

FLYING O RANCH

COMMERCIAL CANNABIS SITE PLAN

11540 BACHELOR VALLEY ROAD
WITTER SPRINGS, CA 95493
APN: 002-024-22

Project Information

OWNER:	RALPH GAMBONINI 11540 BACHELOR VALLEY ROAD WITTER SPRINGS, CA 95493
LEASER/DEVELOPER:	ALEXANDER RASHED 214 EDITH STREET PETALUMA, CA 94952 (707) 774-1234 REALPCS@COMCAST.NET
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT WINDSOR RIVER ROAD WINDSOR, CA 95492 (707) 293-4224
PROJECT ADDRESS:	11540 BACHELOR VALLEY ROAD WITTER SPRINGS, CA 95493
PARCEL AREA :	238.11 ACRES

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 IN THE COUNTY OF LAKE.

Sheet Index

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

Flood Hazard Zone Information

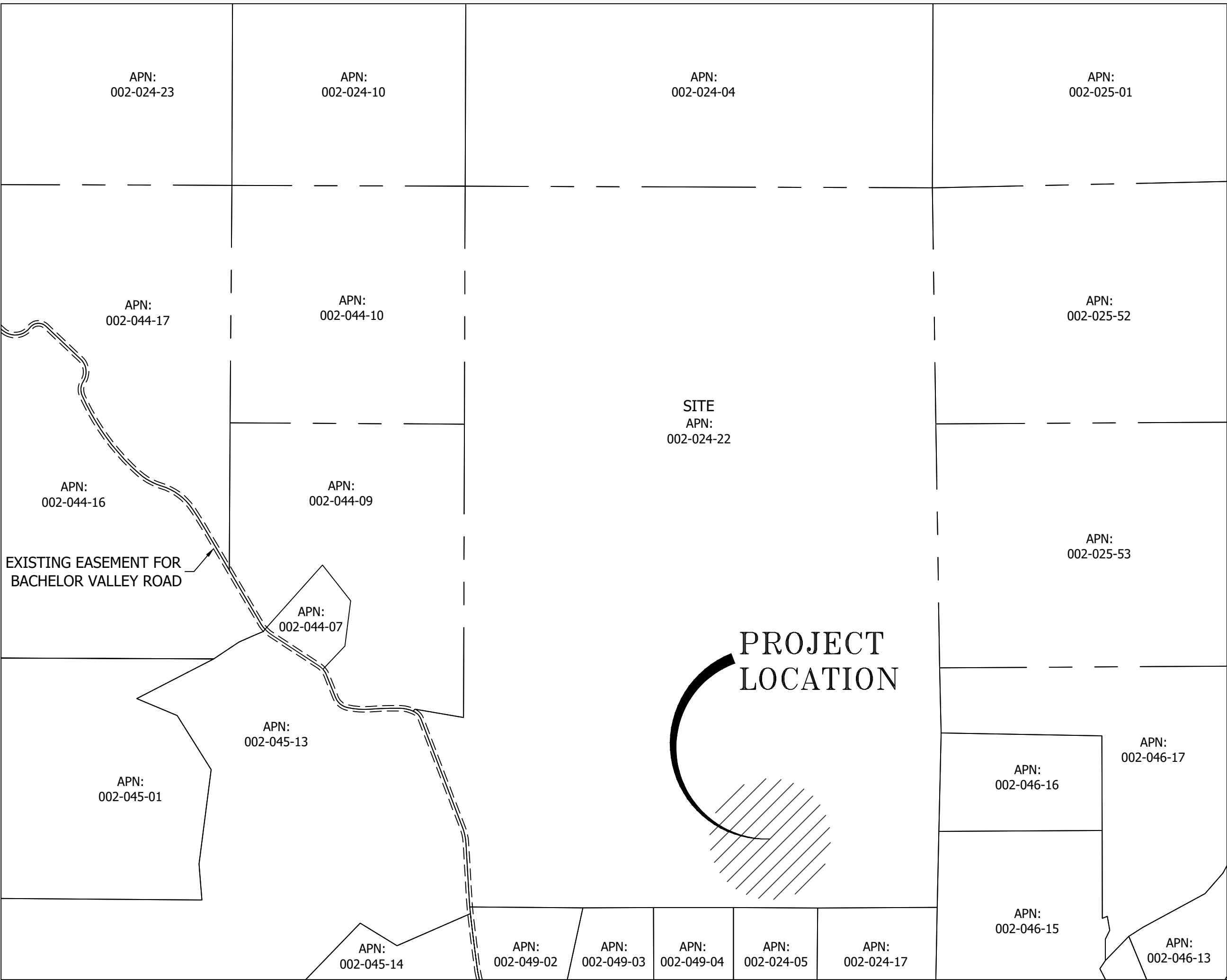
FIRM DESIGNATED FLOOD ZONE:	X
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	1,400 FEET
FLOOD PROOFING REQUIRED?	NO

Abbreviations

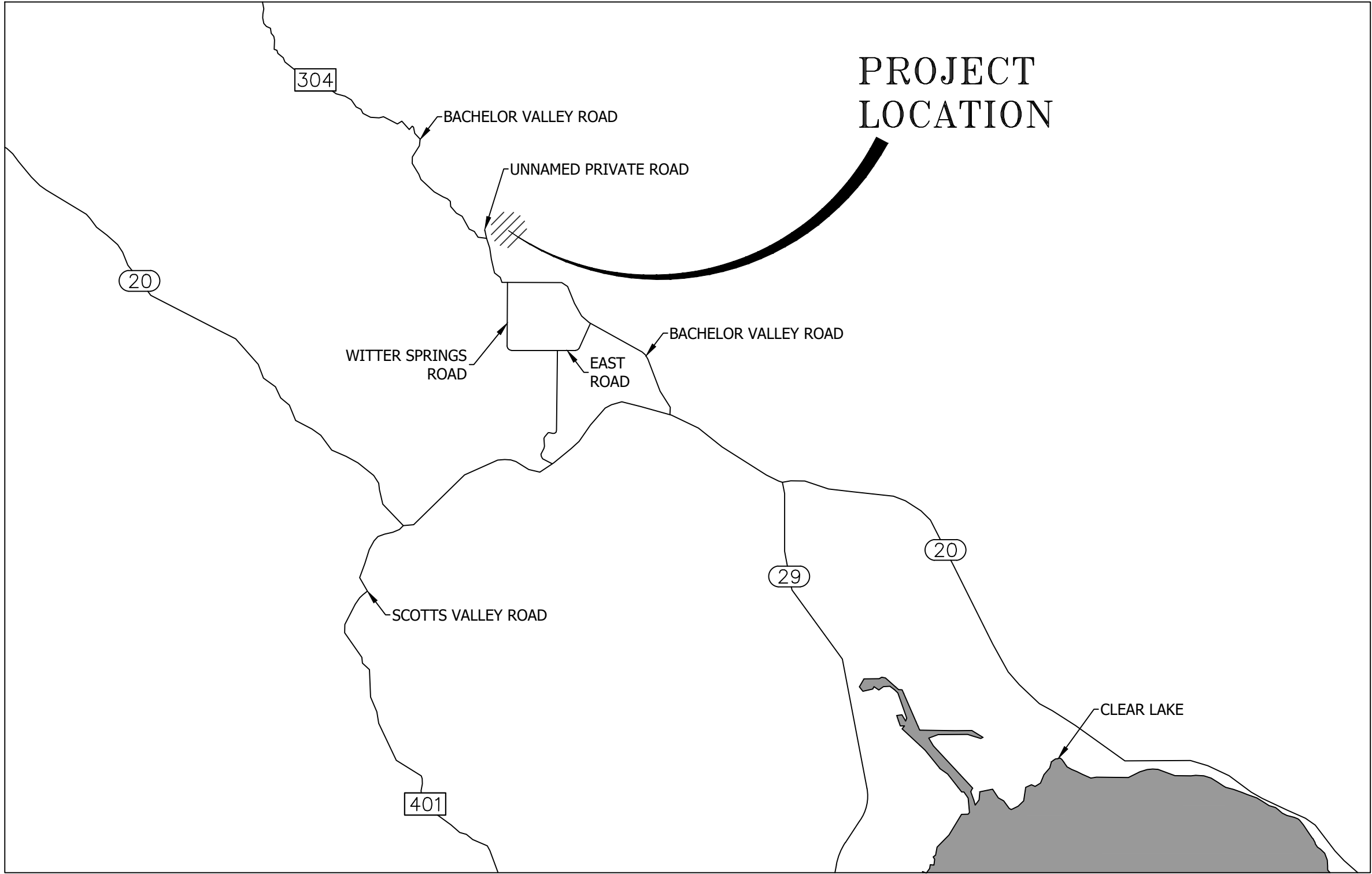
AC	ASPHALT CONCRETE	FL	FLOW LINE
APN	ASSESSOR'S PARCEL NUMBER	GH	GREENHOUSE
APPROX	APPROXIMATE	HH	HOOPHOUSE
C L	CENTERLINE	INV	INVERT
CONC	CONCRETE	LF	LINEAR FEET
CY	CUBIC YARD	MAX	MAXIMUM
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM
DIA	DIAMETER	NA	NOT APPLICABLE
EG	EXISTING GROUND	NTS	NOT TO SCALE
ELEV	ELEVATION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

Linetype Legend

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



Parcel Exhibit
NTS



Location Map
NTS

NOTES:

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CLIENT:
ALEXANDER RASHED

CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE:
4/15/2024

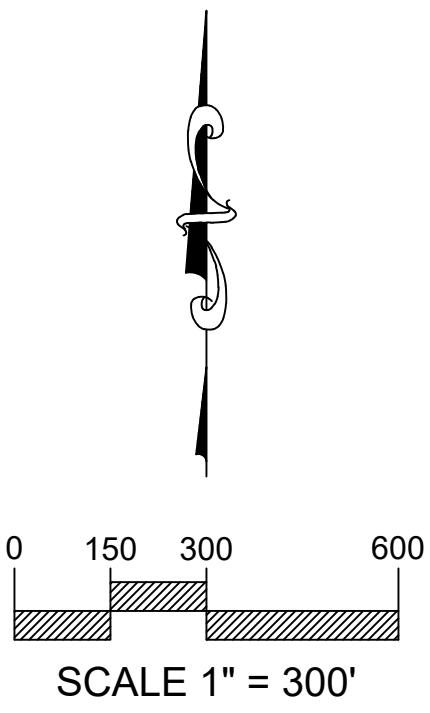
JOB #:
20-010

REVISION:
CHECKED:
KJG

SHEET TITLE:
COVER SHEET

SHEET:
1.0
1 OF 7

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CIVIL CONSULTING

NORTH BAY

NOTES:

- PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND WAS OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
- THERE IS NO PUBLIC OR PRIVATE SCHOOL, 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. LOCATION MAP IS LOCATED ON SHEET 1.0.
- FOR PARCEL BOUNDARIES AND ADJACENT PARCEL BOUNDARIES, SEE SHEET 1.0.
- WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK, BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.

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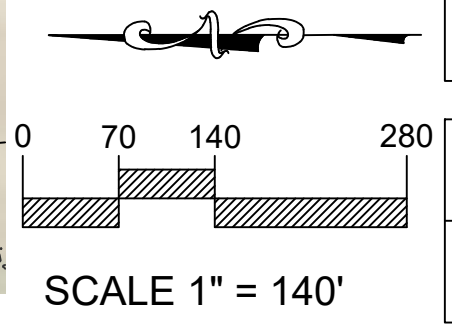
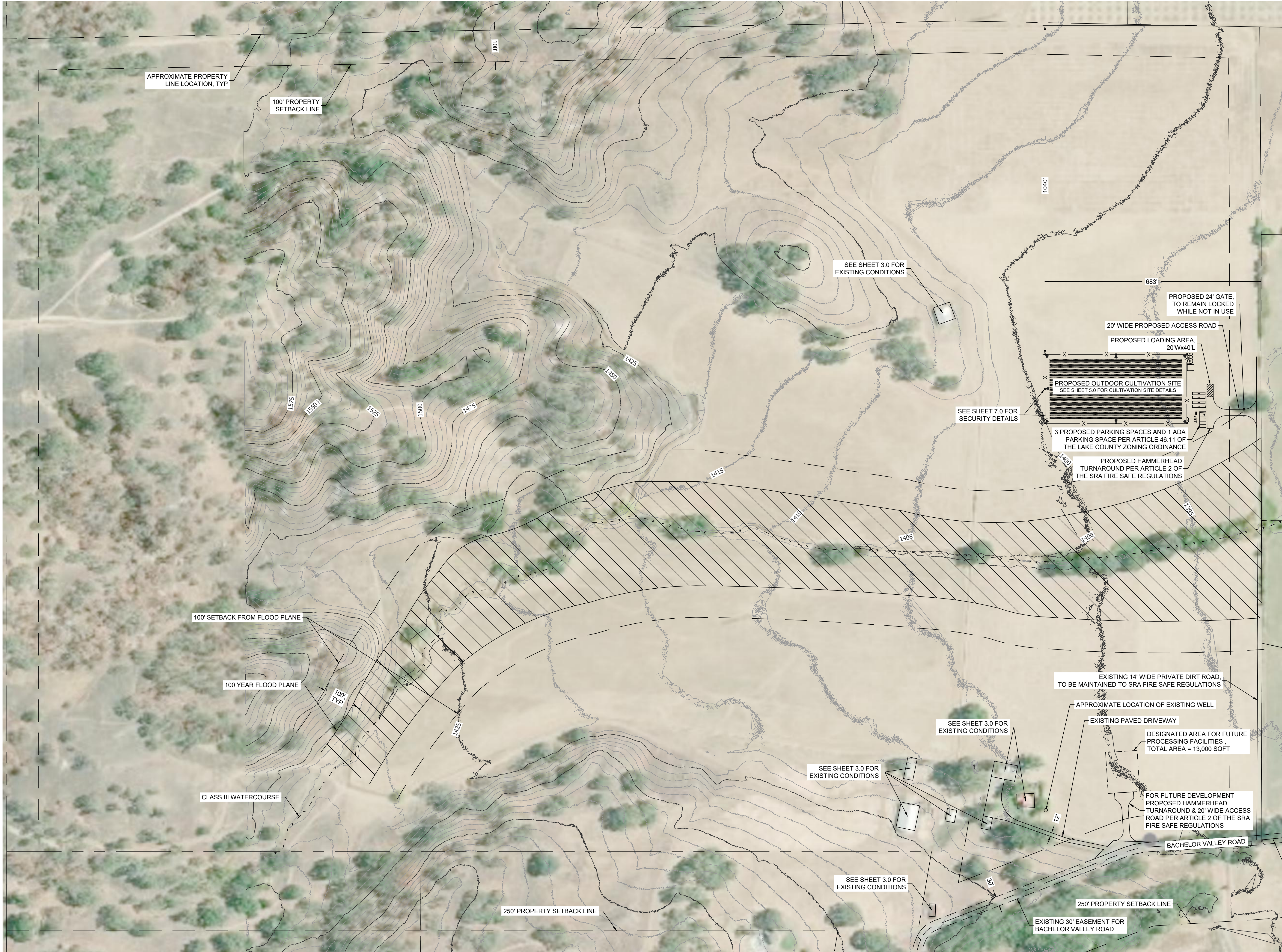
CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 4/15/2024	DRAWN: ANR
JOB #: 20-010	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
SURROUNDING AREA AERIAL

SHEET:
2.0
2 OF 7

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NORTH BAY

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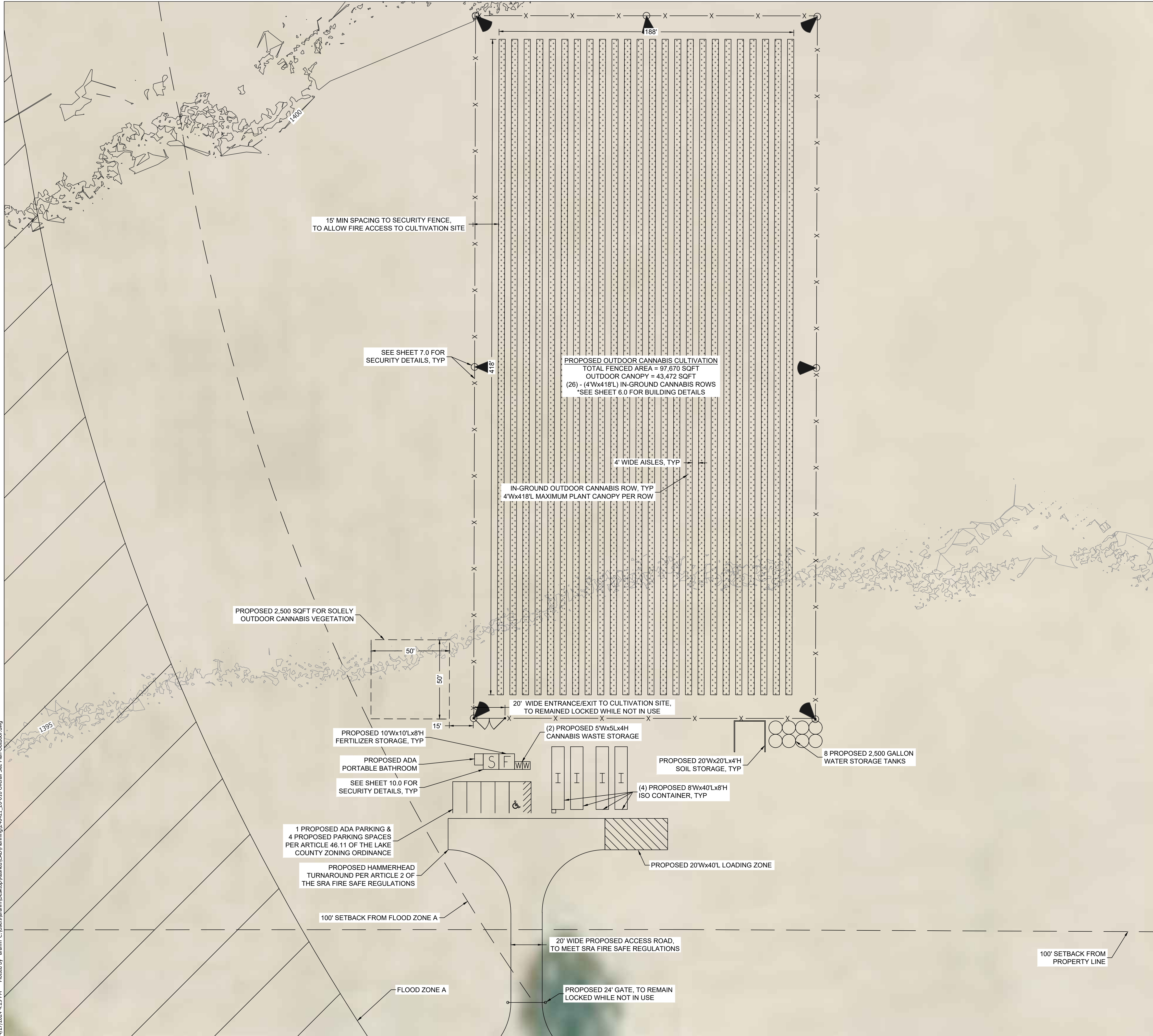
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CONSULTANT:
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PRINCIPAL CONSULTANT

DATE: 4/15/2024	DRAWN: ANR
JOB #: 20-010	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE: PROPOSED CONDITIONS
SHEET: 4.0 4 OF 7



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 - WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 - BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 - STRAW WATTLES WILL BE PLACED AROUND CULTIVATION SITES TO PREVENT STORMWATER RUNOFF.
 - THE ENTIRE CULTIVATION SITE WILL BE SEEDED TO STABILIZE THE SOIL.

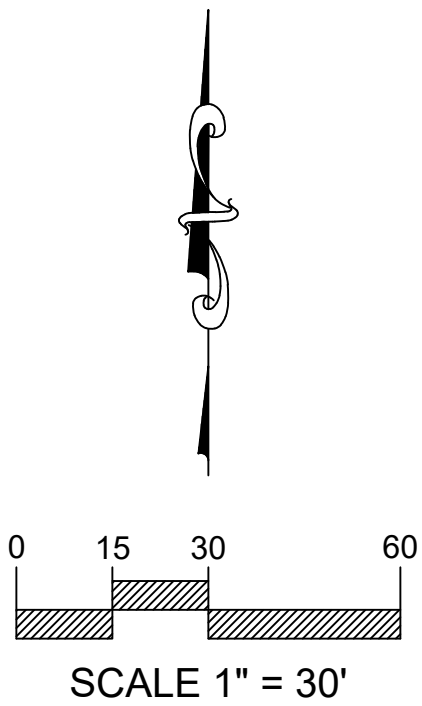
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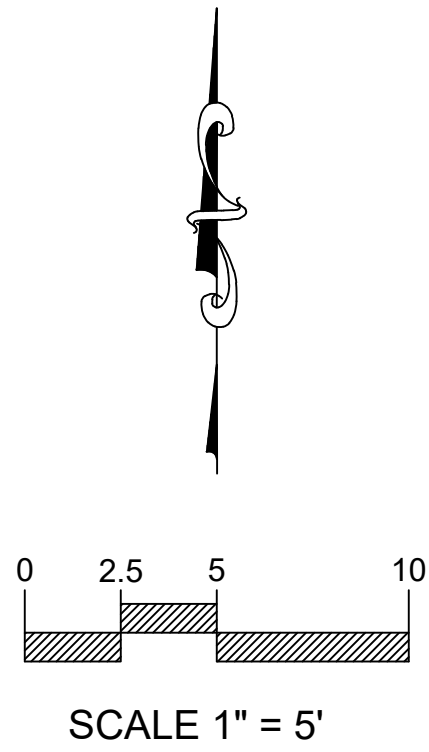
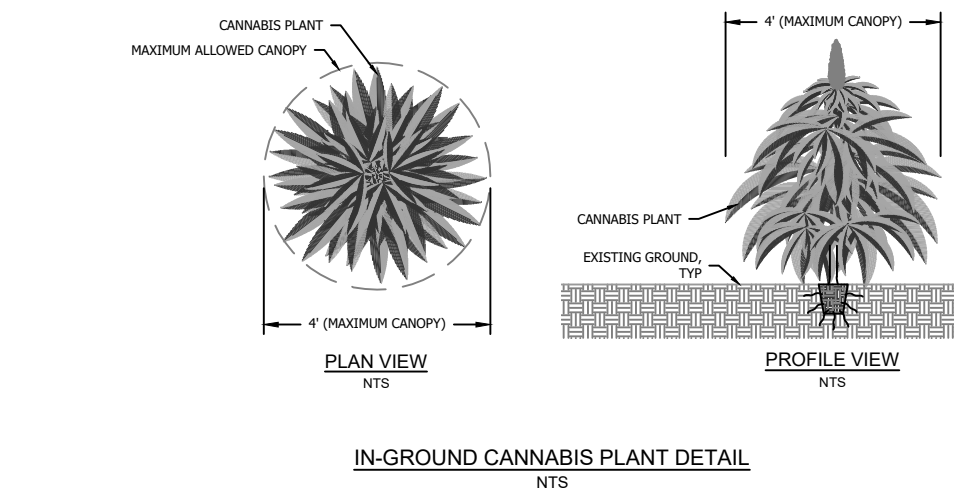
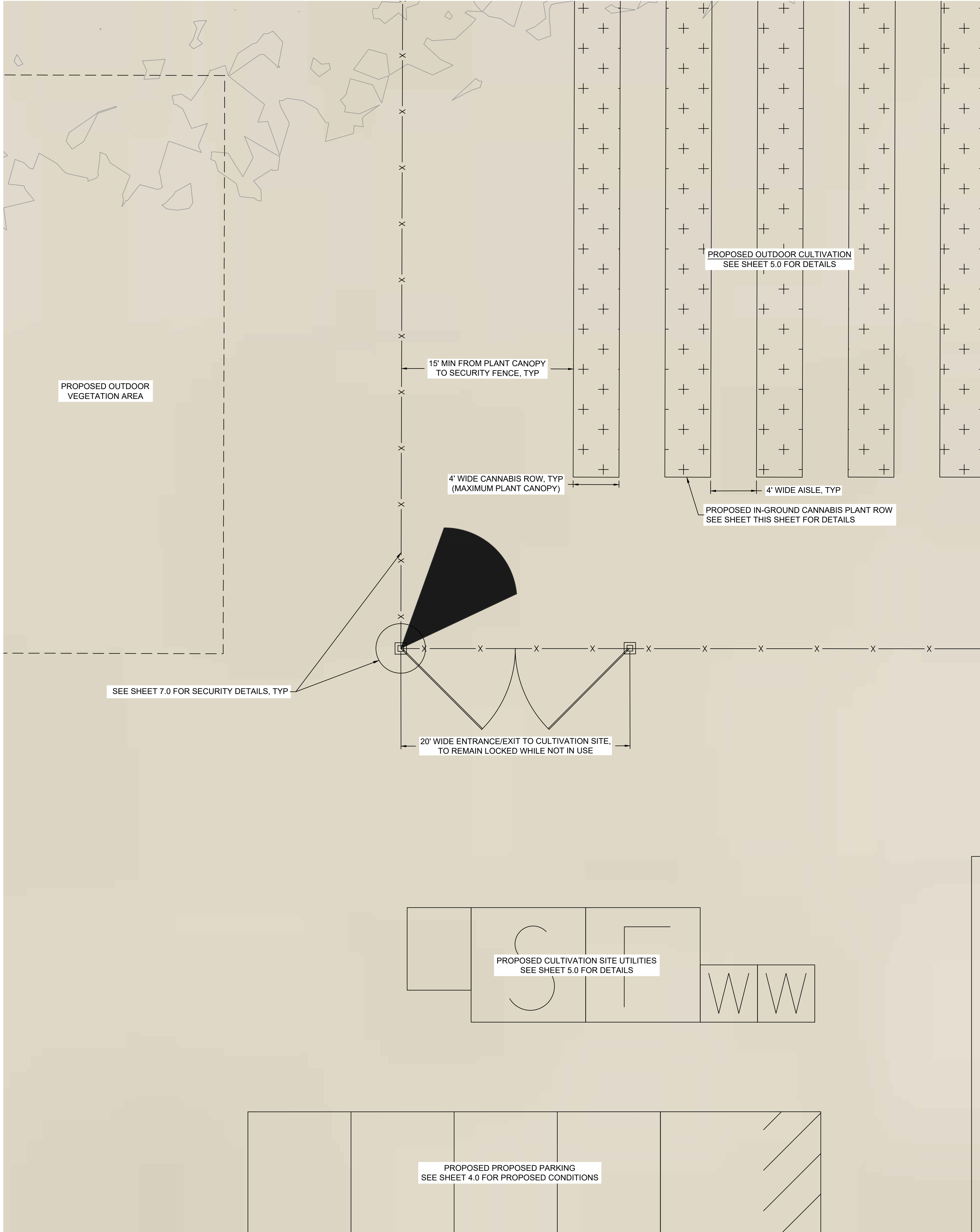
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PRINCIPAL CONSULTANT

DATE: 4/15/2024	DRAWN: ANR
JOB #: 20-010	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE: CULTIVATION SITE	
SHEET: 5.0	5 OF 7



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 - STRAW WATTLES WILL BE PLACED AROUND CULTIVATION SITES TO PREVENT STORMWATER RUNOFF.
 - THE ENTIRE CULTIVATION SITE WILL BE SEEDED TO STABILIZE THE SOIL.
 - FOR MORE INFORMATION ON EXISTING PERMITTED BUILDING SEE PROPERTY MANAGEMENT PLAN.

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REVISION:	CHECKED: KJG

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

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- FOR PARCEL BOUNDARIES AND ADJACENT PARCEL BOUNDARIES, SEE SHEET 1.0.
- WITH COURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
- EASEMENTS PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
- LIGHTS WILL BE PLACED AT ALL INTERSECTIONS TO THE CULTIVATION SITE AND ALSO AT THE ENTRY GATE OF THE PROPERTY.
- THE SECURITY CAMERAS ARE TO BE 1080P HD PROOF CAMERA.
- FEATURING 1080P. THE SECURITY CAMERA WILL BE INSTALLED TO EVERY PART OF THE CULTIVATION SITE.
- SECURITY FENCE TO BE NON-TRANSLUCENT TO OBSTRUCT OUTLINE VIEW OF THE CULTIVATION AREA.

SHEET: 7.0
7 OF 7

