

THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

APN: 012-045-039, 012-045-40, 012-045-41, 012-045-42, 012-045-43,
012-059-10, 012-059-11, 012-059-12, 012-059-13, & 012-059-14

DIRECTIONS TO SITE:
FROM LOWER LAKE, CA
- AT THE INTERSECTION OF MAIN ST. AND LAKE ST.
- TURN RIGHT ON MAIN ST. AND GO SOUTH.
- STAY ON CA-29 SOUTH FOR 1.5 MILES BEFORE
TURNING LEFT ON SPRUCE GROVE RD.
- STAY ON SPRUCE GROVE RD. FOR 0.6 MILES.
- DESTINATION WILL BE ON THE LEFT



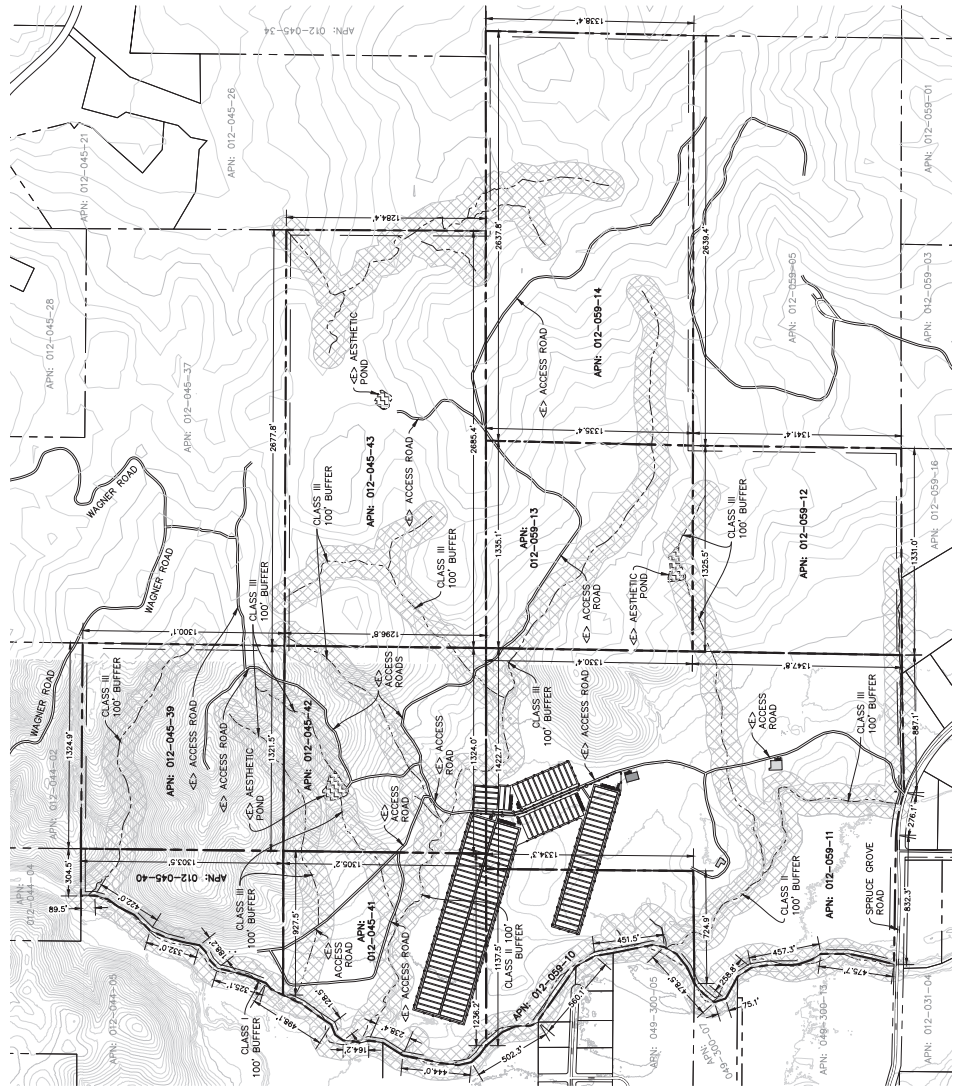
VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

THE JOEL MICHAELY, LLC IS PROPOSING TO PERMIT COMMERCIAL CANNABIS IN ACCORDANCE WITH THE LAKE COUNTY USE ORDINANCE (ARTICLE 27). THE PROPOSAL IS FOR TYPE 3B MIXED LIGHT CULTIVATION FOR 550,000 SQUARE FEET (SF) OF NON-VOLATILE MANUFACTURING. THE PROPOSAL ALSO INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO CULTIVATION, INCLUDING HOOP HOUSES, CANNABIS STORAGE SHEDS AND THE APPROPRIATE IRRIGATION INFRASTRUCTURE.

GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM LAKE COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 1,000 FEET OF THE PROPOSED CULTIVATION AREA.
- THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 200 FEET OF THE PROPOSED CULTIVATION AREAS.
- ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE LAKE COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE USE PERMIT.
- CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN THE BIOLOGICAL ASSESSMENT.
- POWER SOURCE SUMMARY:
THE APPLICANT IS PROPOSING TO TRANSITION TO PG&E (ON-GRID POWER) POWER TO OPERATE THE GREENHOUSE FACILITIES. POWER WILL BE TRANSITIONED TO PG&E POWER TO EACH GREENHOUSE NEEDED TO OPERATE THE LOW VOLTAGE LIGHTS, FANS, AND MOTORS TO OPEN HOUSES. SOLAR PANELS WOULD BE USED TO POWER SOLAR POWER BANKS. EACH GREENHOUSE WITH BATTERY BACKUP STORAGE. EACH GREENHOUSE WOULD BE EQUIPPED WITH ITS OWN SOLAR PANELS SUFFICIENT TO POWER THE GREENHOUSE. SOLAR PANELS WOULD BE 0.25 HORSEPOWER) WITHIN THE GREENHOUSE. NO GENERATORS ARE PROPOSED TO OPERATE THE GREENHOUSES AT ANY TIME.



PLOT PLAN
22x34 SHEET: 1"=400'
11x17 SHEET: 1"=800'
0 200 400 800

PROJECT INFORMATION:

APPLICANT:
THE JOEL MICHAELY GROW, LLC
114450 & 11474 SPRUCE GROVE RD.
LOWER LAKE, CA 95457

PROPERTY OWNER:
11450 SPRUCE GROVE, INC
6672 CORONADO PALMS AVE
LAS VEGAS, NV 89139

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 796-6438

SITE ADDRESS:
APN: 012-045-39
APN: 012-045-40
APN: 012-045-41
APN: 012-045-42
APN: 012-045-43
APN: 012-059-10
APN: 012-059-11
APN: 012-059-12
APN: 012-059-13
APN: 012-059-14

11450 & 11474 SPRUCE GROVE RD.
LOWER LAKE, CA 95457

PHASE I - OUTDOOR CANOPY AREA = 1,089,000 SF
= 25 ACRES

PHASE II - MIXED LIGHT CANOPY AREA = 550,000 SF
= 12.6 ACRES

- WATER**
= PRIVATE
- SEWER**
= PRIVATE
- PROPERTY SIZE:**
APN: 012-045-39 = ±39.54 ACRES
APN: 012-045-40 = ±17.86 ACRES
APN: 012-045-41 = ±36.59 ACRES
APN: 012-045-42 = ±39.50 ACRES
APN: 012-045-43 = ±21.83 ACRES
APN: 012-059-10 = ±105.06 ACRES
APN: 012-059-11 = ±40.89 ACRES
APN: 012-059-12 = ±40.67 ACRES
APN: 012-059-13 = ±86.93 ACRES
APN: 012-059-14 = ±502.4 ACRES
- TOTAL:** = ±502.4 ACRES

ZONING
= A (AGRICULTURAL)
= RL (RURAL LAND)

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - ASSESSMENT OF CULTIVATION CONDITIONS
- C2 - PHASE I PROPOSED SITE CONDITIONS
- C3 - PHASE II PROPOSED SITE CONDITIONS
- C4 - PROPOSED SECURITY PLAN
- C5 - GREENHOUSE ELEVATIONS
- C6 - BUILDING ELEVATIONS

NO.	REVISION	DATE



THE JOEL MICHAELY GROW, LLC
11450 & 11474 SPRUCE GROVE RD, LOWER LAKE, CA 95457
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

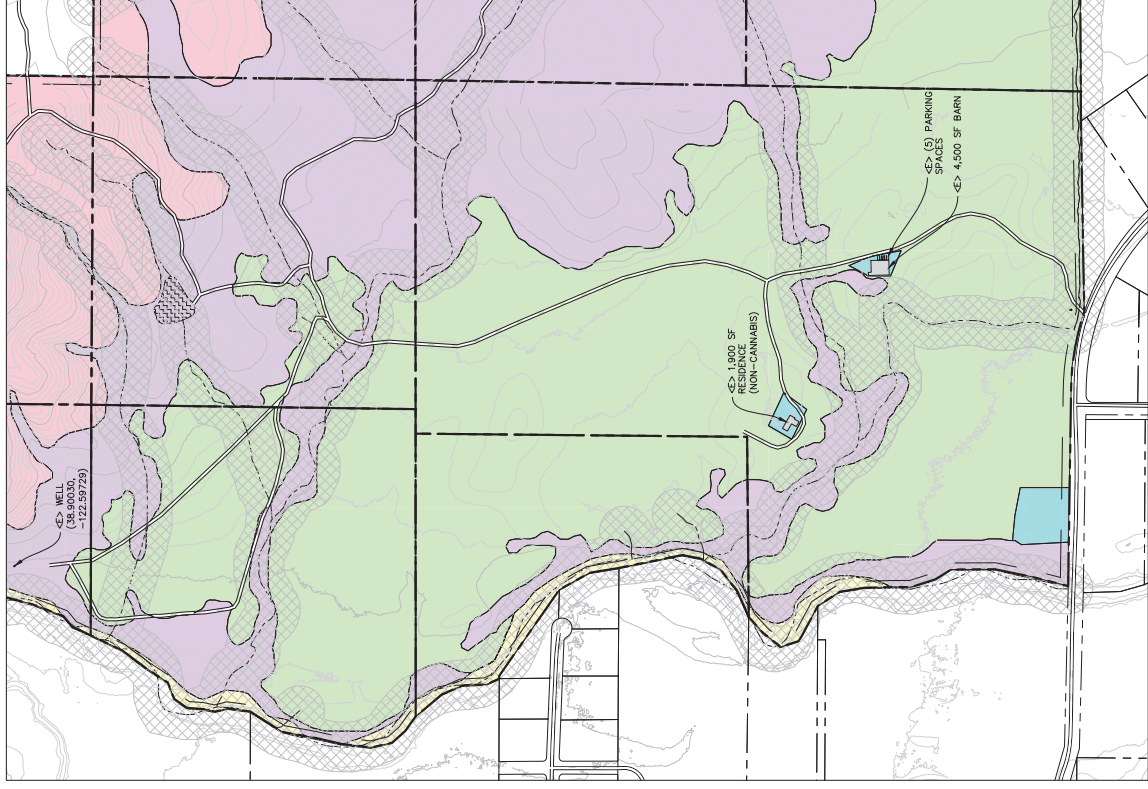
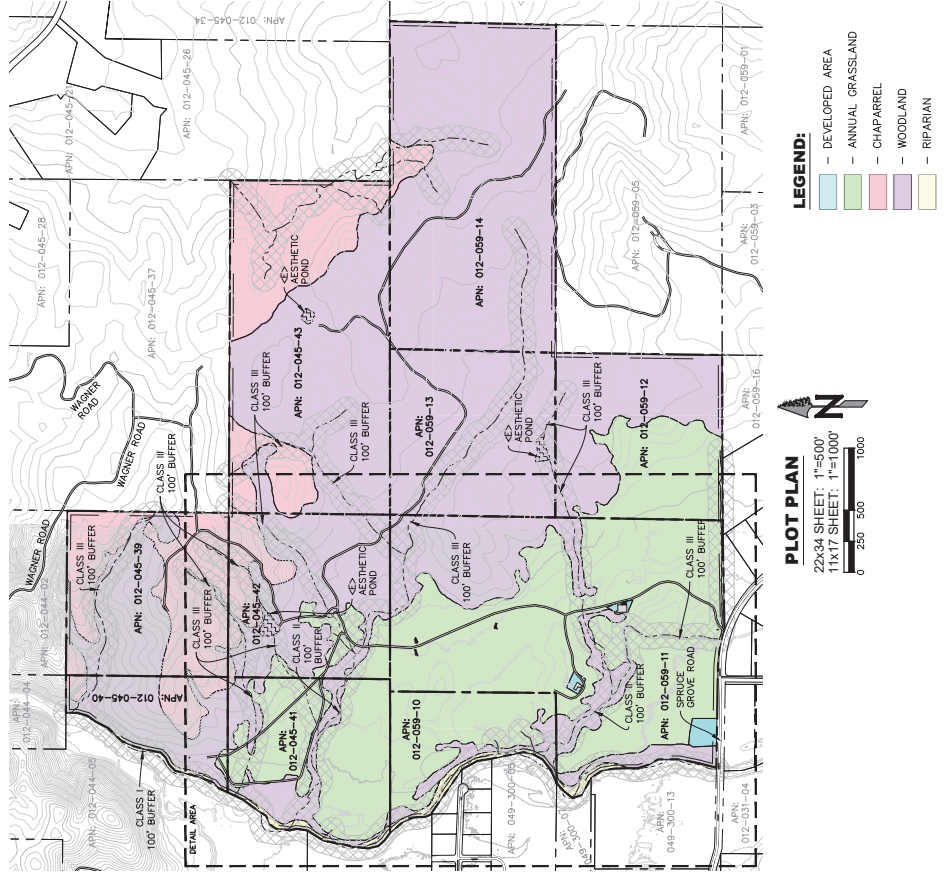
PROJECT NO.	11450 & 11474 SPRUCE GROVE RD, LOWER LAKE, CA 95457
DATE	02/24/2024
DRAWN BY	ASB/SB/AL
CHECKED BY	ASB/SB/AL
SCALE	SHEET
C0	
21-118	

THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

EXISTING SITE CONDITIONS

APN: 012-045-40, 012-045-41, 012-045-42, 012-059-10, 012-059-11, 012-059-12, 012-059-13, 012-059-14, 012-059-14, 012-045-43, 012-045-42, & 012-045-039

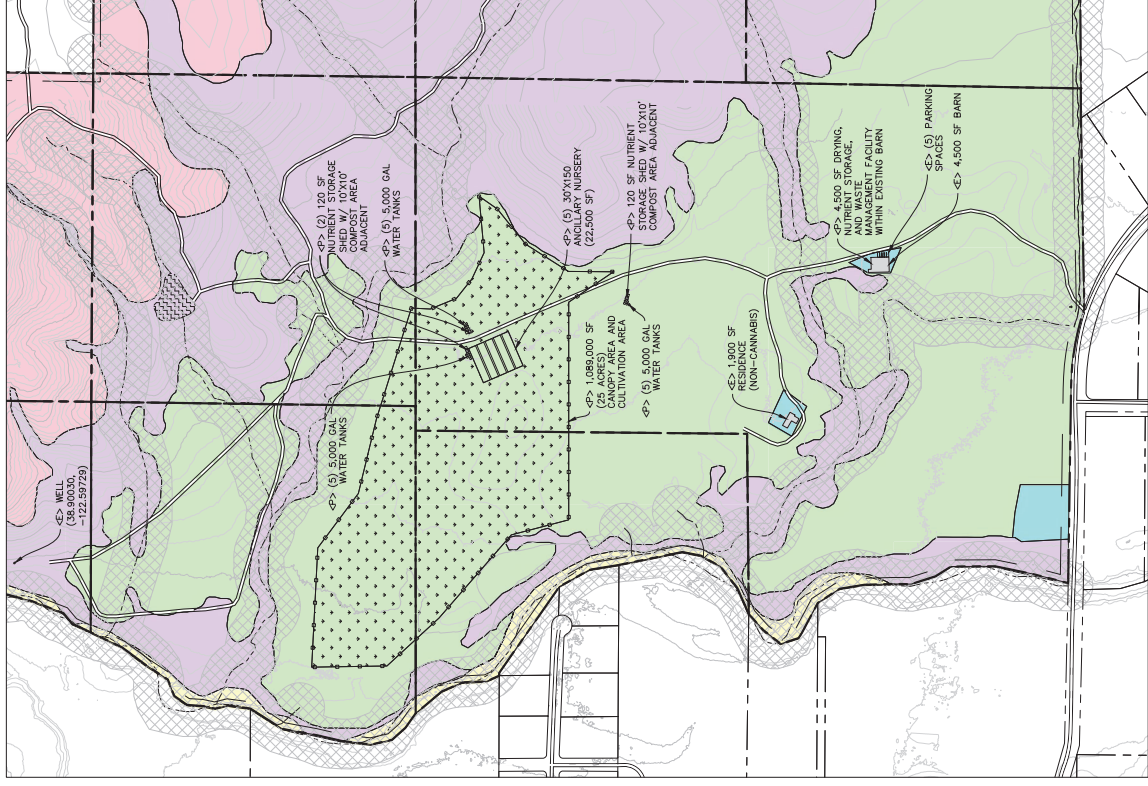
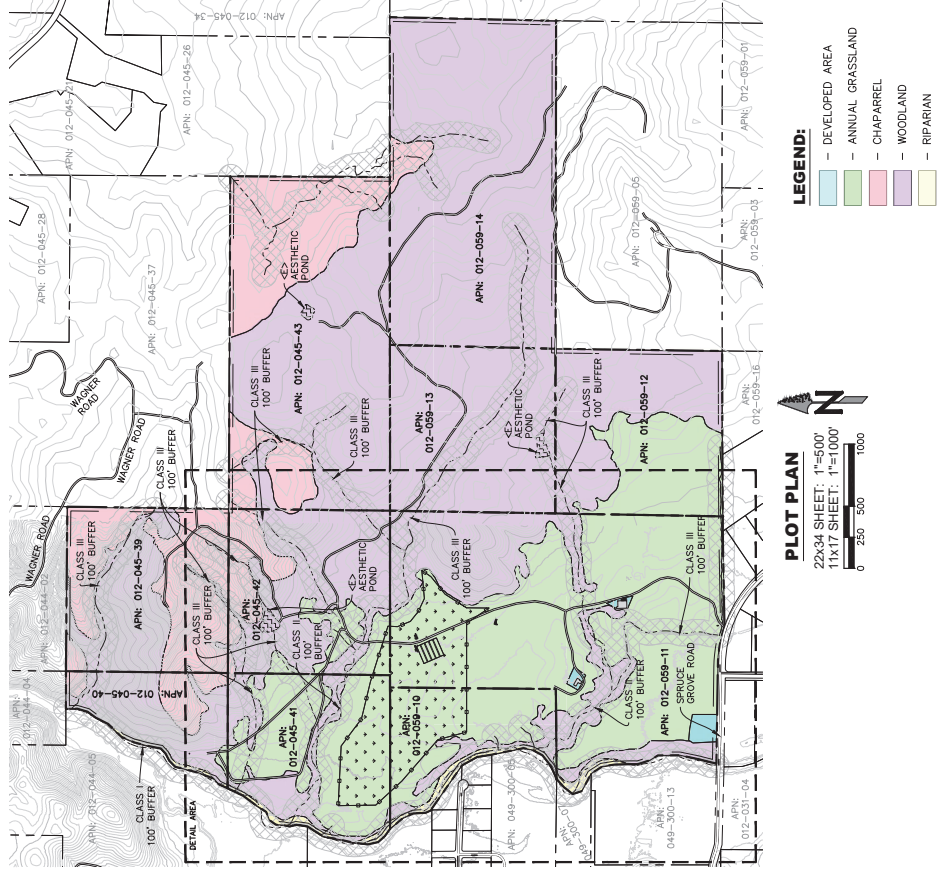


THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

PROPOSED SITE CONDITIONS - PHASE I

APN: 012-045-40, 012-045-41, 012-059-10, 012-059-11, 012-059-12, 012-059-13, 012-059-14, 012-059-14, 012-045-43, 012-045-42, & 012-045-039



NORTHPOINT CONSULTING GROUP, INC.
 1177 Samson Blvd., Arcata, CA 95521

THE JOEL MICHAELY GROW, LLC
 11450 & 1174 SPRUCE GROVE RD, LOWER LAKE, CA 95457

PHASE I PROPOSED SITE CONDITIONS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: AS SHOWN

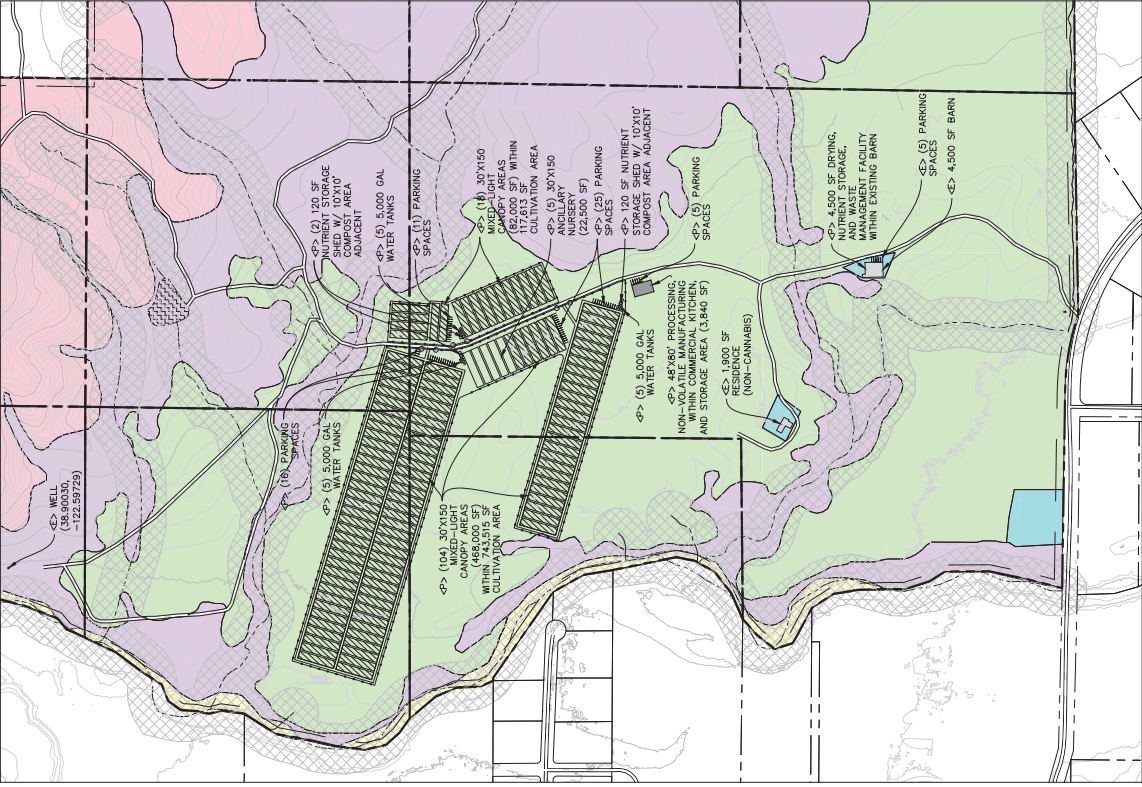
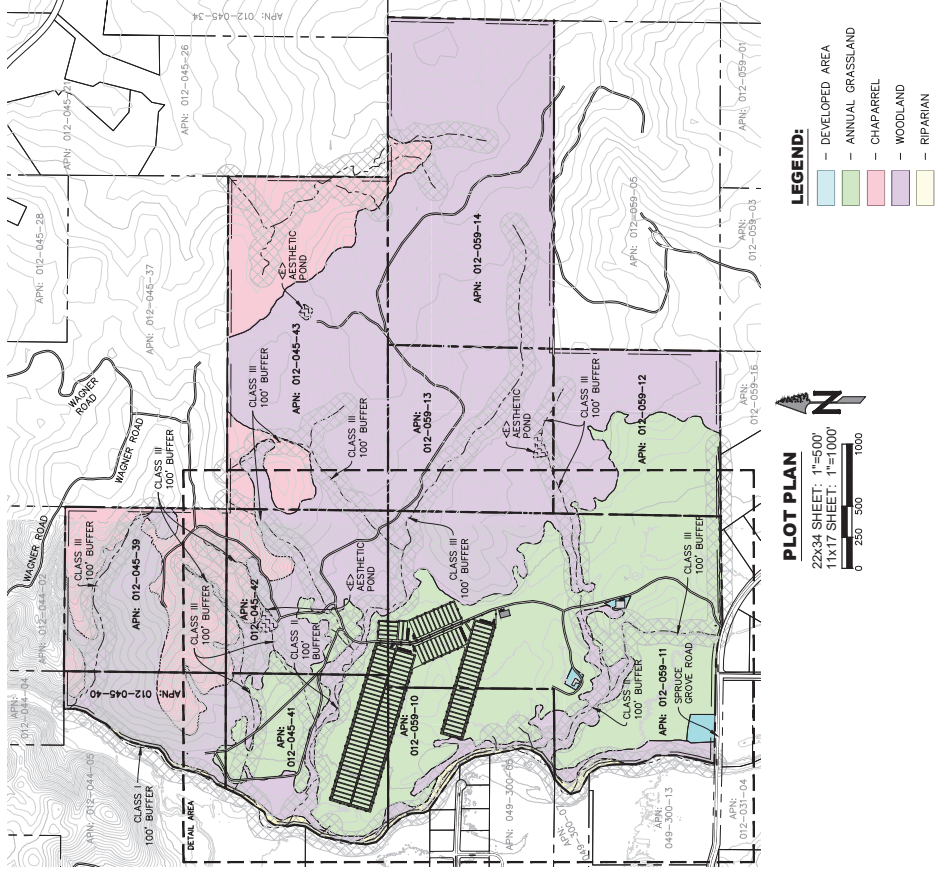
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THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

PROPOSED SITE CONDITIONS - PHASE II

APN: 012-045-40, 012-045-41, 012-059-10, 012-059-11, 012-059-12, 012-059-13, 012-059-14, 012-059-14, 012-045-43, 012-045-42, & 012-045-039



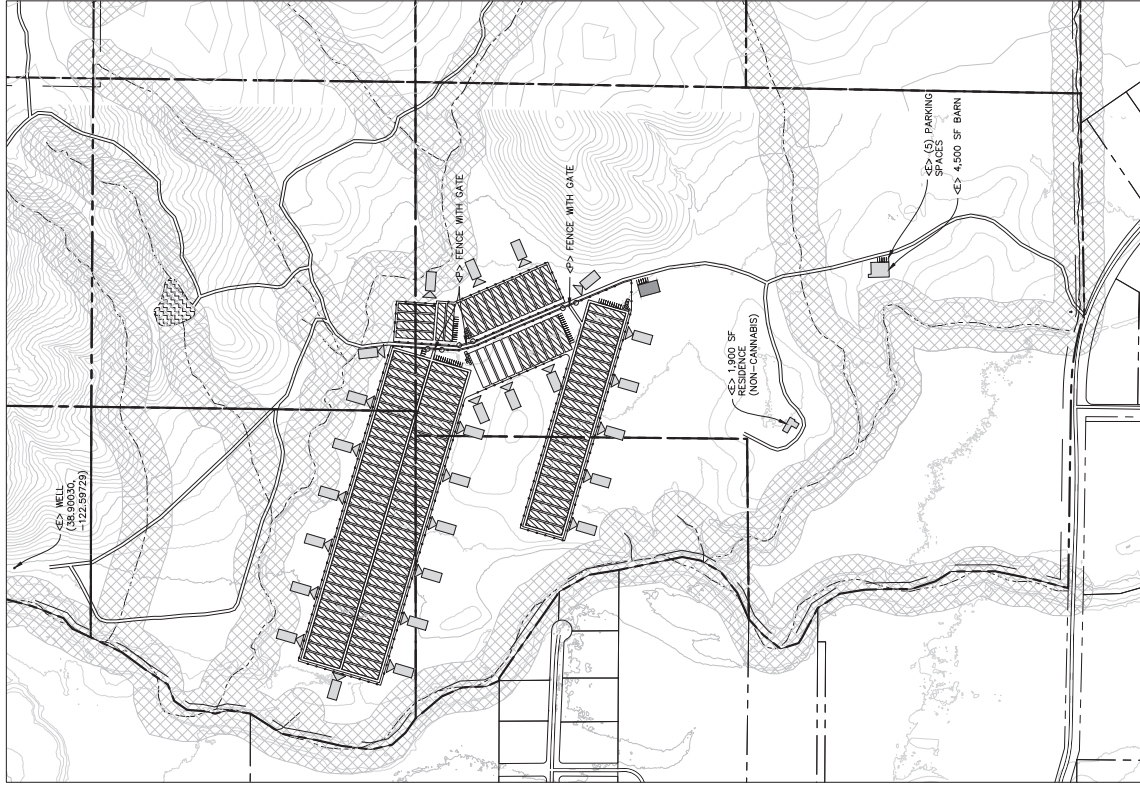
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THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

PROPOSED SECURITY PLAN

APN: 012-045-40, 012-045-41, 012-059-10, 012-059-11, 012-059-12, 012-059-13, 012-059-14, 012-059-14, 012-045-43, 012-045-42, & 012-045-039



NORTHPOINT
 CONSULTING GROUP, INC.
 1177 Samson Blvd., Arcata, CA 95521

THE JOEL MICHAELY GROW, LLC
 11450 & 11474 SPRUCE GROVE RD, LOWER LAKE, CA 95457
 PROPOSED SECURITY PLAN

DATE: _____
 REVISION: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: AS SHOWN

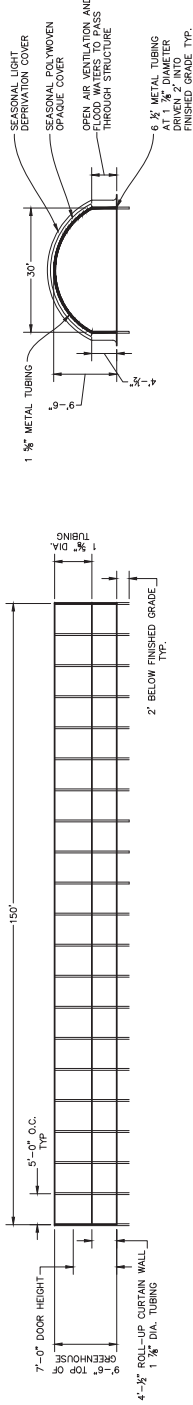
21-118
C4

THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT

GREENHOUSE ELEVATIONS

APN: 012-045-40, 012-045-41, 012-045-42, 012-045-43, 012-045-44, 012-045-45, 012-045-46, 012-045-47, 012-045-48, 012-045-49, 012-045-50, 012-045-51, 012-045-52, 012-045-53, 012-045-54, 012-045-55, 012-045-56, 012-045-57, 012-045-58, 012-045-59, 012-045-60, 012-045-61, 012-045-62, 012-045-63, 012-045-64, 012-045-65, 012-045-66, 012-045-67, 012-045-68, 012-045-69, 012-045-70, 012-045-71, 012-045-72, 012-045-73, 012-045-74, 012-045-75, 012-045-76, 012-045-77, 012-045-78, 012-045-79, 012-045-80, 012-045-81, 012-045-82, 012-045-83, 012-045-84, 012-045-85, 012-045-86, 012-045-87, 012-045-88, 012-045-89, 012-045-90, 012-045-91, 012-045-92, 012-045-93, 012-045-94, 012-045-95, 012-045-96, 012-045-97, 012-045-98, 012-045-99, 012-045-001, 012-045-002, 012-045-003, 012-045-004, 012-045-005, 012-045-006, 012-045-007, 012-045-008, 012-045-009, 012-045-010, 012-045-011, 012-045-012, 012-045-013, 012-045-014, 012-045-015, 012-045-016, 012-045-017, 012-045-018, 012-045-019, 012-045-020, 012-045-021, 012-045-022, 012-045-023, 012-045-024, 012-045-025, 012-045-026, 012-045-027, 012-045-028, 012-045-029, 012-045-030, 012-045-031, 012-045-032, 012-045-033, 012-045-034, 012-045-035, 012-045-036, 012-045-037, 012-045-038, 012-045-039



TYPICAL GREENHOUSE ELEVATIONS

NTS

THE JOEL MICHAELY GROW, LLC
 11450 & 1174 SPRUCE GROVE RD, LOWER LAKE, CA 95457
 GREENHOUSE ELEVATIONS

PROJECT: JLS
 DRAWN BY: JLS
 CHECKED BY: JLS
 DATE: 04/18/24
 SHEET: 01

21-118

NORTHPOINT
 CONSULTING GROUP, INC.
 1177 Samar Blvd., Arcata, CA 95521

NO.	REVISION	DATE

THE JOEL MICHAELY GROW, LLC

MAJOR USE PERMIT BUILDING ELEVATIONS

APN: 012-045-40, 012-045-41, 012-059-10, 012-059-11, 012-059-12,
012-059-13, 012-059-14, 012-059-14, 012-045-43, 012-045-42, & 012-045-039

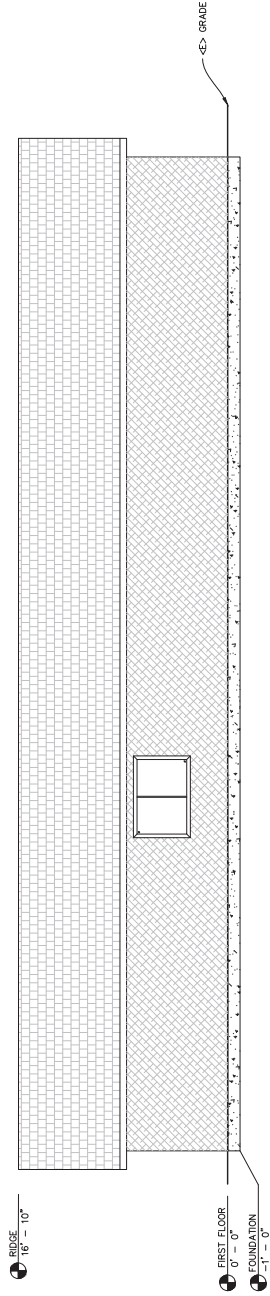
NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

THE JOEL MICHAELY GROW, LLC
11450 & 11474 SPRUCE GROVE RD, LOWER LAKE, CA 95457
BUILDING ELEVATIONS

PROJECT: JLS
DATE: 02/23/24
DRAWN BY: AS SORREL
SHEET

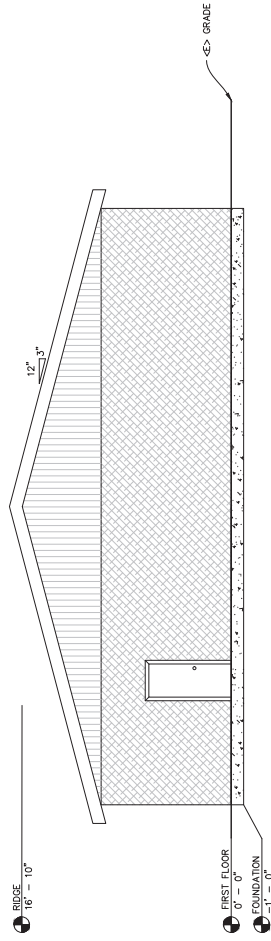
C6

21-118



TYPICAL STRUCTURE ELEVATION

SCALE: 1"=5' (11X17 SHEET: 1"=10')



TYPICAL STRUCTURE ELEVATION

SCALE: 1"=5' (11X17 SHEET: 1"=10')