CA 95404

NOTES:

1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND DERIVED 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.
3. PROPOSED CONDITIONS ARE PRIMARILY INTENDED FOR WINDS WITHIN 150 FEET OF THE PROPERTY.
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 400 AND 401.
6. ROAD REQUIREMENTS: CAL FIRE ROAD REQUIREMENTS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
7. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 10% ROADWAY SLOPES EXCEEDING 10% ARE NOT ALLOWED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS ON SITE SHALL COMPLY.
8. 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.
9. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTION REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUEL REDUCTION BUFFER.
10. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
11. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

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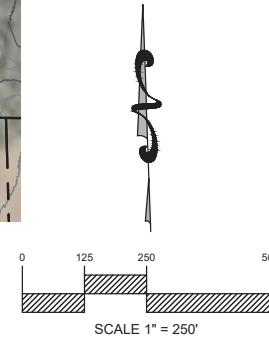
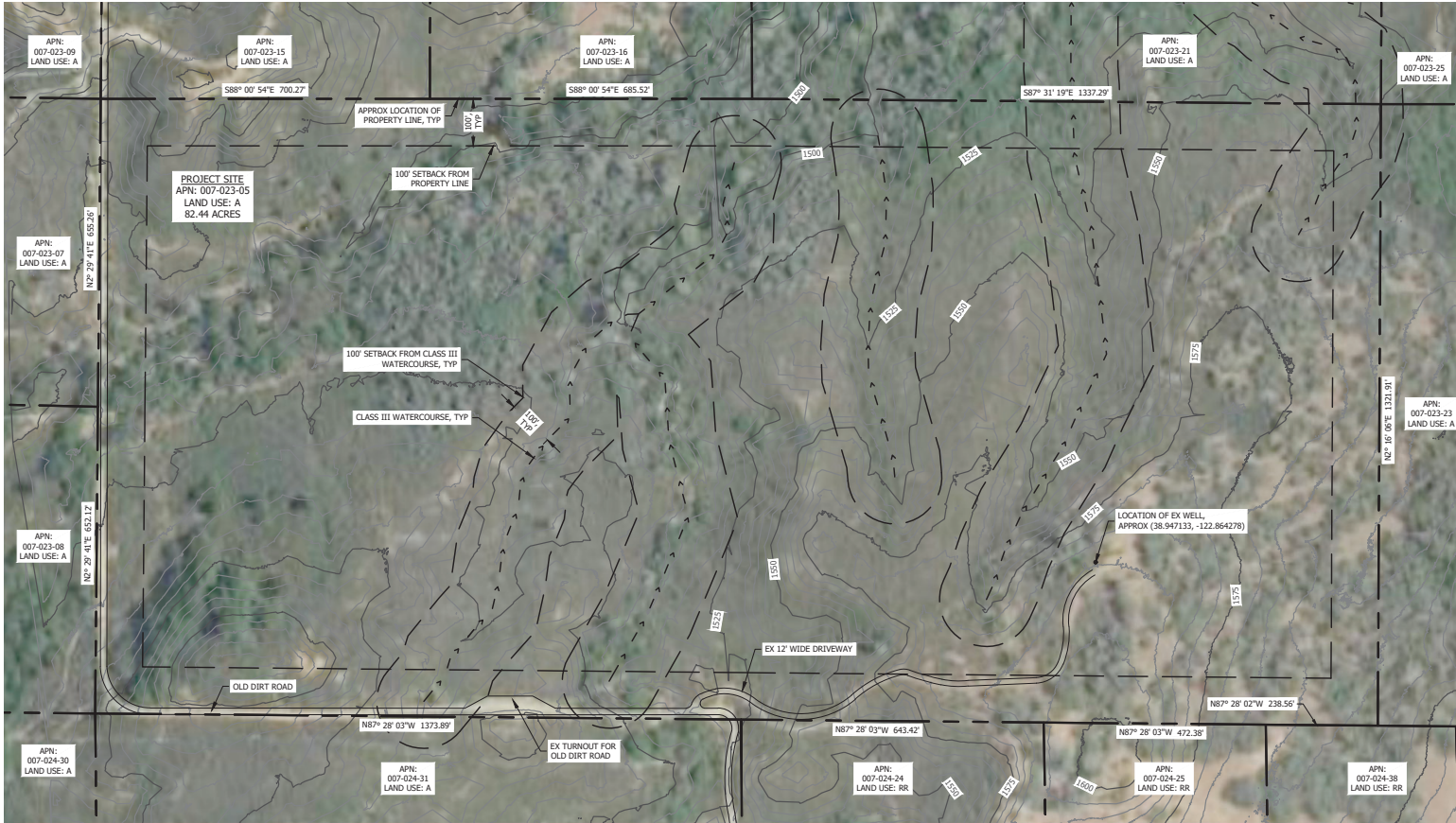
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DATE: 7/7/2022	DRAWN: JHA
JOB #: 20-006	SCALE: AS SHOWN
REVISION: CHECKED: KJG	

SHEET TITLE:
COVER SHEET

SHEET: 1.0
1 OF 7



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 NORTH BAY
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- NOTES:**
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 3. FOR FIRE, SEISMIC, AND ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
 4. WATERCOURSE LINE-TYPE THICKNESS TO DELINEATE THE TOP OF BANK, BASED ON PUBLICLY AVAILABLE DATA. THERE ARE NO FILL ZONES ON THE SUBJECT PROPERTY.
 5. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCES CODE, DIVISION 4 AND ALL SECTIONS IN DIVISION 401 (401-499) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 1, 2020).
 6. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 10% ROADWAY SLOPES EXCEEDING 10% ARE NOT ALLOWED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS ONCE 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 10' OF OFF-ROAD SPACE DEFINED BY STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE FLAMMABLE, FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 30' VEGETATION FUEL REDUCTION BUFFER.
 9. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
 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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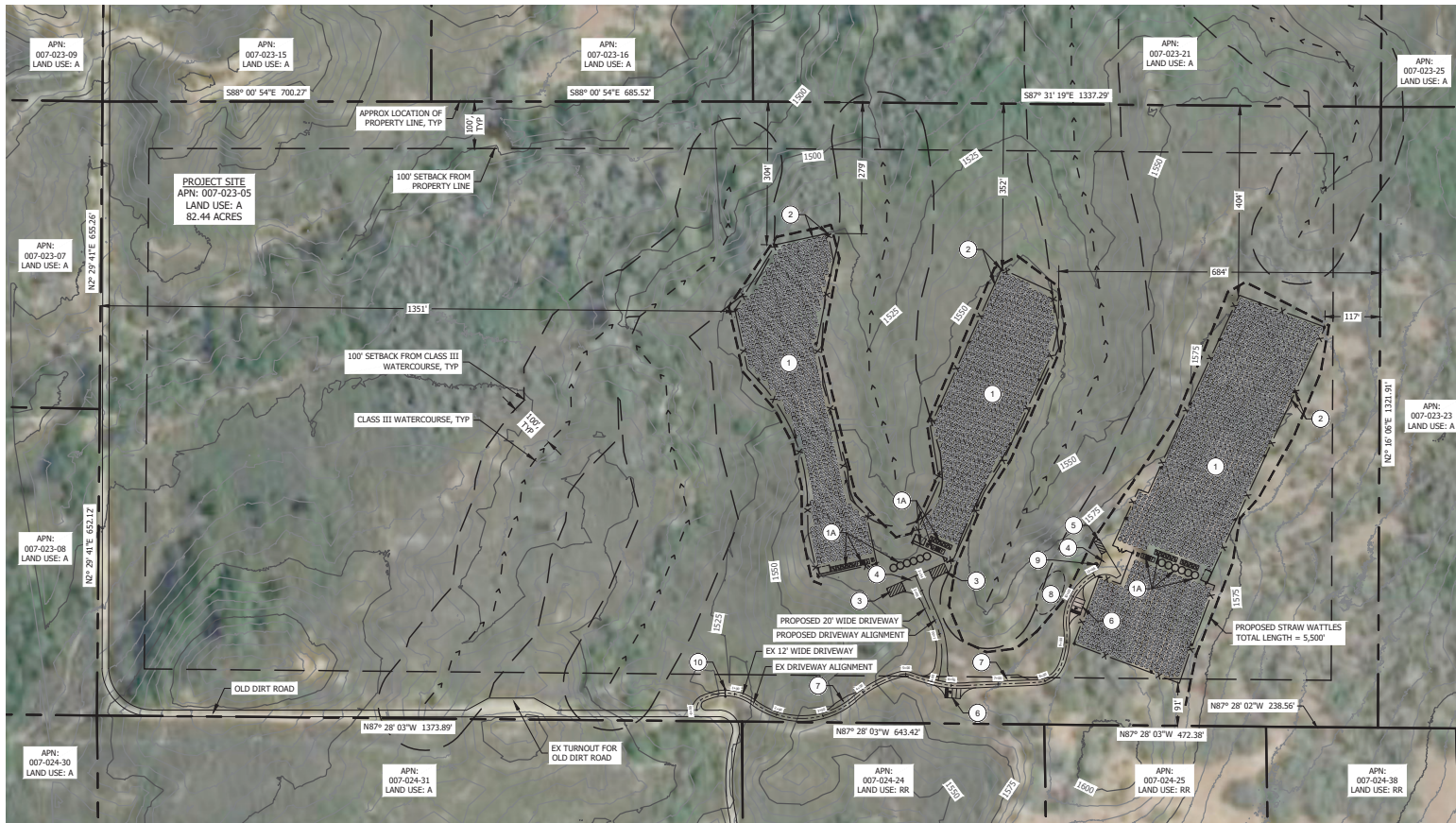
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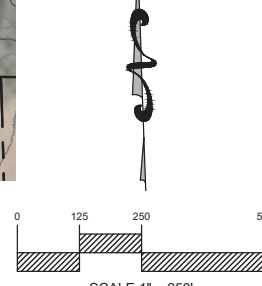
SHEET TITLE:
 EXISTING CONDITIONS

SHEET:
 3.0
 3 OF 7



- KEYNOTES:**
- 1 PROPOSED OUTDOOR CULTIVATION SITE
SEE SHEET 5.0 FOR DETAILS
 - 1A PROPOSED CULTIVATION UTILITIES
SEE SHEET 5.0 FOR DETAILS
 - 2 SEE SHEET 7.0 FOR SECURITY DETAILS
 - 3 PROPOSED LOADING AREA
20'Wx35'L
 - 4 PROPOSED HAMMERHEAD TURNAROUND PER
ARTICLE 2 OF THE SRA FIRE SAFE REGULATIONS
 - 5 PROPOSED LOADING AREA
12'Wx30'L
 - 6 PROPOSED ADA COMPLIANT PARKING
 - 7 PROPOSED TURNOUT PER ARTICLE 2 OF THE SRA FIRE
SAFE REGULATIONS
 - 8 APPROXIMATE LOCATION OF PROPOSED SEPTIC FIELD
 - 9 LOCATION OF EXISTING WELL
APPROX (38.947133, -122.864278)
 - 10 PROPOSED 14" WIDE GATE PER ARTICLE 2 OF THE SRA
FIRE SAFE REGULATIONS, TO REMAIN LOCKED AT ALL
TIMES WHILE NOT IN USE

- NOTES:**
1. PROPERTY LINE, EASEMENTS AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND DERIVED FROM PUBLICLY AVAILABLE INFORMATION.
 2. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS FOR GRADES 1 THROUGH 12 DEVELOPED OR PLANNED WITHIN 1200 FEET OF THE PROPERTY.
 3. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 5. STRAW WATTLES SHALL BE PLACED WITHIN THE PLANT SET AREAS TO PREVENT STORMWATER RUNOFF.
 6. ENTIRE CULTIVATION SITE SHALL BE HYDROLOGICALLY STABILIZED SOIL.
 7. PROJECT PARCELS SHALL FOLLOW THE SECTION 10 OF THE CALIFORNIA RESOURCE CODE, DIVISION 4 AND ALL REQUIREMENTS CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
 8. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 10% ROADWAY SLOPES EXCEPT WHERE NOT ALLOWED BY GOVERNING JURISDICTION. ALL FUTURE ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
 9. 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.
 10. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED BY STATE, FEDERAL, AND LOCAL FIRE JURISDICTION REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE HAZARDOUS, FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUEL REDUCTION BUFFER.
 11. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTION REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
 12. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
 13. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.



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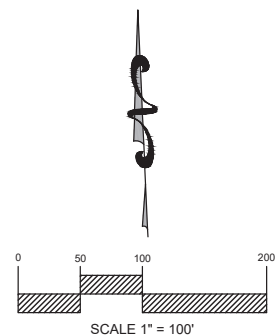
SHEET TITLE:
PROPOSED CONDITIONS

SHEET:
4.0
4 OF 7



KEYNOTES:

- 1 PROPOSED OUTDOOR CULTIVATION SITE 1
TOTAL AREA = 92,000 SQFT (APPROX 2.11 ACRES)
OUTDOOR CANOPY = 43,530 SQFT
866 PROPOSED RAISED PLANTER BAGS
8" # MAXIMUM PLANT CANOPY SHOWN
*SEE SHEET 6.0 FOR DETAILS
- 2 PROPOSED OUTDOOR CULTIVATION SITE 2
TOTAL AREA = 87,800 SQFT (APPROX 2.02 ACRES)
OUTDOOR CANOPY = 43,530 SQFT
866 PROPOSED RAISED PLANTER BAGS
8" # MAXIMUM PLANT CANOPY SHOWN
*SEE SHEET 6.0 FOR DETAILS
- 3 PROPOSED MIXED-LIGHT CULTIVATION SITE 3
TOTAL AREA = 168,600 SQFT (APPROX 3.87 ACRES)
OUTDOOR CANOPY = 87,110 SQFT
1,733 PROPOSED RAISED PLANTER BAGS
8" # MAXIMUM PLANT CANOPY SHOWN
*SEE SHEET 6.0 FOR DETAILS
- 4 (5) PROPOSED LOCKABLE ADMINISTRATIVE HOLD
AND HARVEST STORAGE SHED, (10'Wx10'Lx8'H)
- 5 (9) PROPOSED LOCKABLE ADMINISTRATIVE HOLD
AND HARVEST STORAGE SHED, (10'Wx10'Lx8'H)
- 6 PROPOSED COMPOST AREA
25'Wx15'Lx4'H
- 7 PROPOSED ADA COMPLIANT PORTABLE BATHROOM
- 8 SEE SHEET 7.0 FOR SECURITY PLAN
DETAILS, TYP
- 9 PROPOSED FERTILIZER STORAGE,
10'Wx10'Lx8'H
- 10 (4) PROPOSED LOCKABLE WASTE BINS,
APPROX 4'Wx10'Lx3'H
- 11 PROPOSED 20' WIDE ENTRANCE GATE TO
CULTIVATION SITE, TO REMAINED LOCKED WHILE
NOT IN USE
- 12 (6) PROPOSED 2,500 GALLON WATER STORAGE TANKS
- 13 PROPOSED HAMMERHEAD TURNAROUND PER ARTICLE
2 OF THE SRA FIRE SAFE REGULATION
- 14 PROPOSED ADA COMPLIANT PARKING
- 15 APPROXIMATE LOCATION OF PROPOSED SEPTIC FIELD
- 16 PROPOSED LOADING AREA
20'Wx35'L
- 17 PROPOSED LOADING AREA
12'Wx30'L
- 18 LOCATION OF EXISTING WELL
APPROX (38.947133, -122.864278)



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 2. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS FOR GRADES 1 THROUGH 12 DEVELOPED PARKS 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 TO OR PROVIDING SERVICES TO PROBABLY ATTENDING FOR WITHIN 1,200 FEET OF THE PROPERTY.
 3. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 5. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
 6. ENTIRE CULTIVATION SITE SHALL BE HYDROLOGICALLY STABILIZED SOIL. PROJECT PARCEL SHALL CONFORM TO THE STATE OF CALIFORNIA RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN CODE AND ALL (ASHT-488) REQUIREMENTS CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 2, 2020).
 8. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 10% ROADWAY SLOPES EXCEEDING 10% ARE NOT ALLOWED BY GOVERNING JURISDICTION. ALL FUTURE ROAD IMPROVEMENTS ON SITE SHALL COMPLY.
 9. 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.
 10. ALL STRUCTURES SHALL HAVE 10% OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL MEET THE REQUIREMENTS OF 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' BUFFER ZONE FOR FIRE REDUCTION RISK.
 11. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
 12. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 24'.
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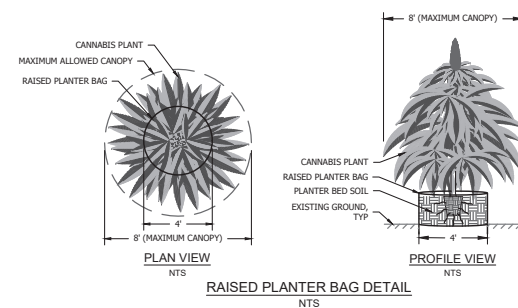
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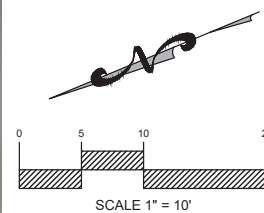
DATE: 7/7/2022	DRAWN: JHA
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REVISION: CHECKED: KJG	

SHEET TITLE:
CULTIVATION SITE

SHEET:
5.0
5 OF 7



RAISED PLANTER BAG DETAIL
NTS

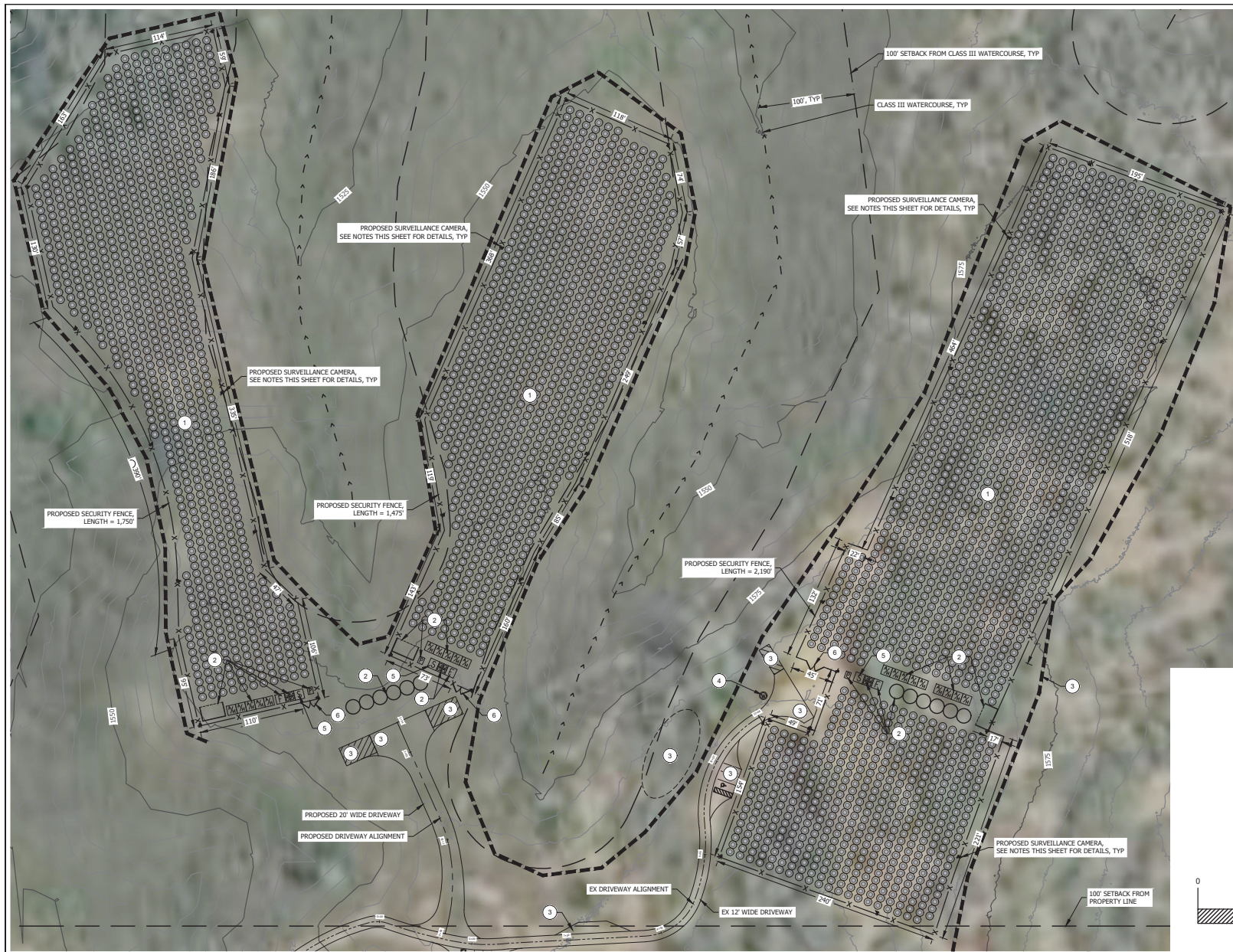


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SHEET TITLE:	
CANNABIS RELATED	
BUILDING LAYOUT	
SHEET:	6.0
	6 OF 7



KEYNOTES:

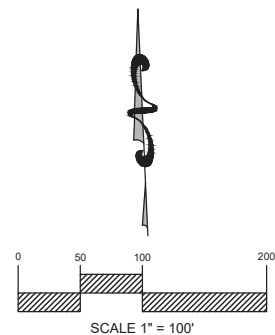
1. PROPOSED OUTDOOR CULTIVATION SITE
*SEE SHEET 5.0 FOR DETAILS
2. PROPOSED CULTIVATION UTILITY
SEE SHEET 5.0 FOR DETAILS
3. SEE SHEET 4.0 FOR PROPOSED CONDITIONS
4. SEE SHEET 3.0 FOR EXISTING CONDITIONS
5. PROPOSED SECURITY OFFICE,
10'Wx10'Lx8'H
6. PROPOSED 20' WIDE ENTRANCE GATE TO
CULTIVATION SITE, TO REMAIN LOCKED
WHILE NOT IN USE

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2. FOR FENCE, BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
3. WATERCOURSE LINE TYPE THICKNESS TO ELUCLATE THE TOP OF BANK. THERE ARE NO PAULZ ZONES ON THE SUBJECT PROPERTY.
4. LIGHTS SHALL BE PLACED AT ALL ENTRY POINTS TO THE CULTIVATION SITE INCLUDING THE ENTRANCE GATE OF THE PROPERTY.
5. PROPOSED SECURITY CAMERAS ARE TO BE WEATHERPROOF CAMERAS FEATURING 1080P. THE SECURITY CAMERAS SHALL CAPTURE EVERY PART OF THE CULTIVATION SITE.
6. SECURITY FENCE SHALL OBSTRUCT OUTSIDE VIEW OF THE CULTIVATION AREA.
7. ALL GATES SHALL UTILIZE A COMBINATION PADLOCK.
8. PROJECT FENCE SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCES CODE, DIVISION 4 AND ALL SECTIONS IN 4200 AND 4201 AND 4200 REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
9. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTION REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
10. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE BOUNDARY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
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SECURITY PLAN

SHEET:

7.0
7 OF 7