

# COVER SHEET - Five (5) Cultivation Area Site Plans

APN'S: 010-053-01 & 02 2050 and 2122 OGULIN CANYON RD  
CLEARLAKE, CA

## SITE PLAN DATA

	010-053-01	010-053-02
AREA OF PROPERTY	145.81	156.64 acres
ZONING	RL	RL
FLOOD ZONE	D	D

## CULTIVATION LICENSE

THE INTENTION OF THIS SITE MAP IS FOR THE SUBMITTAL OF AN APPLICATION FOR A MAJOR USE PERMIT SUBMITTAL TO LAKE COUNTY CALIFORNIA AND FOR CALIFORNIA STATE LICENSE FOR 15 ACRES OF OUTDOOR CANOPY.

- NOTE:
- THIS IS NOT A RECORD OF SURVEY. THE BOUNDARY SHOWN IS APPROXIMATE AND BASED OFF OF ASSESSOR'S PARCEL MAPS. NO SURVEY MONUMENTS ARE FOUND NOR SHOWN.
  - CONTOURS SHOWN WERE IMPORTED FROM LAKE CO GIS MAPPING DEPARTMENT AND ALL AERIAL PHOTOS BY GOGGLE EARTH.

## PROPERTY OWNER

Brian D Pensack &  
Garrett W. Burdick  
637 Lindaro Street  
Petaluma, CA 94952  
(415) 637-6456  
lakevistafarms@gmail.com

## APPLICANT

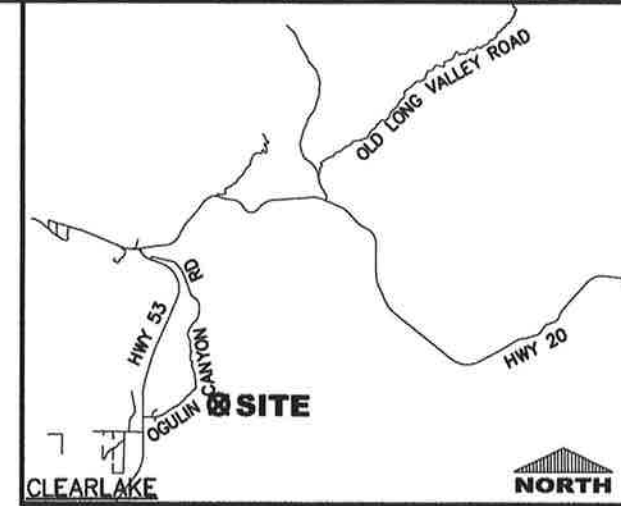
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## WELL LOCATIONS

	LATITUDE	LONGITUDE
WELL #1	38°58'55.24" N	122°35'59.64" W
WELL #2	38°58'55.32" N	122°35'39.05" W
WELL #3	38°58'51.53" N	122°35'10.39" W
WELL #4	38°58'46.45" N	122°35'44.75" W

## AGENT

Mike Mitzel, Consultant  
3430 Gaddy Lane  
Kelseyville, CA 95451  
(707) 315-1764  
konocidag@gmail.com



LOCATION MAP

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## CULTIVATION AREA INDEX

NAME	CULTIVATION AREA	SHEETS
A Northwest Hops Field	3.9 ACRES	A-1 thru A-4
B Southwest Clearing	6.6 ACRES	B-1 thru B-4
C Northeast Hops Field	1.5 ACRES	C-1 thru C-5
D Central Hops Field	3.7 ACRES	D-1 thru D-4
E Chaparral Clearing	9.5 ACRES	E-1 thru E-4

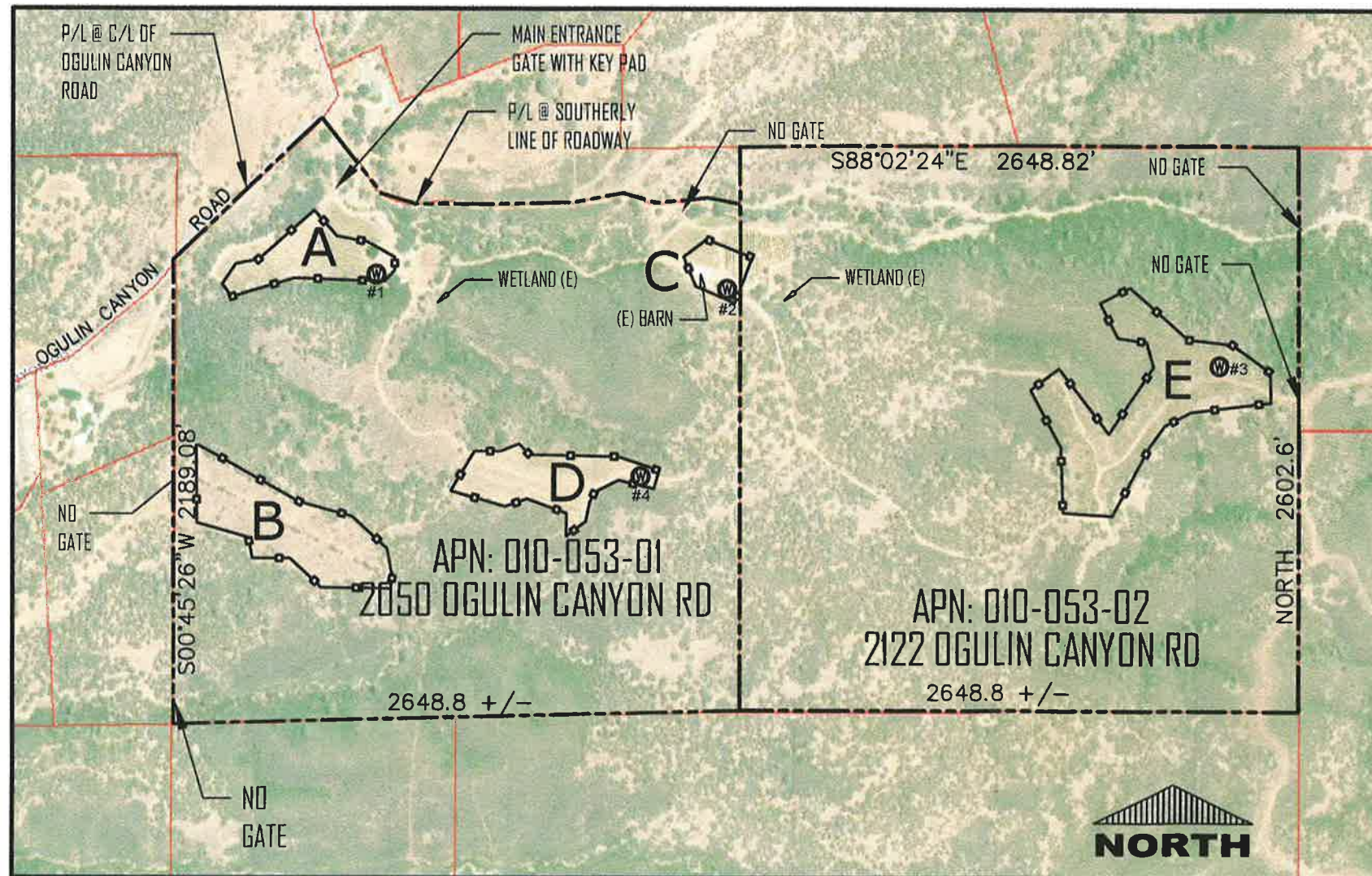
## LEGEND

	PROPERTY LINE		WELL
	CREEKS		UTILITY POLE (P)
	SETBACK LINE		TREE (E)
	CULTIVATION FENCE (P)		LANDSCAPING TREE (P)
	FENCE (E)		STREET LIGHT (P)
	ACCESS ROAD/DRIVEWAY		THERMAL CAMERA VIEW SHED (P)
	TREE LINE		NON-THERMAL CAMERA VIEW SHED (P)

## STORMWATER BMPS LEGEND\*

	FIBER ROLLS (SE-5)		CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
	SURFACE STABILIZATION (EC-2,6,7,8,15,16)		SWALE MGT (EC-9, SE-6,8,9)
	SILT FENCE (SE-1)		WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
	ROAD/PARKING LOT MGT (SC-40,43,44)		SEDIMENT TRAP/BASEIN (SE-2,3)
	STOCK PILE MGT (WE-1, WM-1,3)		WATER QUALITY MONITORING LOCATION

\* ALL STORMWATER BMPS SHALL BE INSTALLED AND MAINTAINED AS PER CALIFORNIA STORMWATER BMP HANDBOOK.



## SITE MAP



PO BOX 431  
KELSEYVILLE, CA 95451  
707-279-4887

COVER SHEET  
APN'S: 010-053-01 & 02  
2050 & 2122 OGULIN CANYON RD  
CLEARLAKE, CALIFORNIA



## VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

DATE SEPT 2019

PROJ 19-37

DWG

SHEET 1



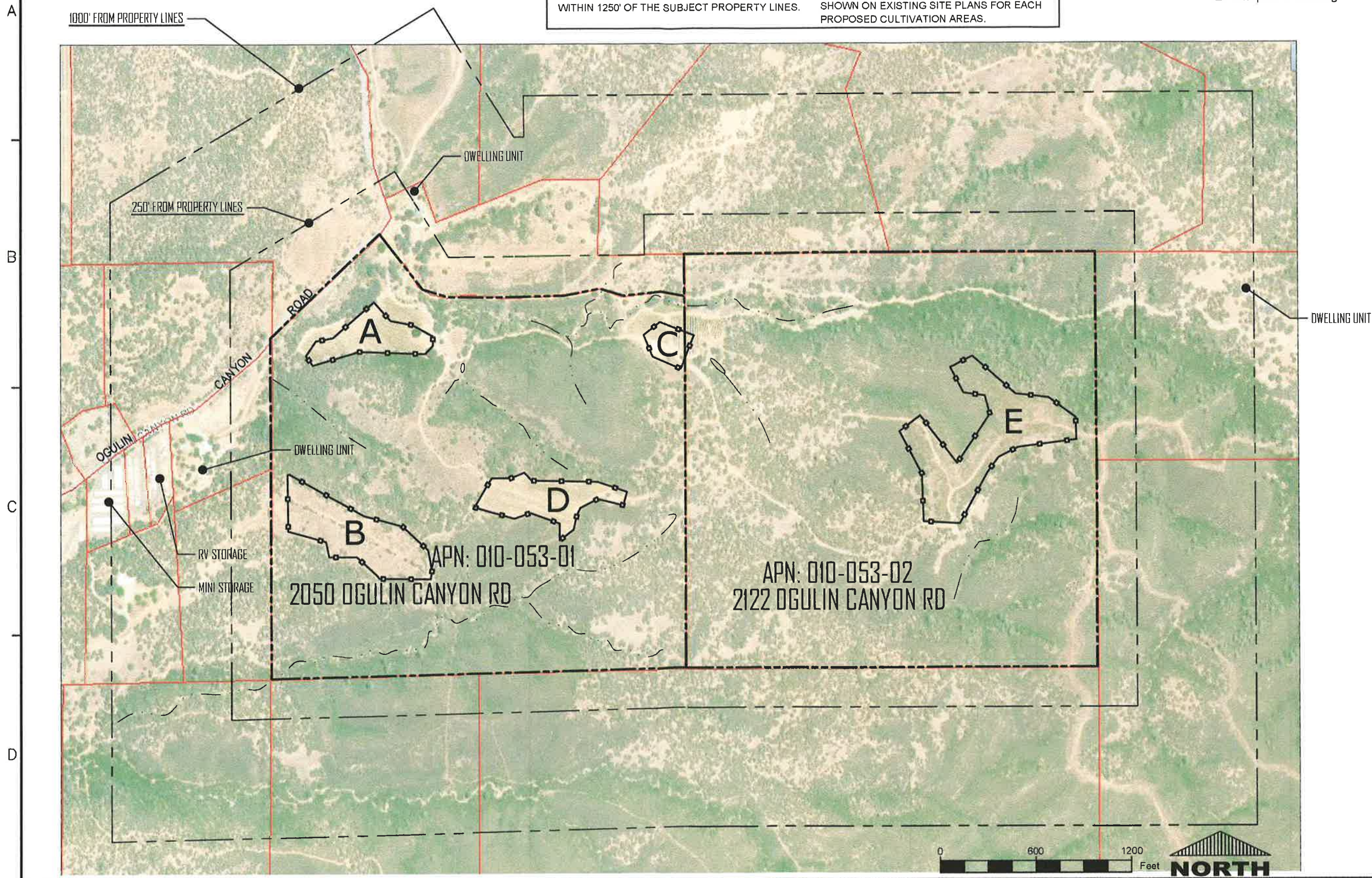
# SURROUNDING AERIAL SHEET - Five (5) Cultivation Area Site Plans

## Cultivation Areas

- A - Northwest Hops Field
- B - Southwest Clearing
- C - Northeast Hops Field
- D - Central Hops Field
- E - Chaparral Clearing

**NOTE:**

- 1.) NO SCHOOLS, PARKS, PLAYGROUNDS, DRUG REHAB FACILITIES, CHILD DAYCARE, NURSERY SCHOOLS, CHURCHES OR YOUTH FACILITIES ARE WITHIN 1250' OF THE SUBJECT PROPERTY LINES.
- 2.) THERE ARE NO RESIDENTIAL UNITS WITHIN 250 FEET OF THE PROPERTY LINES
- 3.) LOCATIONS OF WATER COURSES ARE SHOWN ON EXISTING SITE PLANS FOR EACH PROPOSED CULTIVATION AREA.



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**COVER SHEET**

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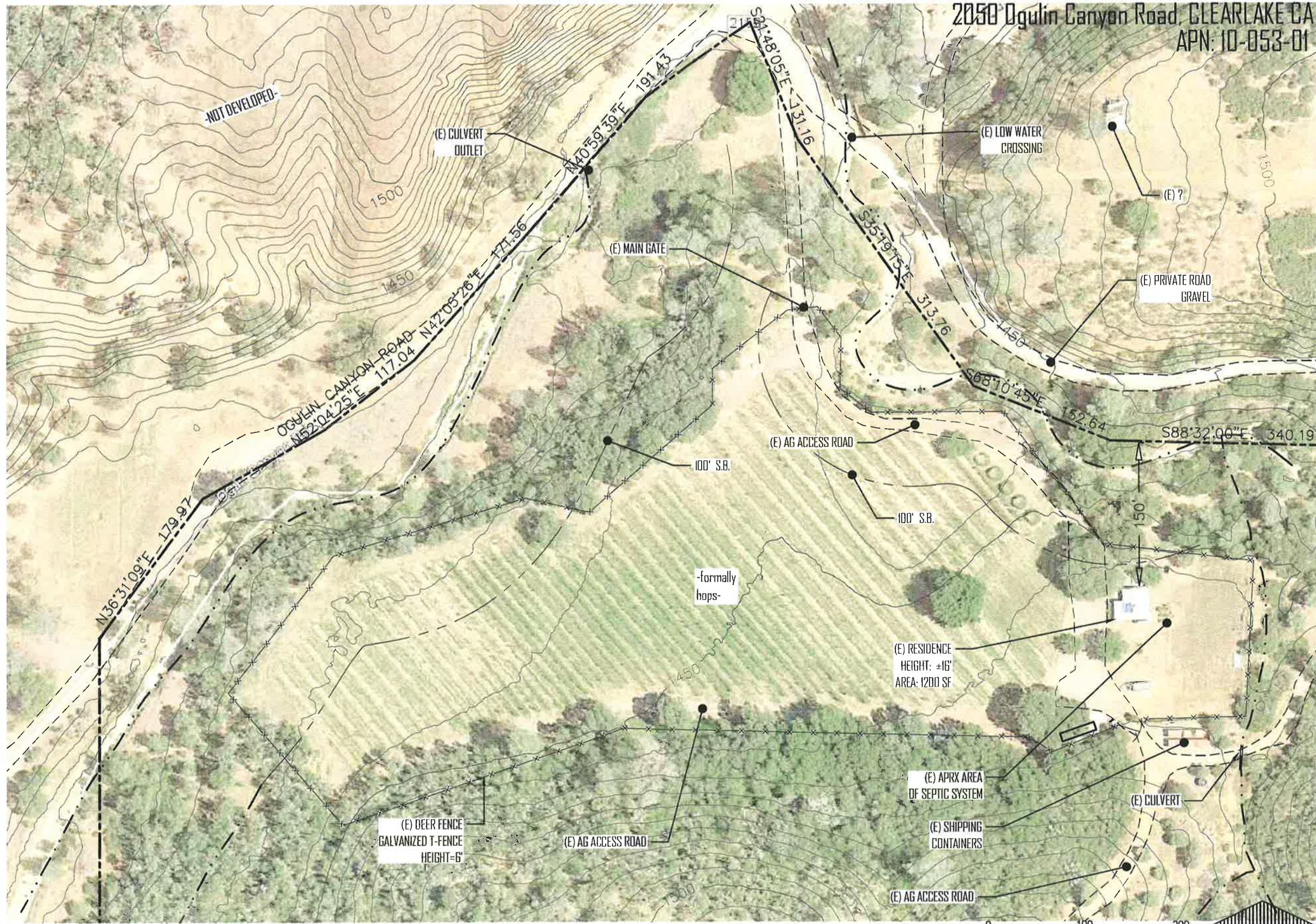
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0	1"
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SHEET	2



# "Northwestern Hops" - Site A

# SITE PLAN - EXISTING CONDITIONS

2050 Ogulin Canyon Road, CLEARLAKE CA  
 APN: 10-053-01



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**SITE PLAN -  
 EXISTING CONDITIONS**  
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 2050 Ogulin Canyon Road  
 CLEARLAKE, CALIFORNIA



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SHEET	A-1

5' CONTOUR INTERVALS 0 100 200 Feet **NORTH**



# "Northwestern Hops" -Site A

# SITE PLAN - PROPOSED CONDITIONS

APN: 10-053-01 2050 Ogulin Canyon Road, CLEARLAKE CA



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**SITE PLAN -  
PROPOSED CONDITIONS**  
APN: 010-051-01  
2050 Ogulin Canyon Road  
CLEARLAKE, CALIFORNIA



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SHEET A-2



# "Northwestern Hops" -Site A

# Cannabis Related Building Layout

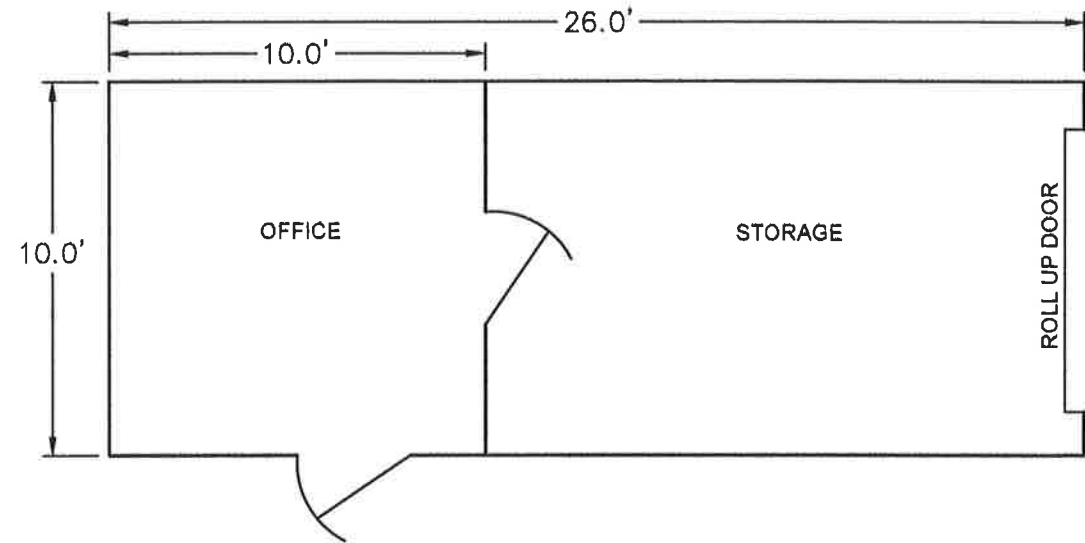
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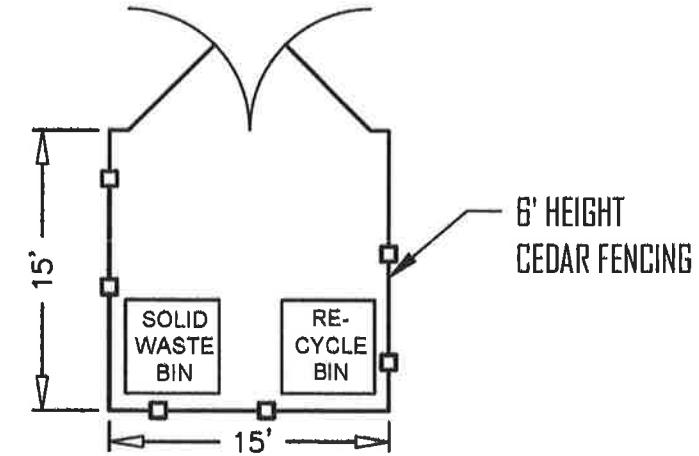
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**OFFICE / SECURITY ROOM**  
 SCALE: 1" = 5'



**TRASH ENCLOSURE**  
 SCALE: 1" = 10'

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**Cannabis Related Building Layouts**

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SHEET A-3



# "Northwestern Hops" -Site A

## NOTES

1.) ALL OUTDOOR CAMERAS SHALL BE LOW LIGHT, THERMAL 1080 PIXEL AND IN COMPLIANCE WITH ALL COUNTY SECURITY REQUIREMENTS LISTED IN ITEM D OF THE COMMERCIAL CANNABIS APPLICATION PACKAGE.

# SITE PLAN - SECURITY

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Security - Site Plan  
 APN: 10-053-01  
 2050 OGULIN CANYON ROAD  
 CLEARLAKE, CALIFORNIA

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SHEET A-4





# "Southwest Clearing" - Site B

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**SITE PLAN -  
EXISTING CONDITIONS**  
APN: 010-051-01  
2050 Ogulin Canyon Road  
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0 1"

DATE SEPT 2019

PROJ 19-37

DWG

SHEET B-1

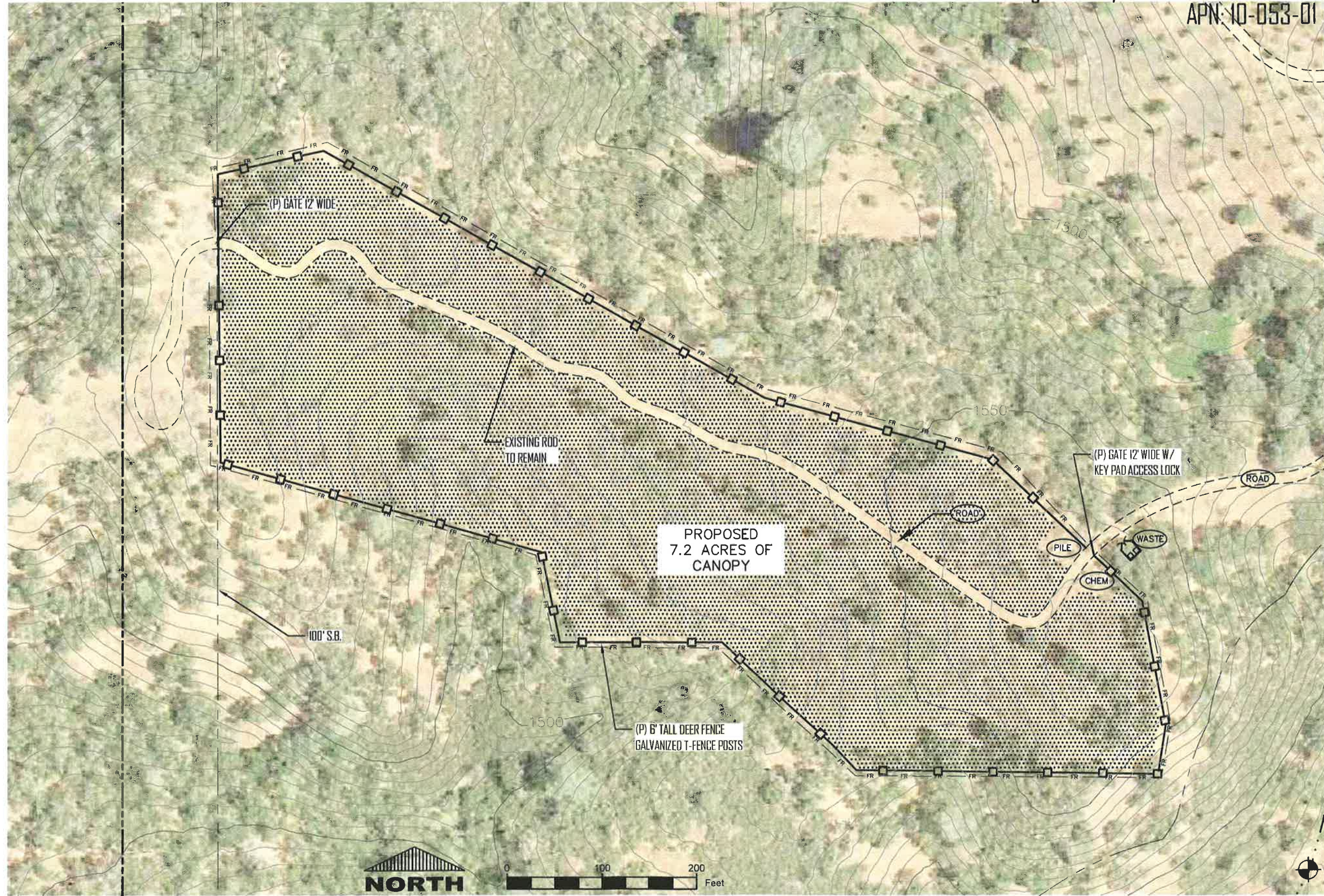




# "Southwest Clearing" -Site B

# SITE PLAN - PROPOSED CONDITIONS

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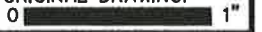
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**SITE PLAN -  
 PROPOSED CONDITIONS**  
 APN: 010-051-01  
 2050 Ogulin Canyon Road  
 CLEARLAKE, CALIFORNIA



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SHEET B-2



"Southwest Clearing" -Site B

Cannabis Related Building Layout

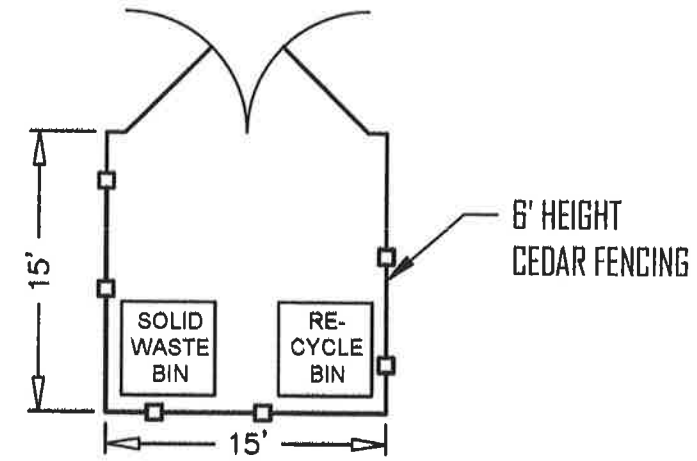
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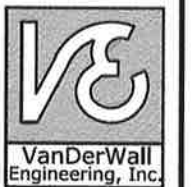
**TRASH ENCLOSURE**  
 SCALE: 1" = 10'

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**Cannabis Related Building Layouts**

APN: 010-053-01  
 2050N OGULIN CANYON ROAD  
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VERIFY SCALE

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0 1"

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PROJ 19-37

DWG

SHEET B-3



# "Southwest Clearing" - Site B

# SITE PLAN - SECURITY

2050 Ogulin Canyon Road, CLEARLAKE CA  
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## NOTES

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Security - Site Plan  
 APN: 10-053-01  
 2050 OGULIN CANYON ROAD  
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PROJ 19-37

DWG

SHEET B-4





# "Northeast Hops" - Site C

# SITE PLAN - EXISTING CONDITIONS

2050 and 2122 Ogulin Canyon Road, CLEARLAKE CA  
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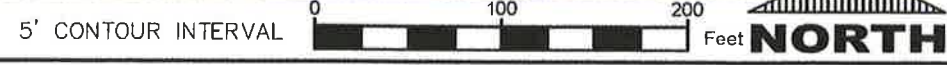
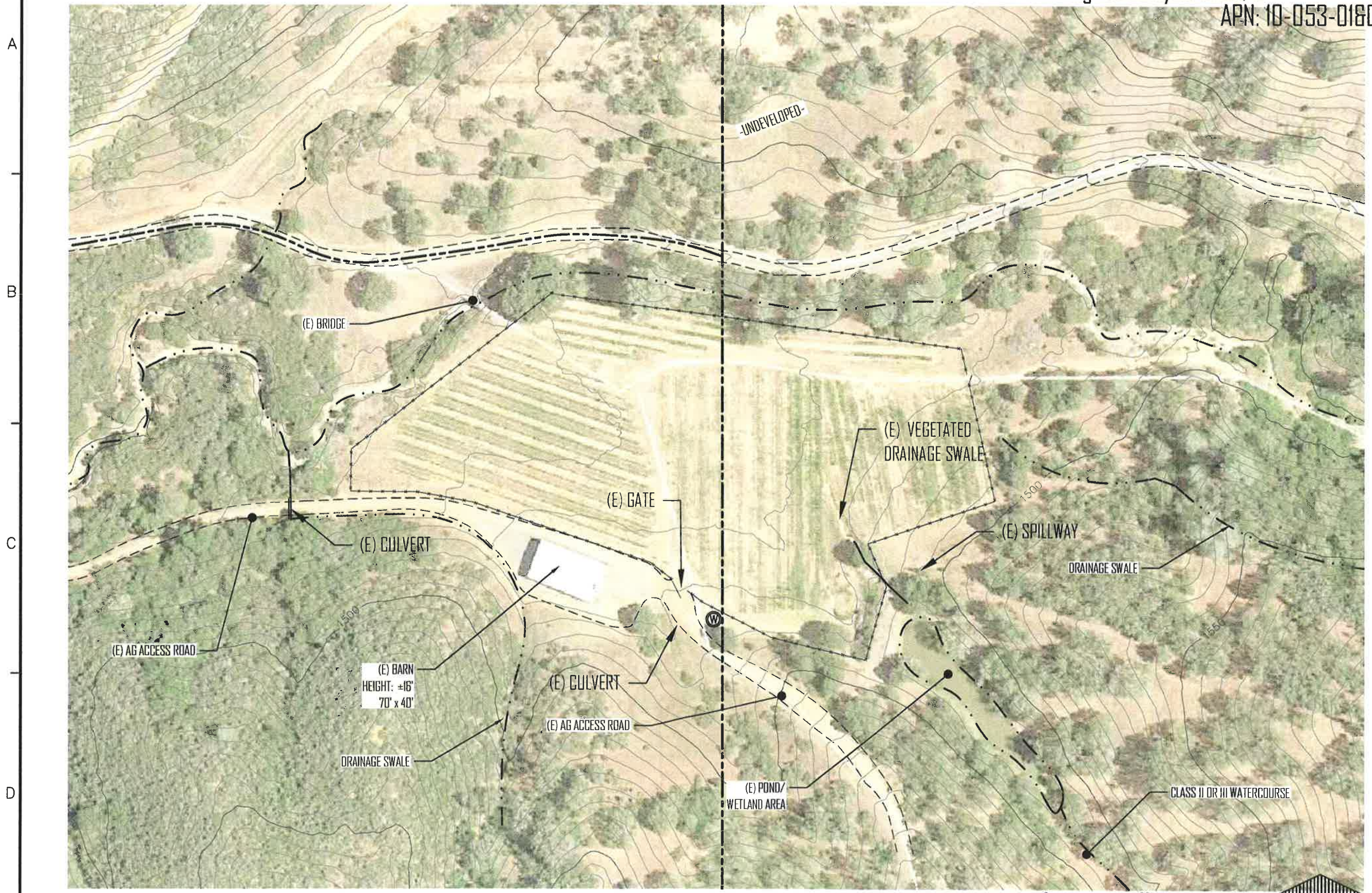
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**SITE PLAN -  
 EXISTING CONDITIONS**  
 APN: 010-051-01  
 2050 Ogulin Canyon Road  
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VERIFY SCALE	
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0 1" 200	
DATE	SEPT 2019
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DWG	
SHEET	C-1





# "Northeast Hops" -Site C

# SITE PLAN - PROPOSED CONDITIONS

2050 & 2122 Ogulin Canyon Road, CLEARLAKE CA  
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## SITE PLAN - PROPOSED CONDITIONS

APN: 010-051-01&02  
 2050 & 2122 Ogulin Canyon Road  
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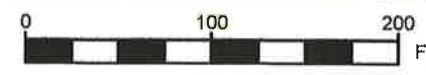
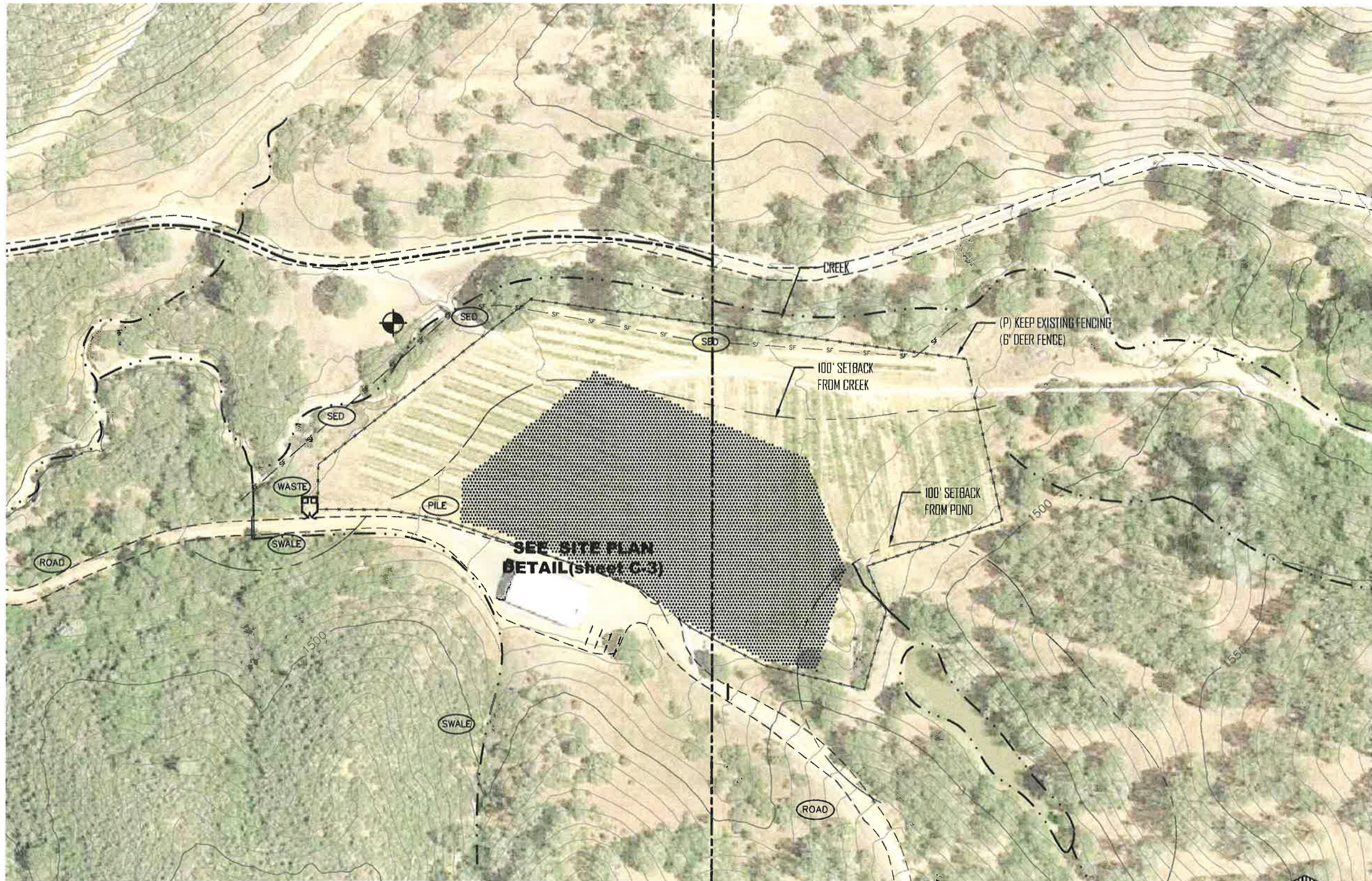
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DWG

SHEET C-2



5' CONTOUR INTERVAL





# "Northeast Hops" - Site C

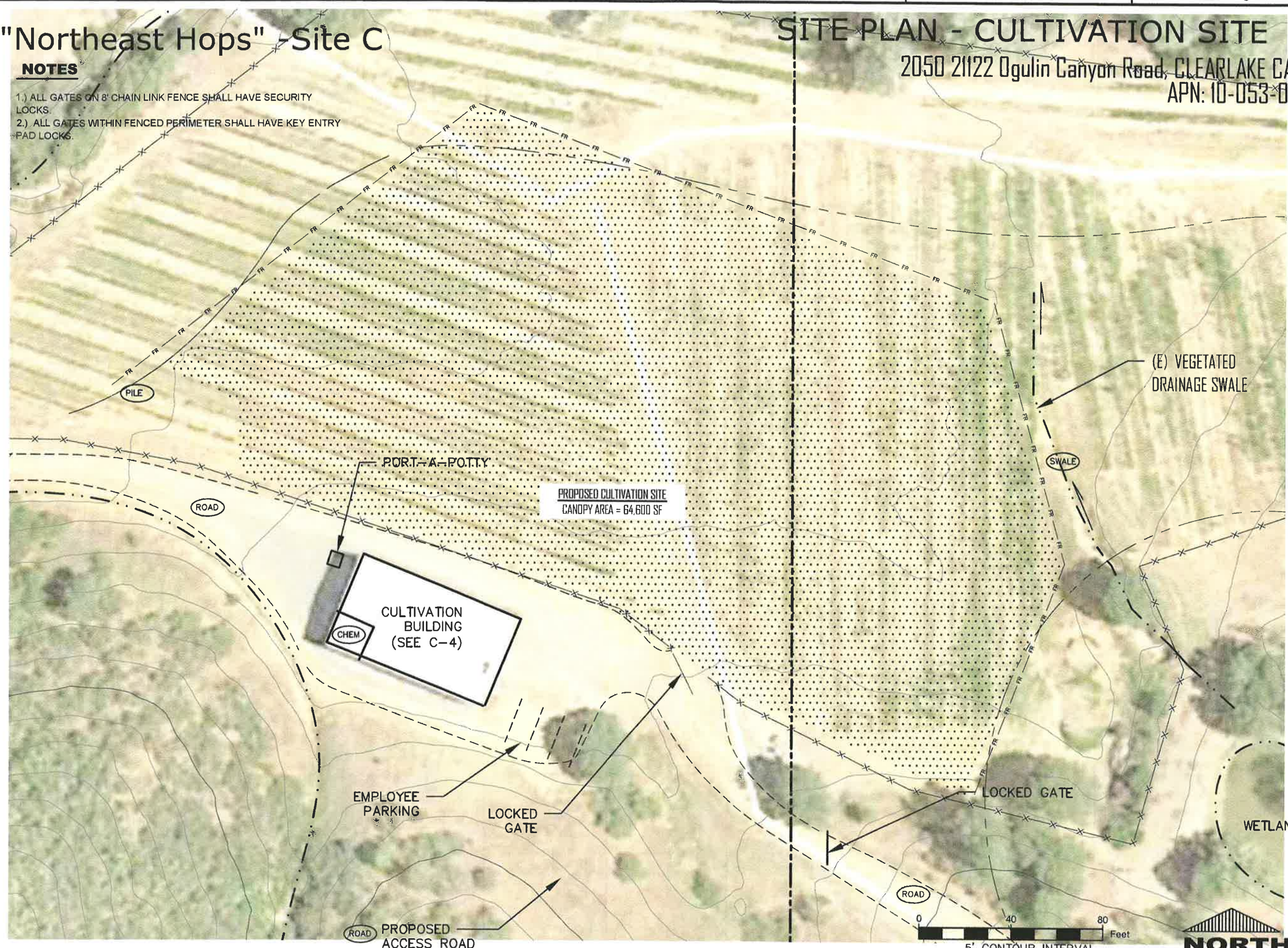
# SITE PLAN - CULTIVATION SITE

2050 21122 Ogulin Canyon Road, CLEARLAKE CA  
 APN: 10-053-01

### NOTES

- 1.) ALL GATES ON 8" CHAIN LINK FENCE SHALL HAVE SECURITY LOCKS.
- 2.) ALL GATES WITHIN FENCED PERIMETER SHALL HAVE KEY ENTRY PAD LOCKS.

A  
B  
C  
D



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**CANNABIS CULTIVATION SITE**  
 APN: 010-053-01&02  
 and 2122 Ogulin Canyon Road  
 CLEARLAKE, CALIFORNIA



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SHEET	C-3



# "Northeast Hops" - Site C

# Cannabis Related Building Layout

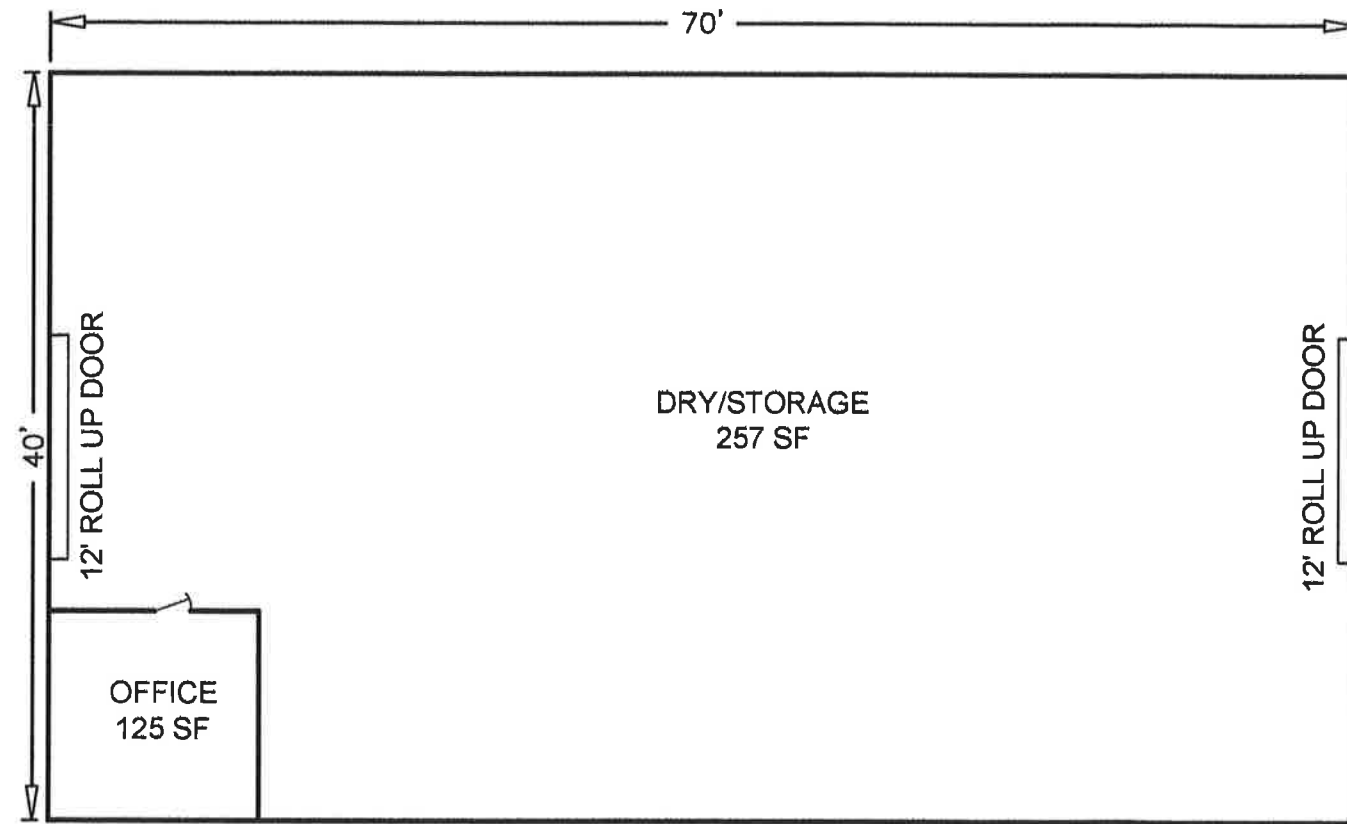
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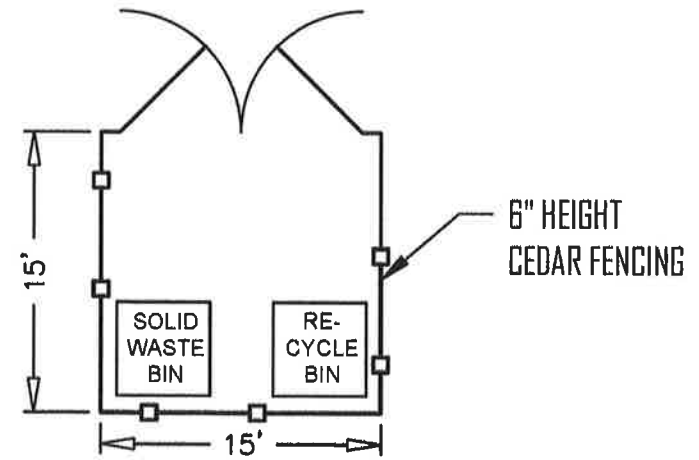
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**CULTIVATION BUILDING**  
 SCALE: 1" = 10'



**TRASH ENCLOSURE**  
 SCALE: 1" = 10'

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**Cannabis Related Building Layouts**

APN: 010-053-01802  
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DWG	
SHEET	C-4



# "Northeast Hops" - Site C

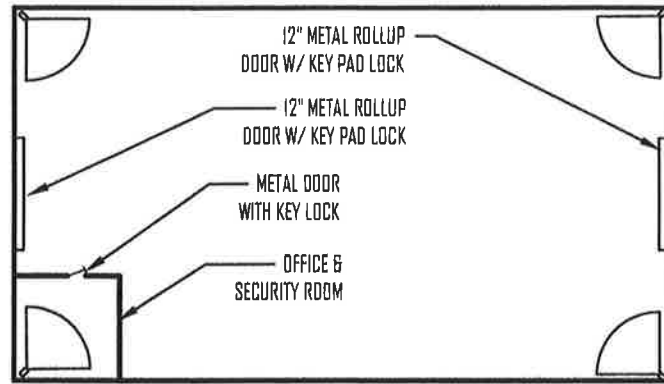
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### NOTES

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CULTIVATION BUILDING

1" = 20'



0 40 80 Feet

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**Security - Site Plan**  
 APN: 10-053-01 & 02  
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 CLEARLAKE, CALIFORNIA



VERIFY SCALE

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0 1"

DATE SEPT 2019

PROJ 19-34

DWG

SHEET C-5



# "Central Hops" -Site D

# SITE PLAN - EXISTING CONDITIONS

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**SITE PLAN -  
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 APN: 010-051-01  
 2050 Ogulin Canyon Road  
 CLEARLAKE, CALIFORNIA



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SHEET	D-1





# "Central Hops" - Site D

# SITE PLAN - PROPOSED CONDITIONS

APN: 10-053-01

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Engineering, Inc.



**SITE PLAN -  
PROPOSED CONDITIONS**  
APN: 010-051-01  
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CLEARLAKE, CALIFORNIA

VERIFY SCALE

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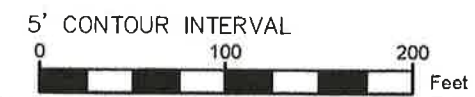
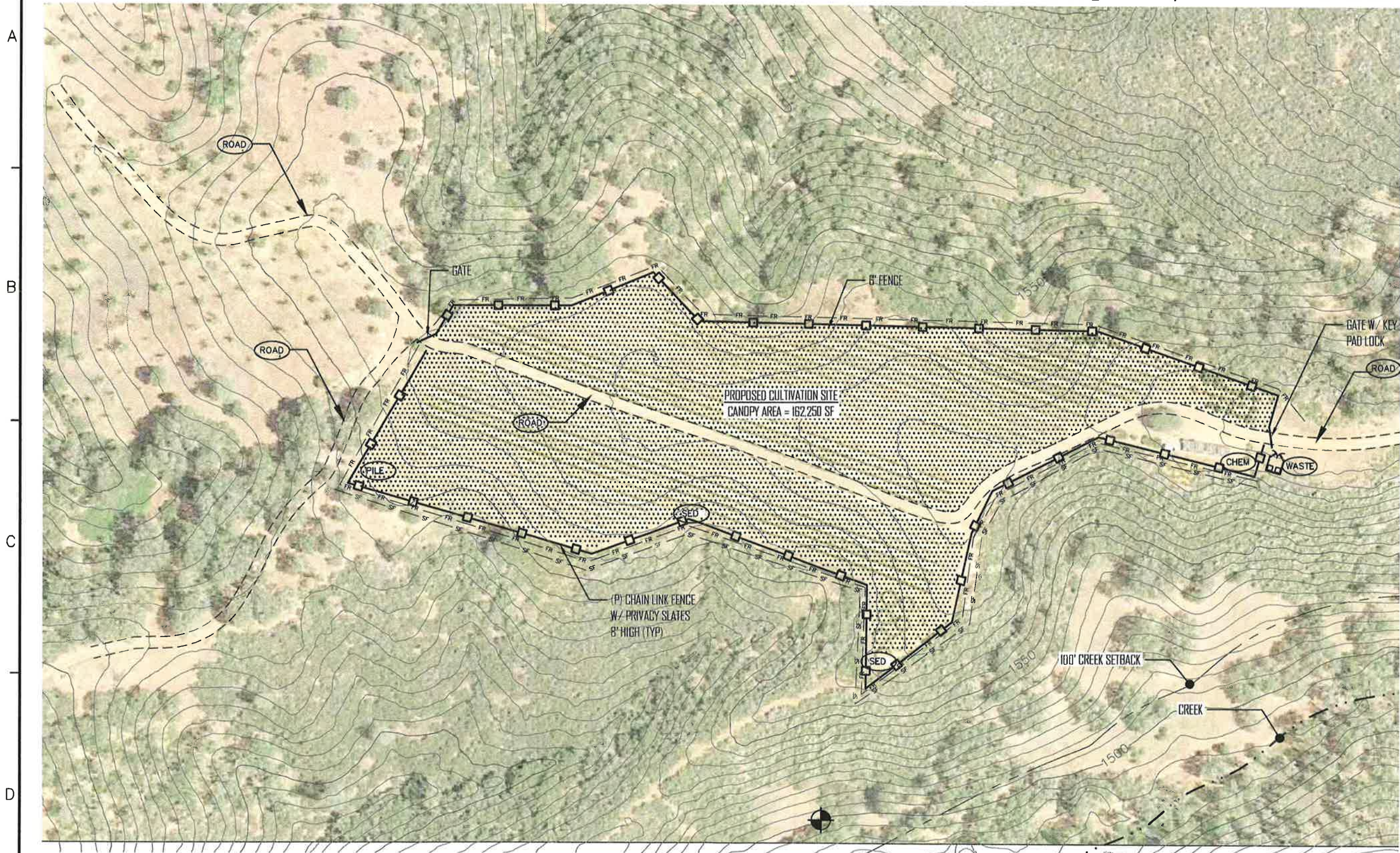
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DATE SEPT 2019

PROJ 19-37

DWG

SHEET D-2





"Central Hops" -Site D

Cannabis Related Building Layout

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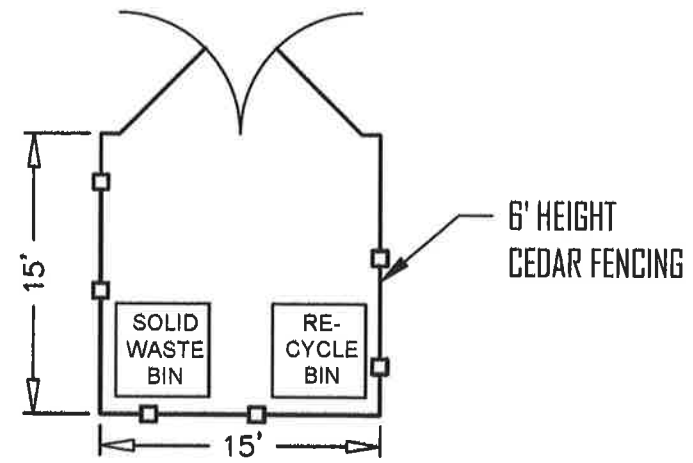
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**Cannabis Related Building Layouts**

APN: 010-053-01  
 2050N OGULIN CANYON ROAD  
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**TRASH ENCLOSURE**  
 SCALE: 1" = 10'

VERIFY SCALE	
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DWG	
SHEET	D-3



# "Central Hops" -site D

# SITE PLAN - SECURITY

2050 Ogulin Canyon Road, CLEARLAKE CA  
 APN: 10-053-01

## NOTES

1.) ALL OUTDOOR CAMERAS SHALL BE LOW LIGHT, THERMAL 1080 PIXEL AND IN COMPLIANCE WITH ALL COUNTY SECURITY REQUIREMENTS LISTED IN ITEM D OF THE COMMERCIAL CANNABIS APPLICATION PACKAGE.

RECEIVED

OCT 03 2019

LAKE COUNTY COMMUNITY DEVELOPMENT DEPT.

SUBMITTED TO:  
 LAKE COUNTY COMMUNITY DEVELOPMENT DEPT  
 COUNTY OF LAKE LAKEPORT, CA

PO BOX 431  
 KELSEYVILLE, CA 95451  
 707-279-4887

VanDerWall Engineering, Inc.

Security - Site Plan  
 APN: 10-053-01  
 2050 OGULIN CANYON ROAD  
 CLEARLAKE, CALIFORNIA



VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

0 70 140 1"

DATE SEPT 2019

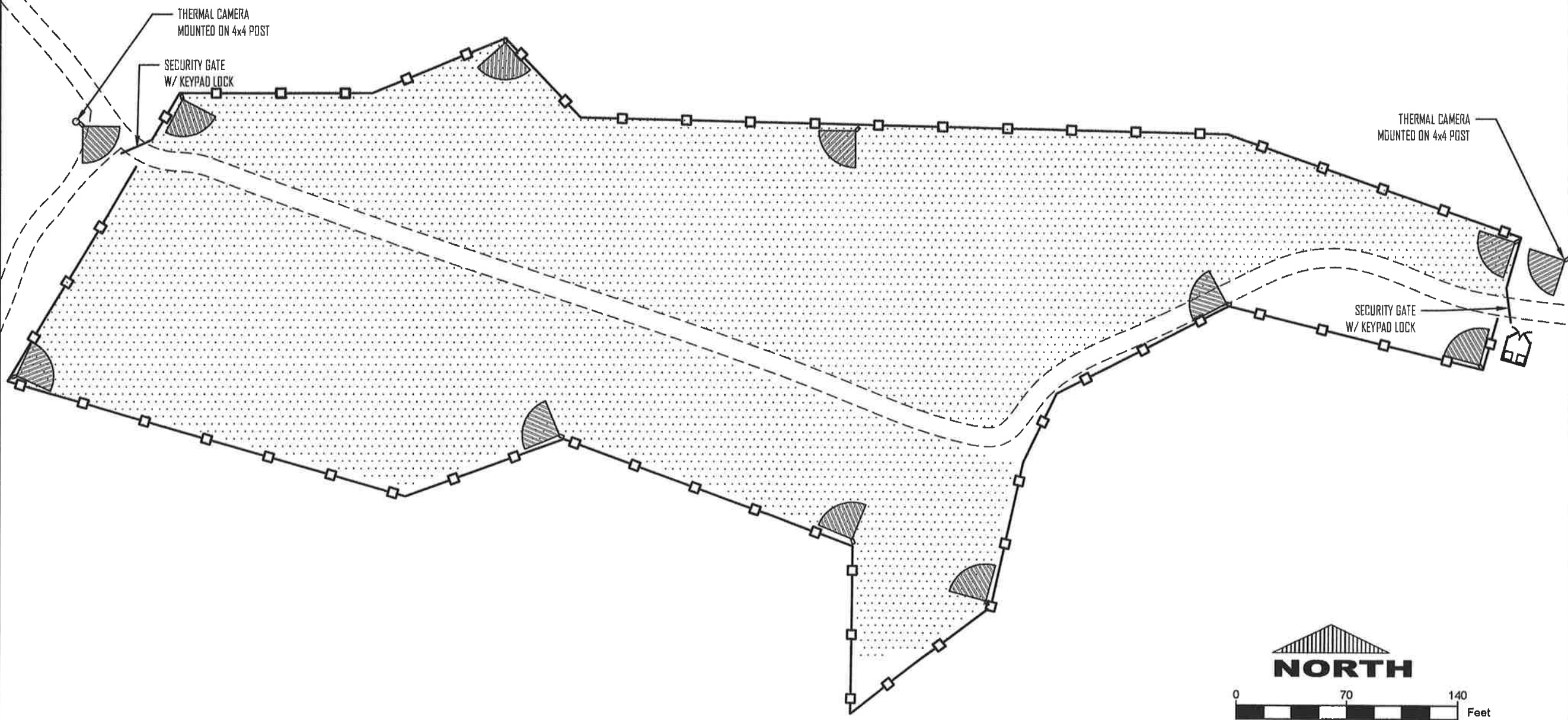
PROJ 19-37

DWG

SHEET D-4

A  
B  
C  
D

1 2 3 4 5 6



0 70 140 Feet



# "Chaparral Clearing" - Site E

# SITE PLAN - EXISTING CONDITIONS

APN: 10-053-02

22122 Ogulin Canyon Road, CLEARLAKE CA

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707-279-4887

**SITE PLAN - EXISTING CONDITIONS**  
APN: 010-051-0d  
2122 Ogulin Canyon Road  
CLEARLAKE, CALIFORNIA

**VanDerWall Engineering, Inc.**



VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE SEPT 2019

PROJ 19-37

DWG

SHEET E-1



5' CONTOUR INTERVAL



**NORTH**



# "Chaparral Clearing" - Site E

# SITE PLAN - PROPOSED CONDITIONS

APN: 10-053-01 2050 Ogulin Canyon Road, CLEARLAKE, CA

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COUNTY OF LAKE LAKEPORT, CA

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KELSEYVILLE, CA 95451  
707-279-4887

**VanDerWall**  
Engineering, Inc.

**SITE PLAN -  
PROPOSED CONDITIONS**  
APN: 010-051-01  
2050 Ogulin Canyon Road  
CLEARLAKE, CALIFORNIA



VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

0 120 240 1"

DATE SEPT 2019

PROJ 19-37

DWG

SHEET E-2





"Chaparral Clearing" -site E

**Cannabis Related Building Layout**

APN: 10-053-01 2050 Ogulin Canyon Road, CLEARLAKE CA

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LAKE COUNTY COMMUNITY DEVELOPMENT DEPT.


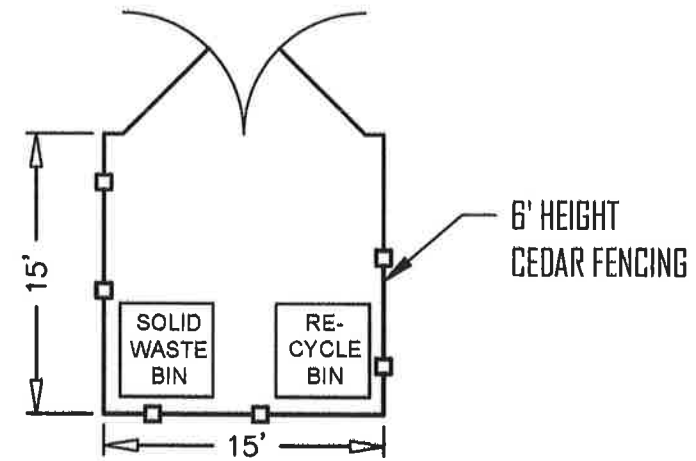
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COUNTY OF LAKE LAKEPORT, CA

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KELSEYVILLE, CA 95451  
707-279-4887

**VanDerWall Engineering, Inc.**

**Cannabis Related Building Layouts**

APN: 010-053-02  
2122 OGULIN CANYON ROAD  
CLEARLAKE, CALIFORNIA

**TRASH ENCLOSURE**  
SCALE: 1" = 10'

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE SEPT 2019

PROJ 19-37

DWG

SHEET E-3



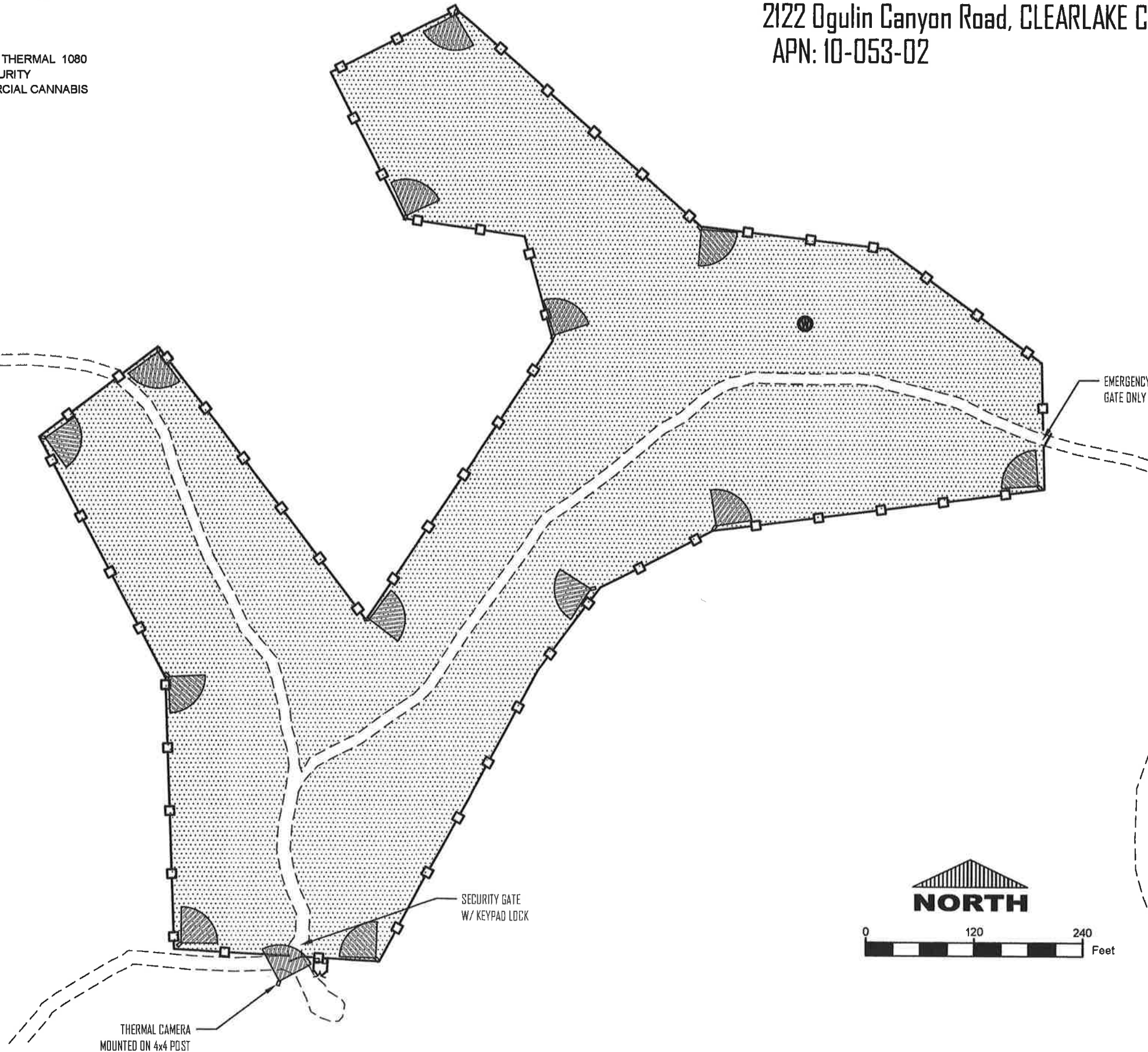
# "Chaparral Clearing" - Site E

## SITE PLAN - SECURITY

2122 Ogulin Canyon Road, CLEARLAKE CA  
 APN: 10-053-02

### NOTES

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VanDerWall Engineering, Inc.

Security - Site Plan  
 APN: 10-053-02  
 2122 OGULIN CANYON ROAD  
 CLEARLAKE, CALIFORNIA



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	SEPT 2019
PROJ	19-37
DWG	
SHEET	E-4