

INDEX SHEET

SITE PLAN MAPS FOR USE PERMITS FOR OUTDOOR CANNABIS CULTIVATION ADOBE CREEK RANCH CULTIVATION SITES 1A, 1B, 1C & 1D AND 2A, 2B, 2C, 2D, 2E & 2F LAKE COUNTY APN: 008-009-03 2800 MANNING ROAD LAKEPORT, CALIFORNIA

**RUZICKA
ASSOCIATES**
CONSULTING ENGINEERS

P.O. BOX 1188
2495 PARALLEL DRIVE
LAKEPORT, CA. 95453
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PLANNING * SURVEYING
PH. (707) 263-6155
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2/26/2020 10:00:00 AM

APN: 008-009-03
2800 MANNING ROAD
LAKEPORT, CALIFORNIA
LAKE COUNTY

INDEX SHEET
OUTDOOR CANNABIS CULTIVATION
ADOBE CREEK RANCH
SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F

DRAWN BY: NS

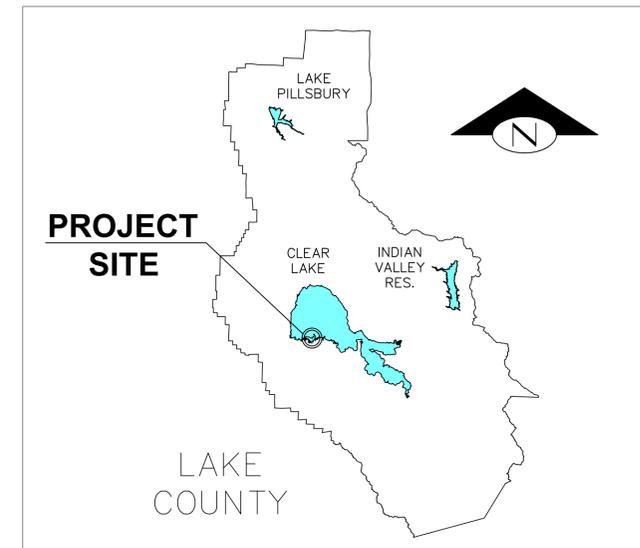
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DATE: 4/27/20

SHEET: 01 OF 10

**INDEX
SHEET**



**PROJECT
SITE**

REGIONAL MAP

NO SCALE

DESCRIPTION

SHEET 1: COVER SHEET

Sheet 1A - Site Vicinity Map

Sheet 1B - Site Location Map

Sheet 1C - **ADOBE CREEK RANCH** Proposed Site Plan - Sites 1A, 1B, 1C & 1D

AND 2A, 2B, 2C, 2D, 2E & 2F

SHEET 2: SURROUNDING AREA AERIAL

SHEET 3: SITE MAP EXISTING CONDITIONS

Sheet 3A - Site Map Existing Conditions

Sheet 3B - Enlarged Site Map Existing Conditions

SHEET 4: SITE PLAN PROPOSED CONDITIONS

Sheet 4A - Site Plan Proposed Conditions - with Aerial

Sheet 4B - Enlarged Site Plan Proposed Conditions

SHEET 5: CANNABIS RELATED BUILDING LAYOUTS (Not part of application)

SHEET 6: SECURITY PLAN

PROJECT INFORMATION

APN: 008-009-03

PROPERTY OWNER: RICHARD HENDERSON
ADDRESS: 7748 MELODY DRIVE
ROHNERT PARK, CA 94928

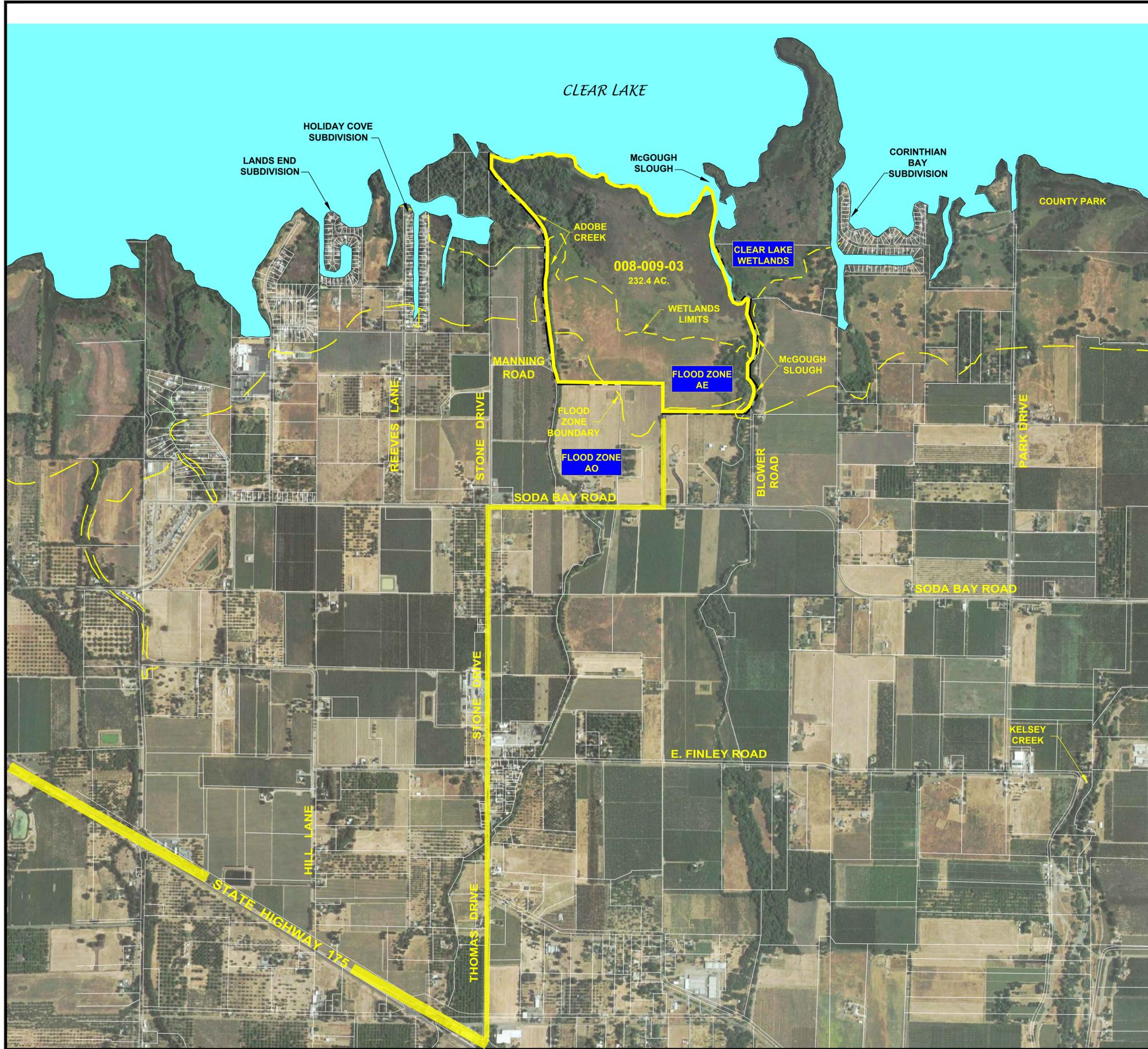
APPLICANT/DEVELOPER: TIFFANY DEVITT
ADDRESS: 2330 CIRCADIAN WAY
SANTA ROSA, CA 95407

PROJECT MANAGER: KATHERINE CLARK
PHONE: 707-322-3527
KATY@KATYCLARKREALTOR.COM

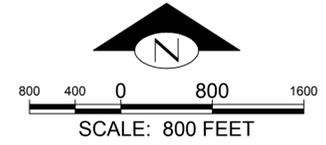
TOTAL PARCEL AREA = 232.5 ACRES
TOTAL CULTIVATION AREA = 10 SITES @ 65,000 SF OR 14.9 ACRES
TOTAL CANNABIS CANOPY AREA = 10 SITES @ 43,560 SF OR 10.0 ACRES

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SITE VICINITY MAP
SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F
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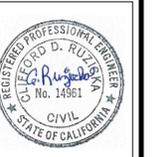


LEGEND

- PROPERTY LINE
- WETLANDS BOUNDARY
- FLOOD ZONE BOUNDARY

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SITE VICINITY MAP
 OUTDOOR CANNABIS CULTIVATION
 ADOBE CREEK RANCH
 SITES 1A, 1B, 1C & 1D AND
 2A, 2B, 2C, 2D, 2E & 2F

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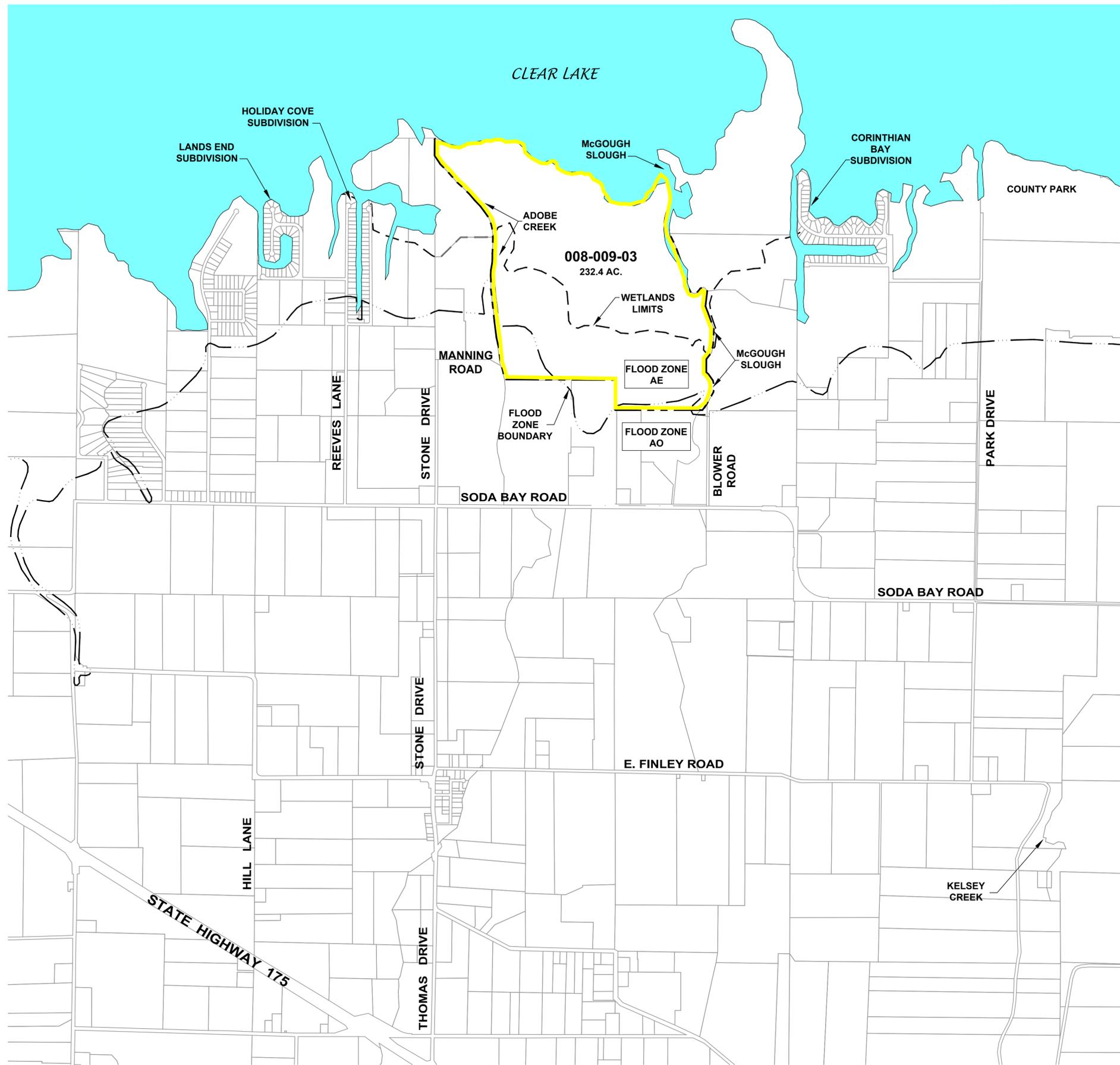
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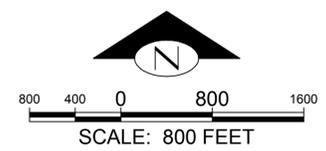
SHEET 1A

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SITE LOCATION MAP
AREAS 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F

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LEGEND

- PROPERTY LINE
- WETLANDS BOUNDARY
- FLOOD ZONE BOUNDARY

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SITE LOCATION MAP
OUTDOOR CANNABIS CULTIVATION
ADOBE CREEK RANCH
AREAS 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F

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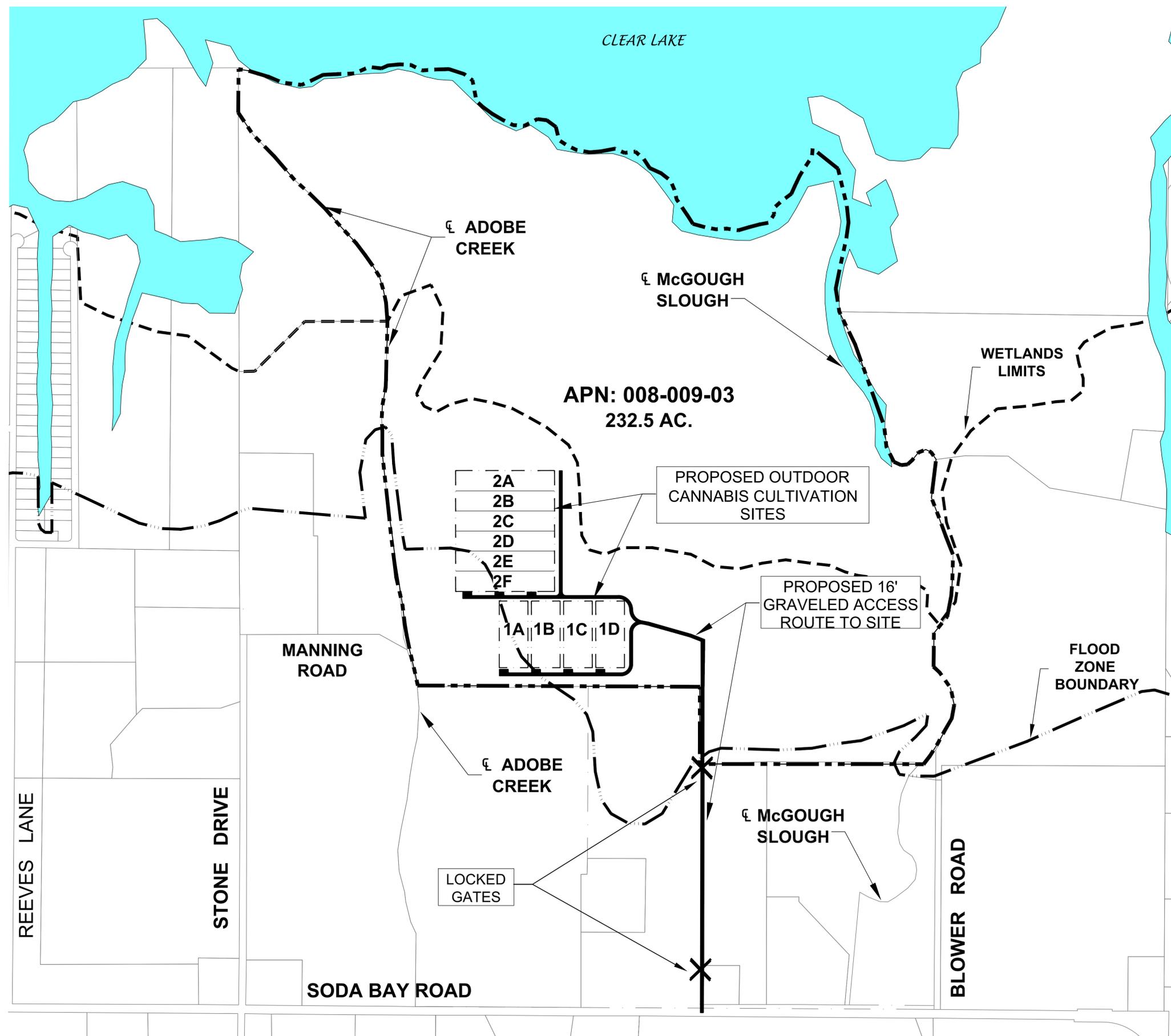
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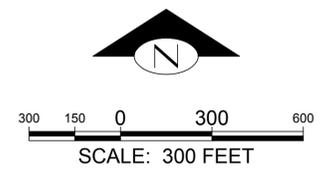
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SHEET 1B

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**ADOBE CREEK RANCH
PROPOSED PROPOSED
SITE PLAN**
**SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F**
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LEGEND

	PROPERTY LINE
	OUTDOOR CANNABIS CULTIVATION BOUNDARY
	WETLANDS BOUNDARY
	FLOOD ZONE BOUNDARY

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PROPOSED SITE PLAN
 OUTDOOR CANNABIS CULTIVATION
 ADOBE CREEK RANCH
 SITES 1A, 1B, 1C & 1D AND
 2A, 2B, 2C, 2D, 2E & 2F

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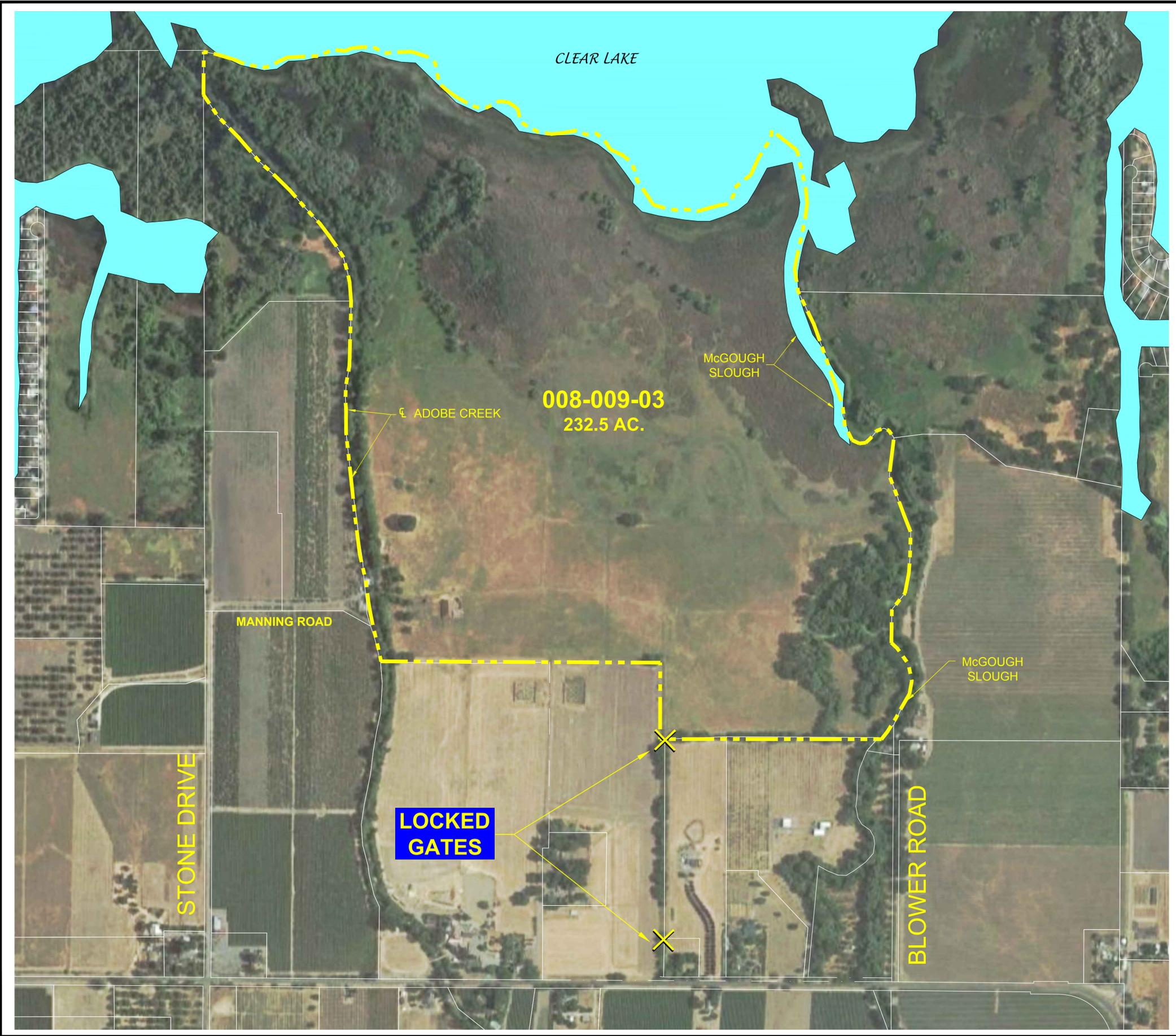
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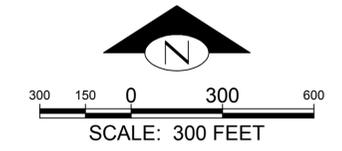
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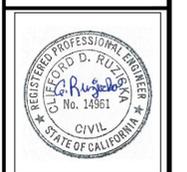
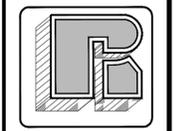
**SURROUNDING AREA
AERIAL**
AREAS 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F
APN: 008-009-03



LEGEND

-  PROPERTY LINE
-  LOCKED ACCESS GATE

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SURROUNDING AREA AERIAL
OUTDOOR CANNABIS CULTIVATION
ADOBE CREEK RANCH
AREAS 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F

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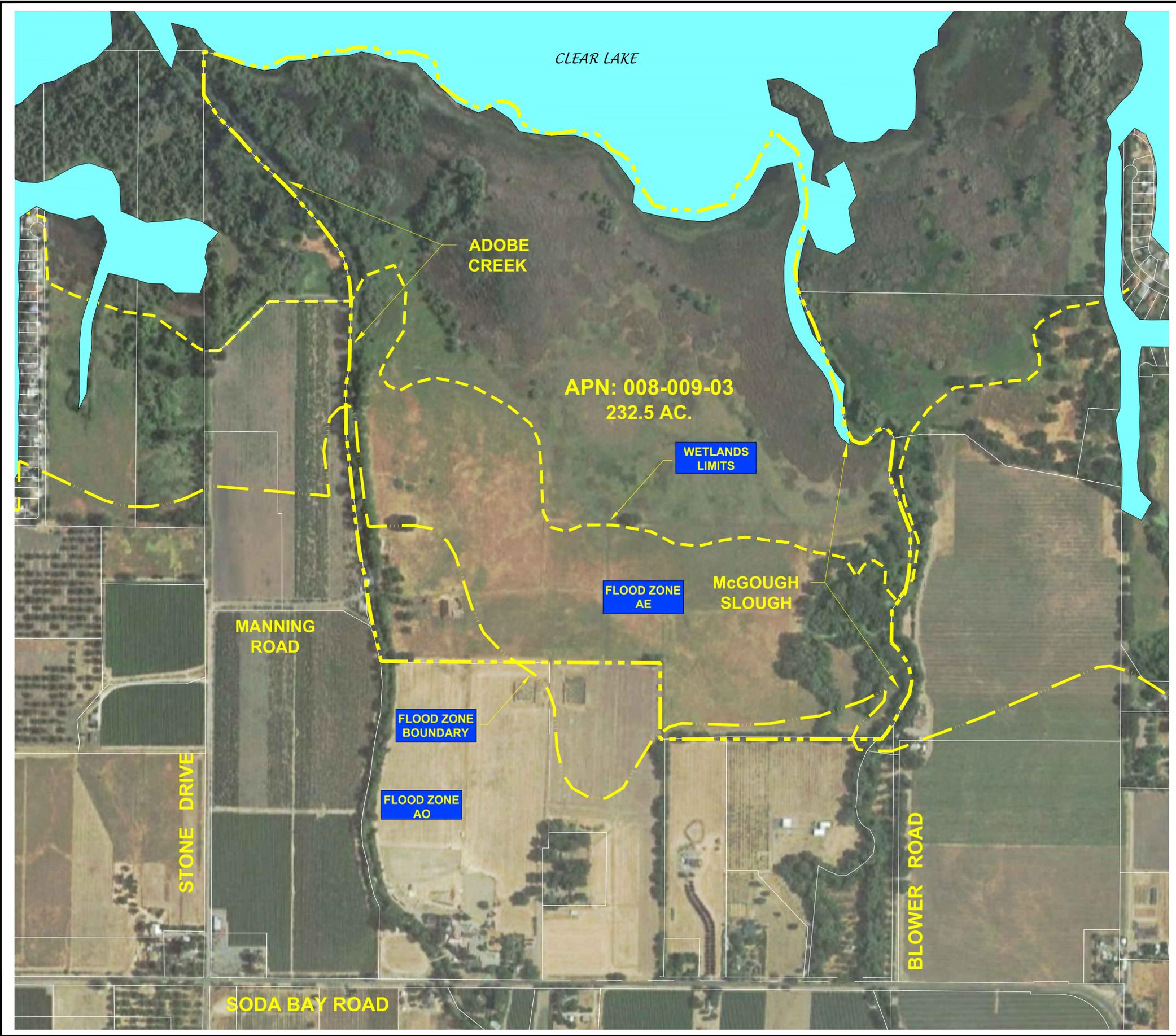
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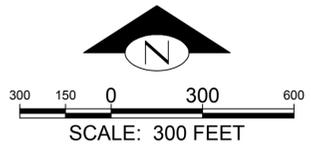
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SHEET 2

DATE: 4/27/2020 5:40 PM Norman Stewart FILE NO: 18-8408_08ASE.dwg FILE PATH: Z:\Engineering\18-8408\BASES



SITE MAP EXISTING CONDITIONS
SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F
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- LEGEND**
- PROPERTY LINE
 - WETLANDS BOUND
 - FLOOD ZONE BOUNDARY

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SITE MAP EXISTING CONDITIONS
 OUTDOOR CANNABIS CULTIVATION
 ADOBE CREEK RANCH
 SITES 1A, 1B, 1C & 1D AND
 2A, 2B, 2C, 2D, 2E & 2F

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SHEET 3A

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**ENLARGED SITE MAP EXISTING
CONDITIONS**

**SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F**
APN: 008-009-03



100 50 0 100 200
SCALE: 100 FEET

LEGEND

- CONTOUR INTERVAL 1 FOOT
- PROPERTY LINE
- CREEKS
- SETBACK LINE
- ACCESS ROAD/DRIVEWAY
- TREE/BRUSH LINE
- x --- EXISTING FENCE

NOTES:

1. (E) NEW WELL WAS DRILLED IN EARLY 2020.
- LATITUDE: N 39.0208°
LONGITUDE: W 122.8717°

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**ENLARGED SITE MAP EXISTING
CONDITIONS**

OUTDOOR CANNABIS CULTIVATION
ADOBE CREEK RANCH
SITES 1A,1B,1C & 1D AND 2A,2B,2C,2D,2E & 2F

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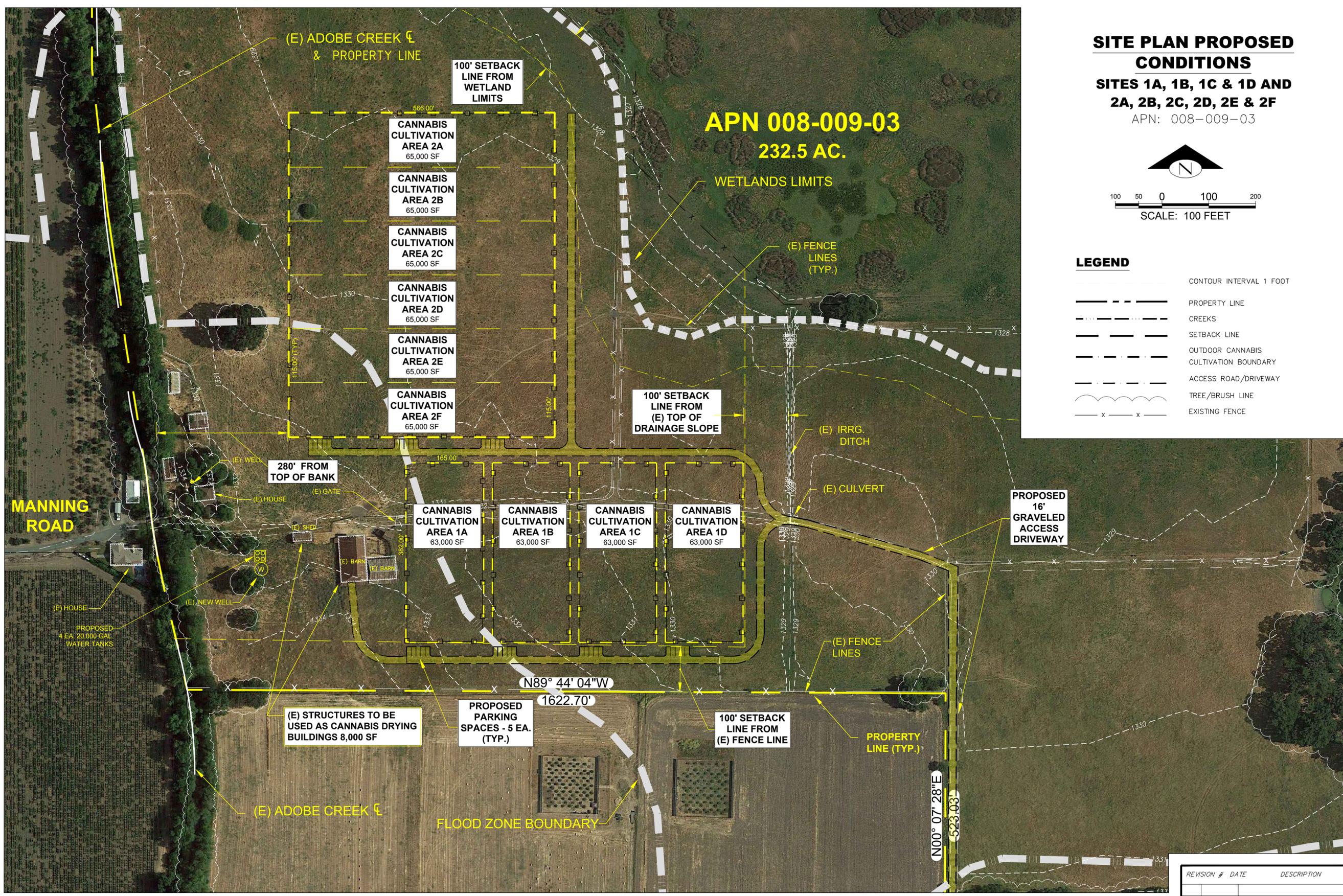
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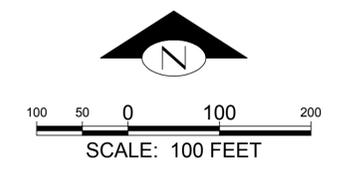
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SHEET 3B

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SITE PLAN PROPOSED CONDITIONS
SITES 1A, 1B, 1C & 1D AND 2A, 2B, 2C, 2D, 2E & 2F
 APN: 008-009-03



LEGEND

	CONTOUR INTERVAL 1 FOOT
	PROPERTY LINE
	CREEKS
	SETBACK LINE
	OUTDOOR CANNABIS CULTIVATION BOUNDARY
	ACCESS ROAD/DRIVEWAY
	TREE/BRUSH LINE
	EXISTING FENCE

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SITE PLAN PROPOSED CONDITIONS
 OUTDOOR CANNABIS CULTIVATION
 ADOBE CREEK RANCH
 SITES 1A, 1B, 1C & 1D AND 2A, 2B, 2C, 2D, 2E & 2F

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SHEET 4A

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LEGEND

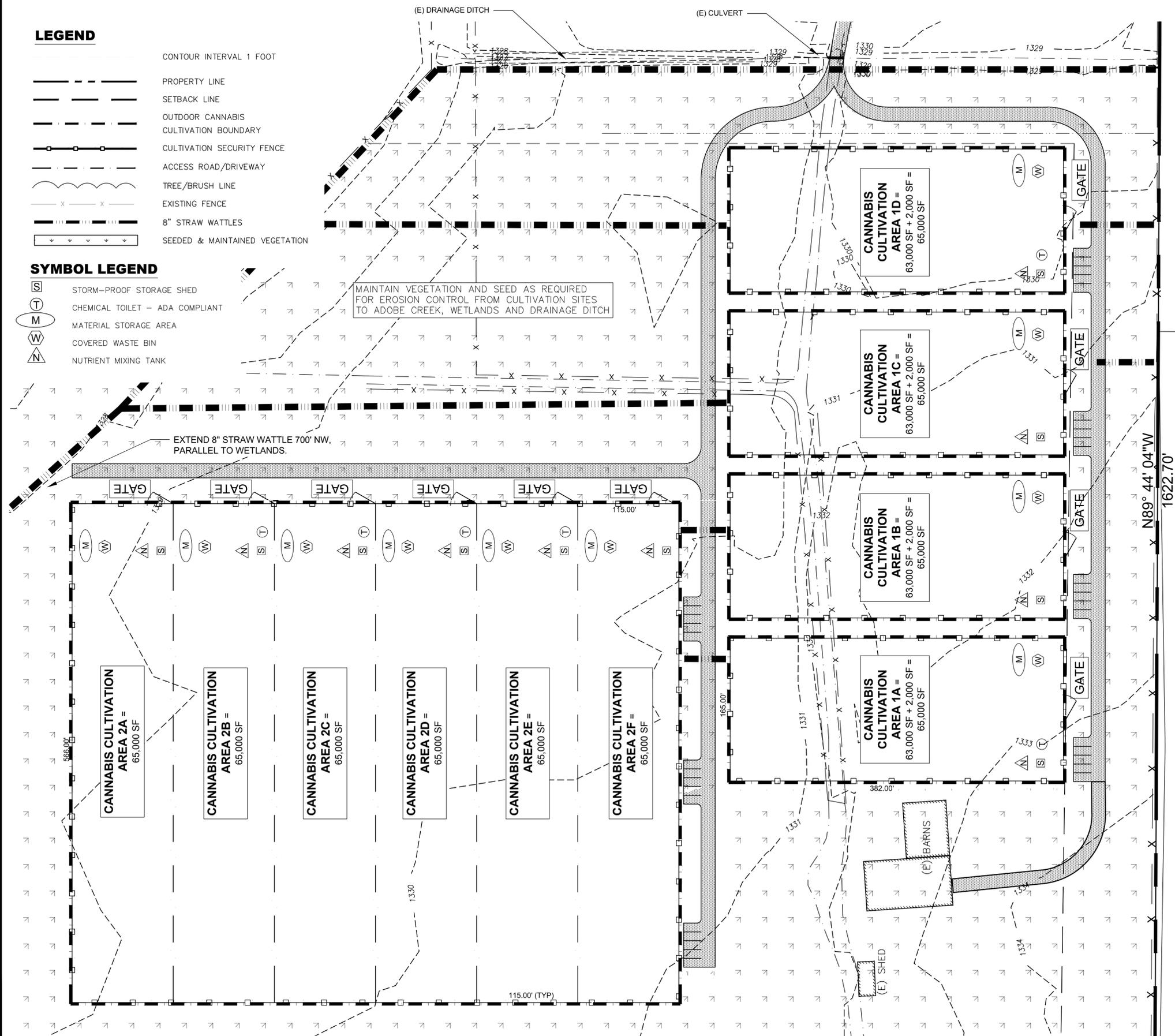
- CONTOUR INTERVAL 1 FOOT
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - OUTDOOR CANNABIS CULTIVATION BOUNDARY
- - - - - CULTIVATION SECURITY FENCE
- - - - - ACCESS ROAD/DRIVEWAY
- - - - - TREE/BRUSH LINE
- - - - - EXISTING FENCE
- - - - - 8" STRAW WATTLES
- - - - - SEEDED & MAINTAINED VEGETATION

SYMBOL LEGEND

- [S] STORM-PROOF STORAGE SHED
- [T] CHEMICAL TOILET - ADA COMPLIANT
- [M] MATERIAL STORAGE AREA
- [W] COVERED WASTE BIN
- [N] NUTRIENT MIXING TANK

MAINTAIN VEGETATION AND SEED AS REQUIRED FOR EROSION CONTROL FROM CULTIVATION SITES TO ADOBE CREEK, WETLANDS AND DRAINAGE DITCH

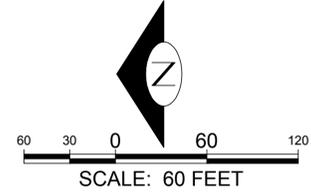
EXTEND 8" STRAW WATTLE 700' NW, PARALLEL TO WETLANDS.



ENLARGED PROPOSED OUTDOOR CANNABIS CULTIVATION SITES

SITES 1A, 1B, 1C & 1D AND 2A, 2B, 2C, 2D, 2E & 2F

APN: 008-009-03



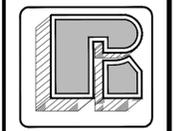
NOTES:

1. APN 008-009-03 WILL CONTAIN TEN 65,000 S.F. CULTIVATION SITES.
2. THE AREA OF THE PROPERTY IS 232.5 ACRES.
3. THE CANNABIS CULTIVATION AREA SHALL BE 65,000 S.F. X 10 = 650,000 S.F. = 14.92 ACRES.
4. THE CANNABIS CANOPY AREA SHALL BE 43,560 S.F. X 10 = 435,600 S.F. = 10 ACRES.
5. FOR STORM WATER TREATMENT, CONSTRUCT A STORM WATER SHEET FLOW PERCOLATION SYSTEM AS SHOWN ON THIS PLAN. INSTALL 8-INCH STRAW WATTLES, SEED AND MAINTAIN A HEAVY STAND OF VEGETATION INCLUDING RYE GRASS, VETCH AND FESCUE AT THE LOCATION AS SHOWN ON THIS PLAN.
6. ACCESS TO APN 008-009-03 AND THE TEN OUTDOOR CANNABIS CULTIVATION SITES IS FROM SODA BAY ROAD THROUGH APN 008-010-14. THIS IS A FEE TITLE ROAD TO APN 008-009-03, BEING A GRAVEL ROAD WITHIN A 30 FEET WIDE PARCEL OF LAND KNOWN AS APN 008-010-14.
7. A 6' TALL FENCE SHALL BE CONSTRUCTED AROUND THE OUTDOOR CANNABIS CULTIVATION AREAS AS SHOWN. FENCE SHALL BE WOOD AND/OR STEEL POSTS AT 8-FEET CENTERS, SET IN CONCRETE AND/OR DIRT. THE CULTIVATION AREA WILL BE SCREENED FROM PUBLIC VIEW BY ATTACHING A HIGH QUALITY SHADE SCREEN MATERIAL TO THE WIRE FENCING.
8. IRRIGATION WATER SHALL BE PROVIDED FROM A NEW WELL. DRINKING WATER AT THE CULTIVATION SITE SHALL BE IN POTABLE CONTAINERS FROM THE ADOBE CREEK RANCH DOMESTIC WELL.
9. NO GRADING IS PROPOSED FOR THIS SITE.
10. THE COUNTY OF LAKE AND RWQCB BMP'S SHALL BE IMPLEMENTED FOR ALL CONSTRUCTION AND DEVELOPMENT OF CULTIVATION SITES AND ASSOCIATED IMPROVEMENTS.
11. ALL AREAS DISTURBED SHALL BE REPAIRED, SEEDED AND MULCHED AT THE RATE OF 3 TONS PER ACRE. STRAW SHALL BE PUNCHED INTO THE GROUND OR SECURED WITH 2" X 2" BIODEGRADABLE NETTING.
12. THE FARM TEAM WILL RIP, PLOW, DISC, HARROW AND APPLY ADDITIVES TO THE EXISTING SOIL. CANNABIS WILL BE PLANTED IN THE EXISTING SOIL.
13. BOUNDARY OF PROPERTY PER BOOK 79 OF RECORD OF SURVEYS AT PAGE 6, RECORDED IN LAKE COUNTY RECORDS ON DECEMBER 29, 2005, OR DERIVED THEREFROM.

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ENLARGED PROPOSED OUTDOOR CANNABIS CULTIVATION SITES
OUTDOOR CANNABIS CULTIVATION
ADOBE CREEK RANCH
SITES 1A, 1B, 1C & 1D AND 2A, 2B, 2C, 2D, 2E & 2F

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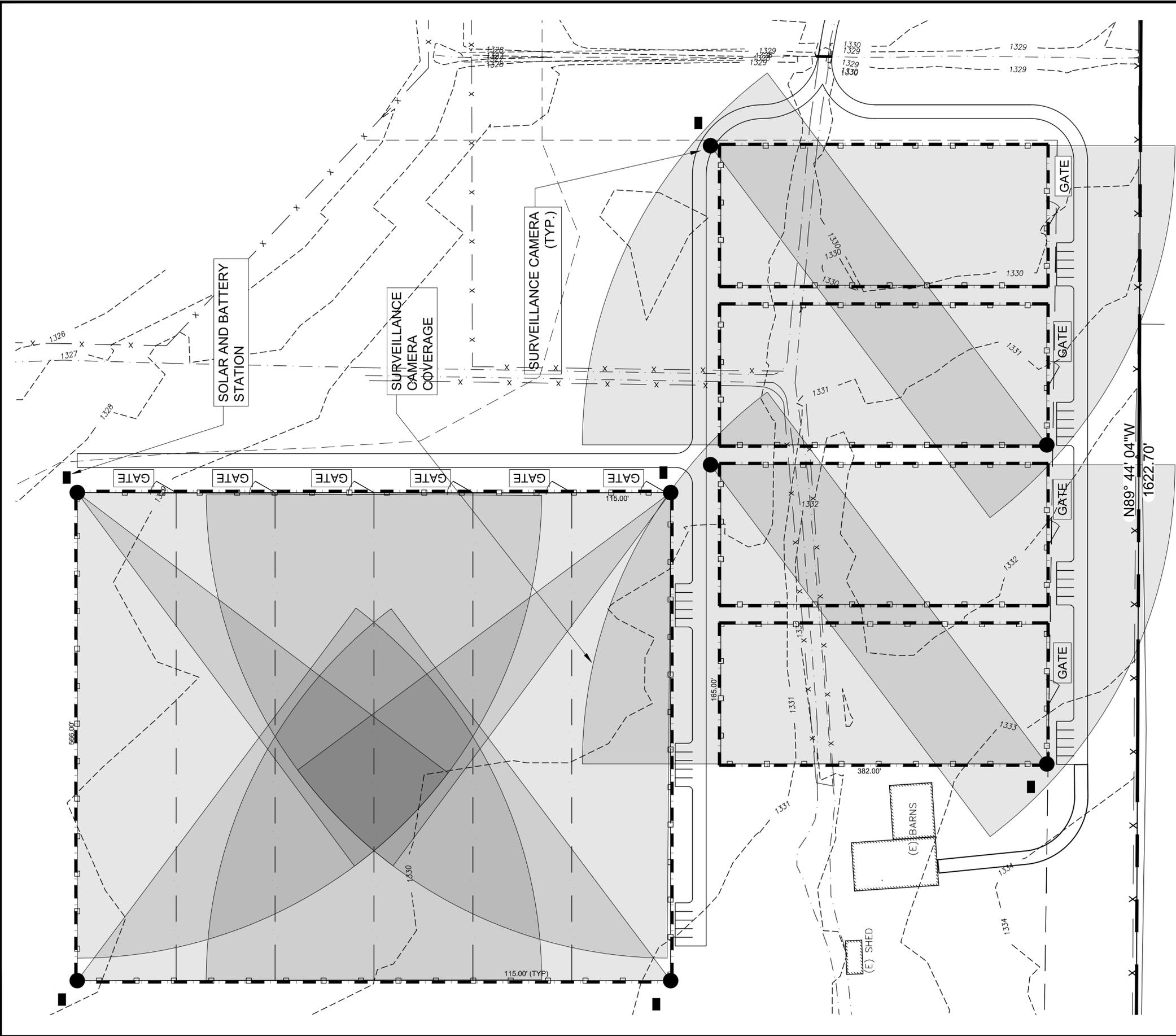
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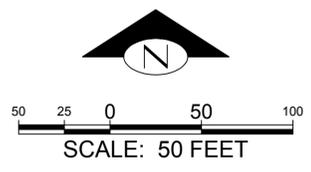
SHEET: 09 OF 10

SHEET 4B

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PROPOSED SECURITY PLAN
SITES 1A, 1B, 1C & 1D AND
2A, 2B, 2C, 2D, 2E & 2F
 APN: 008-009-03



LEGEND

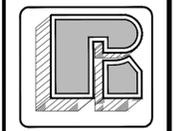
- CONTOUR INTERVAL 1 FOOT
- PROPERTY LINE
- CREEKS
- SETBACK LINE
- CULTIVATION SECURITY FENCE
- GROW SITE BOUNDARY
- ACCESS ROAD/DRIVEWAY
- TREE/BRUSH LINE
- EXISTING FENCE
- PROPOSED FENCE
- SURVEILLANCE CAMERAS (TOTAL)
- SOLAR AND BATTERY STATION

NOTES:

1. GATES TO CULTIVATION SITES SHALL BE SECURED WITH COMMERCIAL GRADE MASTER LOCKS. CULTIVATION SITES SHALL BE ENCLOSED WITH A SECURE FENCE.
2. ADOBE CREEK RANCH ACCESS IS CONTROLLED BY THREE LOCKED GATES LOCATED AT MANNING ROAD AND ADOBE CREEK PRIVATE BRIDGE, AT SODA BAY ROAD AND APN 008-010-14, AND AT THE NORTH END OF APN 008-010-14. SEE SHEET 2 - SURROUNDING AREA AERIAL MAP FOR THE LOCKED GATE LOCATIONS.
3. THE SECURITY SYSTEM SHALL PREVENT ACCESS TO THE CULTIVATION SITE BY UNAUTHORIZED PERSONNEL AND TO PROTECT THE SAFETY OF EMPLOYEES.
4. THE SECURITY SYSTEM SHALL PREVENT THE LOSS OF CANNABIS AND CANNABIS PRODUCT.
5. THERE WILL BE AN EMERGENCY CONTACT THAT IS AVAILABLE 24 HOURS/7 DAYS A WEEK WHO WILL BE RESPONSIBLE FOR SECURITY AND PROBLEMS.
6. RECORDS OF COMPLAINTS AND RESOLUTION OF COMPLAINTS SHALL BE MAINTAINED.
7. THE SECURITY SYSTEM SHALL PROVIDE A STATE OF THE ART MOTION DETECTOR VIDEO SURVEILLANCE SYSTEM OF THE PERIMETER OF THE CANNABIS CULTIVATION SITE AND OF THE DRYING AND STORAGE AREAS. RECORDINGS SHALL BE STORED FOR A MINIMUM OF 30 DAYS. THE SURVEILLANCE SYSTEM VIDEO SHALL BE REMOTELY ACCESSIBLE.

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PROPOSED SECURITY PLAN
 OUTDOOR CANNABIS CULTIVATION
 ADOBE CREEK RANCH
 SITES 1A, 1B, 1C & 1D AND
 2A, 2B, 2C, 2D, 2E & 2F

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SHEET 6