

LAKEPORT FARM

COMMERCIAL CANNABIS SITE PLAN

3681 BENMORE VALLEY ROAD

LAKEPORT, CA 95453

APN: 007-002-27

Project Information

OWNER:	PAUL BESTE PO BOX 186 CLOVERDATLE, CA 95425 (707) 975-5901 PAULDEWBESTE@HOTMAIL.COM
LEASER/DEVELOPER:	RICARDO DE MELLO 1400 BARTON ROAD #1406 REDLANDS, CA 92373 (323) 300-0019 RICARDOHOPLANDFARM@YAHOO.COM
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT P.O. BOX 2520 PETALUMA, CA 94953 (707) 293-4224
PROJECT ADDRESS:	3681 BENMORE VALLEY ROAD LAKEPORT, CA 95453
LAND USE:	RL (RANGELAND)
PARCEL AREA:	63.03

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS USE PERMIT FOR 1 ACRE OF OUTDOOR CANNABIS CULTIVATION AND 1 ACRE OF MIXED LIGHT CANNABIS CULTIVATION IN THE COUNTY OF LAKE. THE PROJECT INTENDS TO EARLY ACTIVATE 2 ACRES OF OUTDOOR CANNABIS CULTIVATION.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	D
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	2850-2775 FEET
FLOOD PROOFING REQUIRED?	NO

Linetype Legend

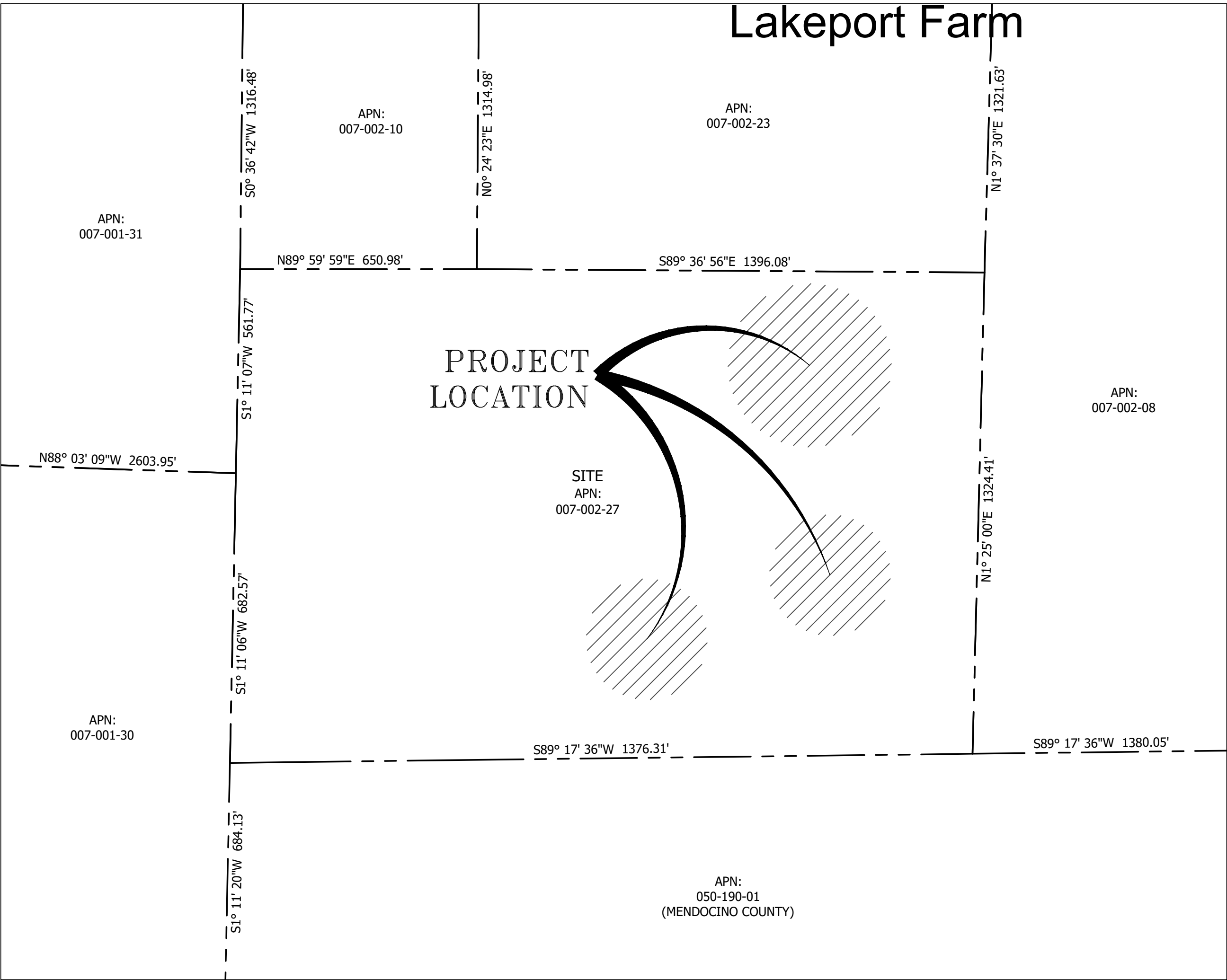
EXISTING	PROPOSED	DEFINITION
		FENCE
		DRAINAGE PIPE
		PROPERTY LINE
		WATERCOURSE
		ELECTRICAL UTILITY LINE
		WATER LINE
		SANITARY SEWER
		FIBER ROLL
		TREE TO BE REMOVED

Sheet Index

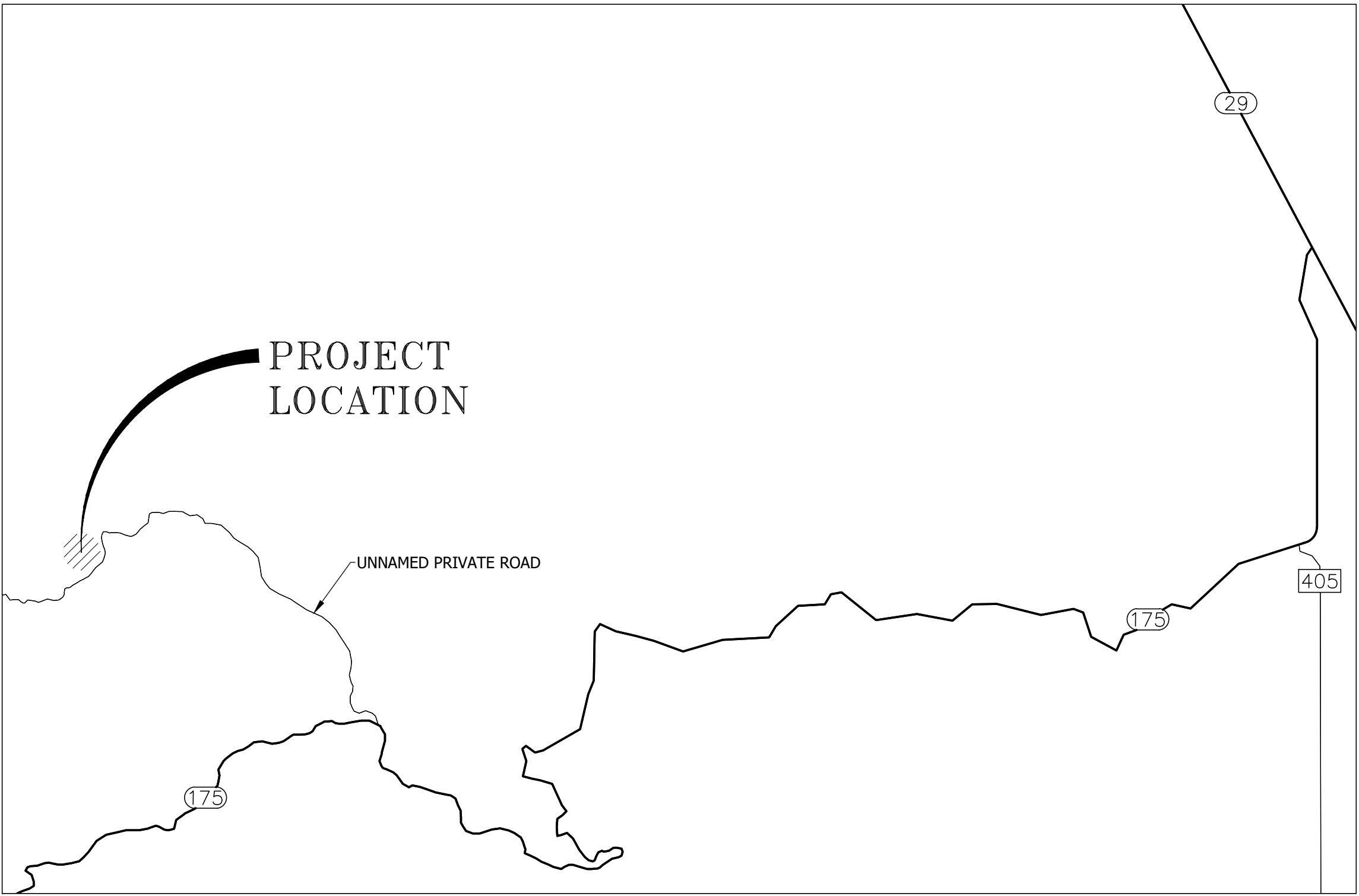
1.0	COVER SHEET
2.0	SURROUNDING AREA AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	DRIVEWAY PROFILES
6.0	EARLY ACTIVATED CANNABIS CULTIVATION SITE
7.0	CANNABIS CULTIVATION SITE
8.0	CANNABIS RELATED BUILDING LAYOUTS
9.0	SECURITY PLAN

Abbreviations

AC	ASPHALT CONCRETE	FL	FLOW LINE
APN	ASSESSOR'S PARCEL NUMBER	GH	GREENHOUSE
APPROX	APPROXIMATE	HH	HOOPHOUSE
C L	CENTERLINE	INV	INVERT
CONC	CONCRETE	LF	LINEAR FEET
CY	CUBIC YARD	MAX	MAXIMUM
DIA	DIAMETER	MIN	MINIMUM
EG	EXISTING GROUND	NA	NOT APPLICABLE
ELEV	ELEVATION	NTS	NOT TO SCALE
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
EX	EXISTING	s	SLOPE



Parcel Exhibit  
NTS



Location Map  
NTS

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P.O. BOX 2520  
PETALUMA, CA 94953

- NOTES:
- PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
  - 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.
  - FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE THIS SHEET.
  - BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
  - 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).
  - 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.
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  - ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
  - THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

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DATE:	5/18/2020	DRAWN:	ANR
JOB #:	20-033	SCALE:	AS SHOWN
REVISION:		CHECKED:	KJG

SHEET TITLE:	COVER SHEET
SHEET:	1.0 1 OF 9

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



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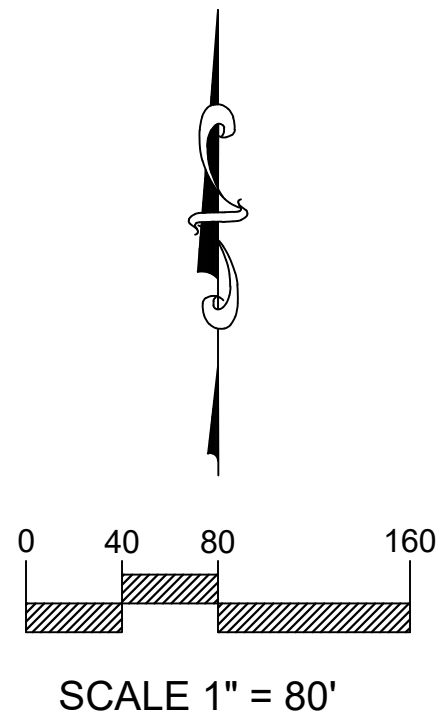
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<b>JOB #:</b> 20-033	<b>SCALE:</b> AS SHOWN
<b>REVISION:</b>	<b>CHECKED:</b> KJG

**SHEET TITLE:**  
SURROUNDING AREA AERIAL

**SHEET:**  
2.0  
2 OF 9



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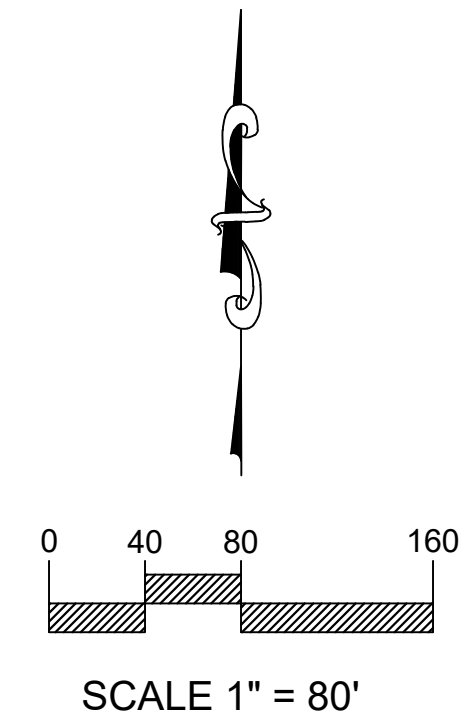
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DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG
SHEET TITLE: EXISTING CONDITIONS	
SHEET: 3 OF 9	



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**SHEET TITLE:**

PROPOSED CONDITIONS

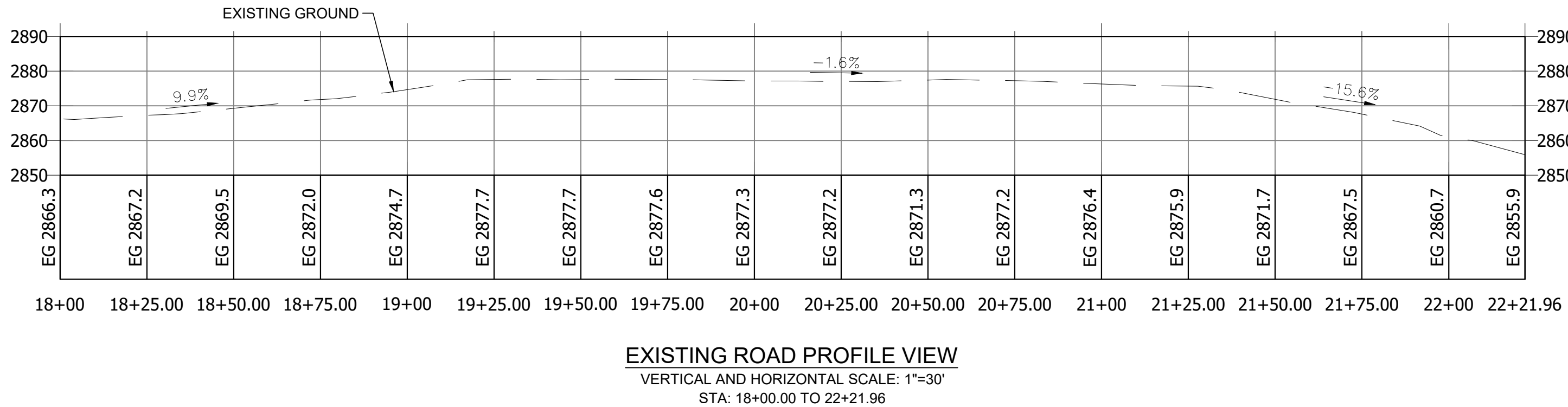
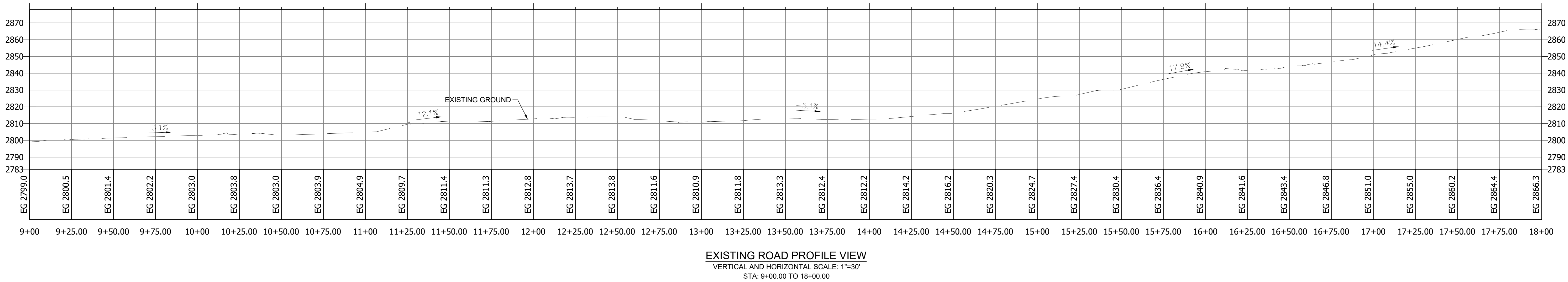
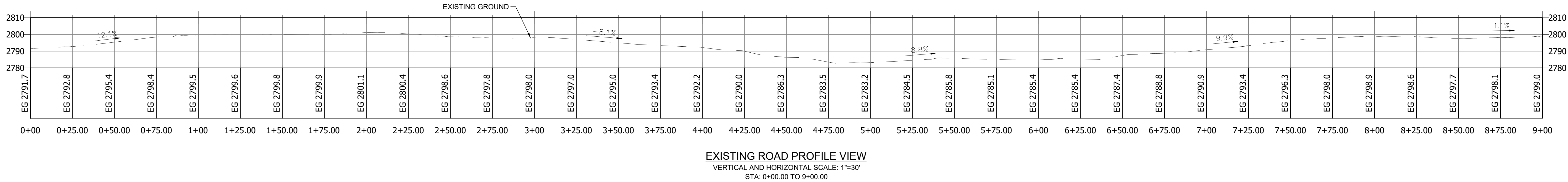
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SHEET TITLE:  
PROFILES

SHEET:  
5.0  
5 OF 9



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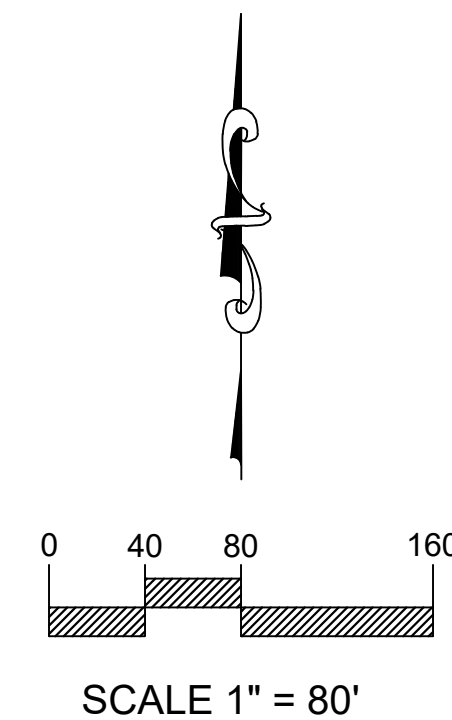
KJG

**SHEET TITLE:**

EARLY ACTIVATED  
CULTIVATION SITE

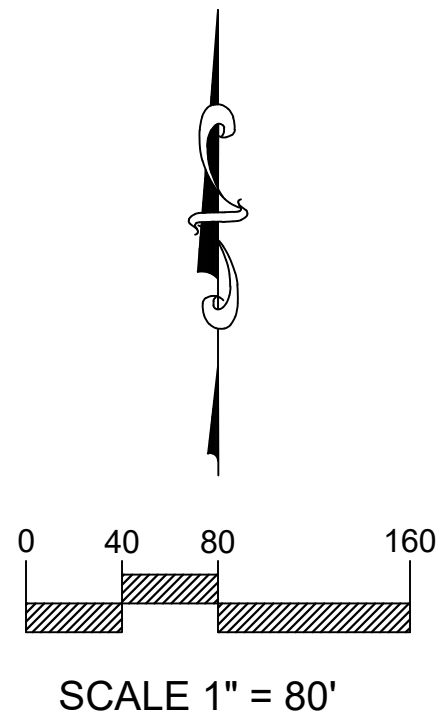
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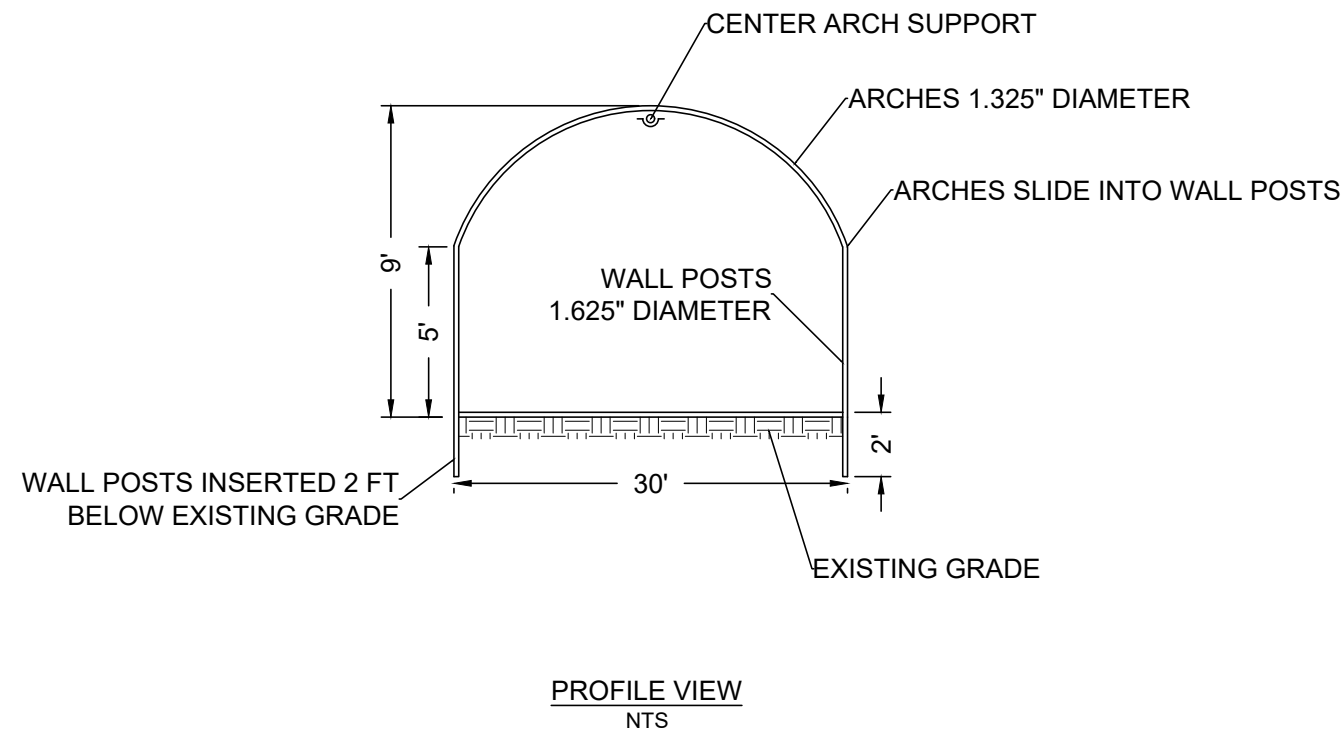
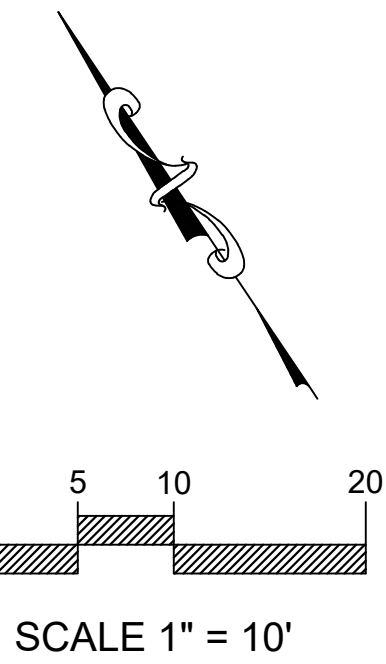
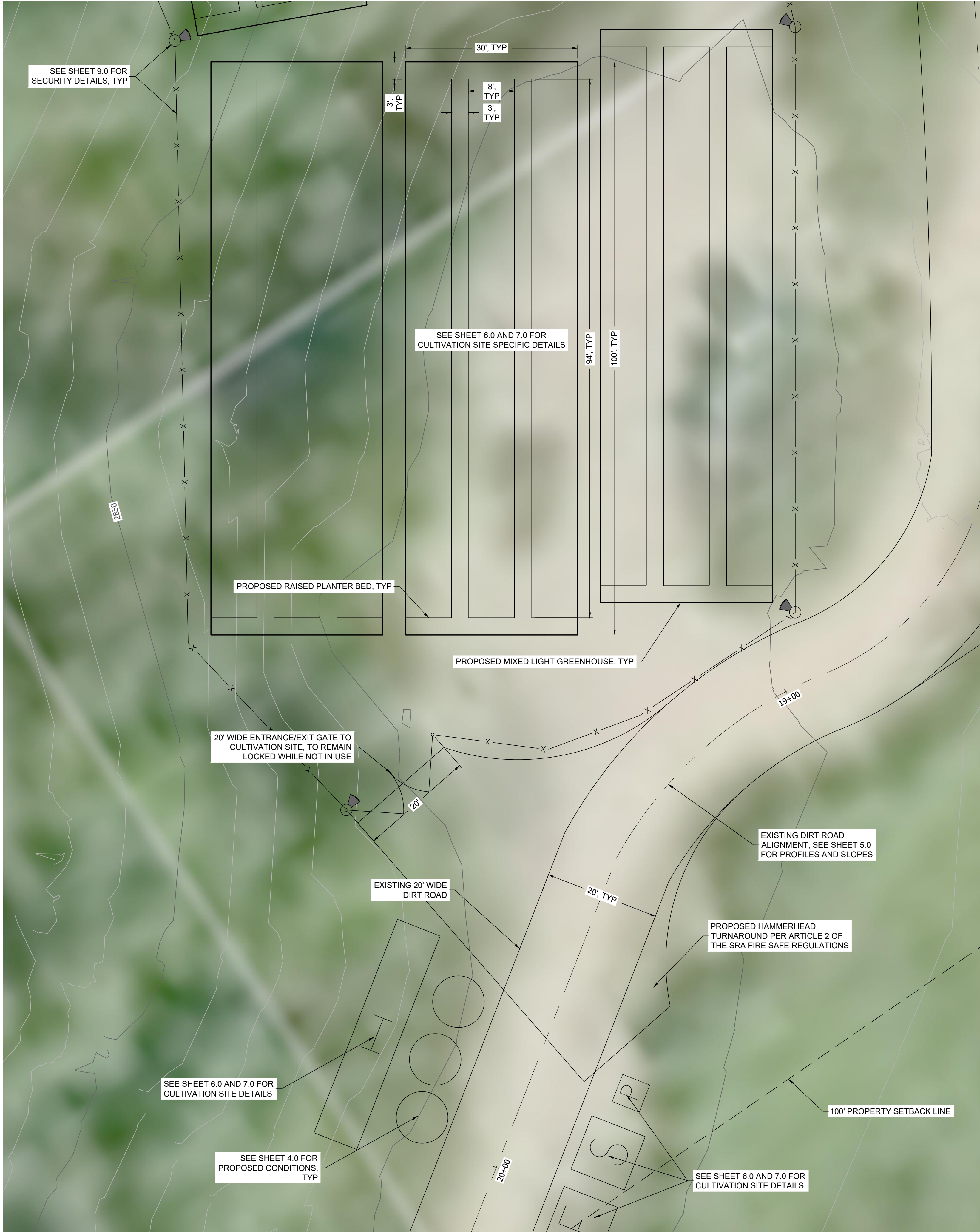
DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:  
CULTIVATION SITE

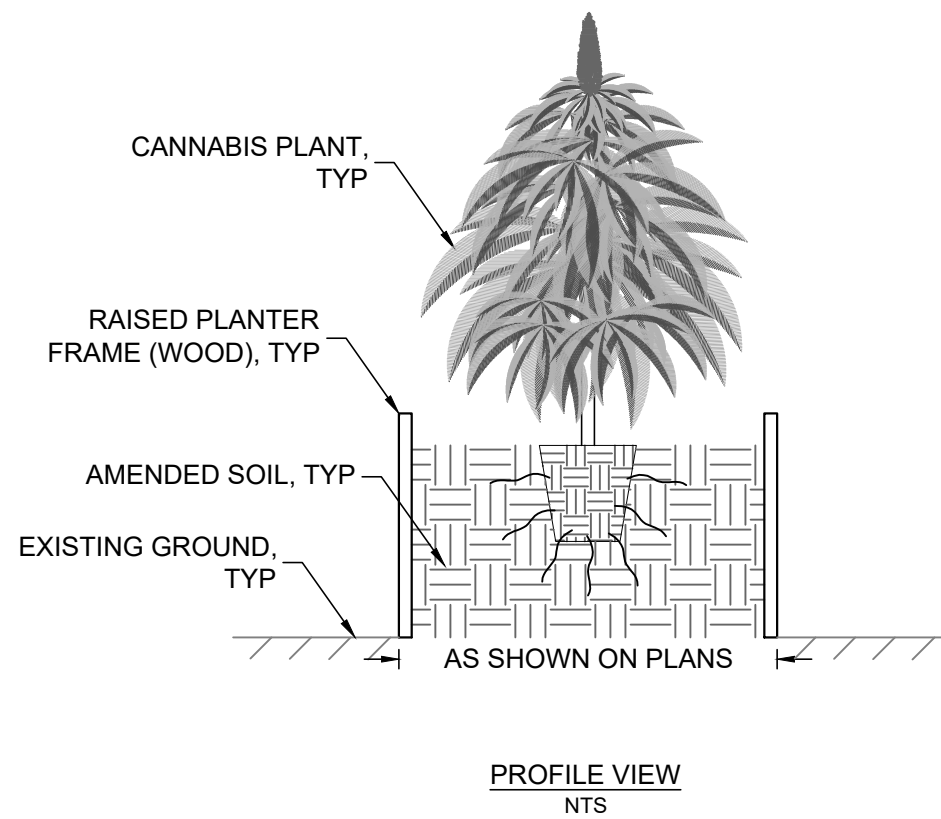
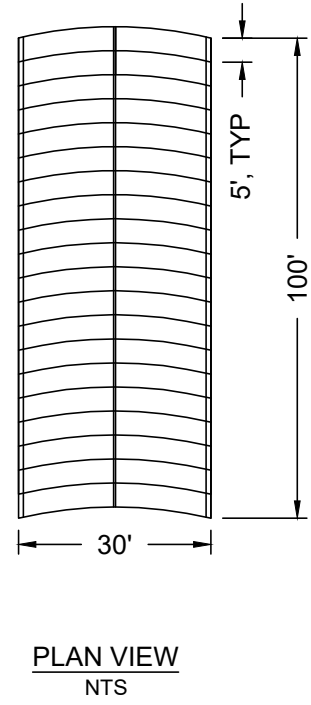
SHEET:  
7.0  
7 OF 9



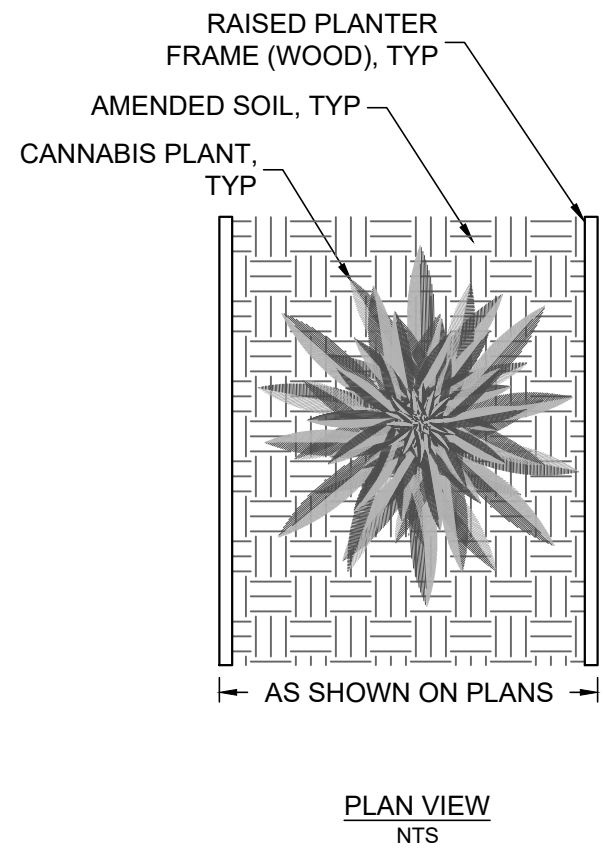
5/24/2023 1:14 PM Plotted by: arahn C:\Users\arahn\NorthBay Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\Clients\20-033 - 3681 Benmore Valley Road - Ricardo De Mello\CAD\Planning\20-033 Overall Site Plan.dwg



GREENHOUSE DETAIL  
NTS



RAISED PLANTER DETAIL  
NTS



- 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 SHEET 1.0.
  4. WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
  5. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
  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 ONSITE 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. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
  9. THE ENTIRE CULTIVATION SITE SHALL BE SEEDED TO STABILIZE THE SOIL.
  10. EXISTING ACCESS GATE SHALL BE RELOCATED TO BE AT LEAST 30' FROM THE ROADWAY UNLESS THE CURRENT ACCESS GATE LOCATION IS AT LEAST 30' FROM THE ROADWAY. EXISTING ACCESS GATE SHALL BE REPLACED WITH A NEW GATE THAT HAS A MINIMUM WIDTH OF 14' UNLESS THE EXISTING ACCESS GATE HAS A MINIMUM 14' WIDE UNOBSTRUCTED OPENING.

PROJECT ADDRESS: 3681 BENMORE VALLEY ROAD LAKEPORT, CA 95453	
APN:	007-002-27
CLIENT:	RICARDO DE MELLO
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT
DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG
SHEET TITLE: CANNABIS RELATED BUILDING LAYOUT	
SHEET: 8 OF 9	

**NORTH BAY**

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