

SKY HIGH FARMS

COMMERCIAL CANNABIS SITE PLAN

10788 SKY HIGH RIDGE ROAD
LOWER LAKE, CA 95457
APN: 122-340-02

Project Information

CLIENT:	KATHY CRIST 10788 SKY HIGH RIDGE ROAD LOWER LAKE, CA 95457 HAPPYHARVESTLANDSCAPING@GMAIL.COM (707) 830-0577
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT 100 E ST, SUITE 104 SANTA ROSA, CA 95404 KG@NORTHBAYCANNACONSULTING.COM (707) 293-4224
PROJECT ADDRESS:	10788 SKY HIGH RIDGE ROAD LOWER LAKE, CA 95457
LAND USE:	RL
PARCEL AREA:	27.159 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS PERMIT FOR (1) A-TYPE 3B LICENSE FOR 22,000 SQFT OF MIXED-LIGHT CANNABIS CULTIVATION IN THE COUNTY OF LAKE. THIS PROJECT PLANS TO EARLY ACTIVATE 22,000 SQFT OF OUTDOOR CANNABIS CULTIVATION.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	D
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	1760.0 FEET
FLOOD PROOFING REQUIRED?	NO

Linetype Legend

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

Sheet Index

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2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	PROFILES
6.0	EARLY ACTIVATION CULTIVATION SITE
7.0	CULTIVATION SITE
8.0	CANNABIS RELATED BUILDING LAYOUT
9.0	SECURITY

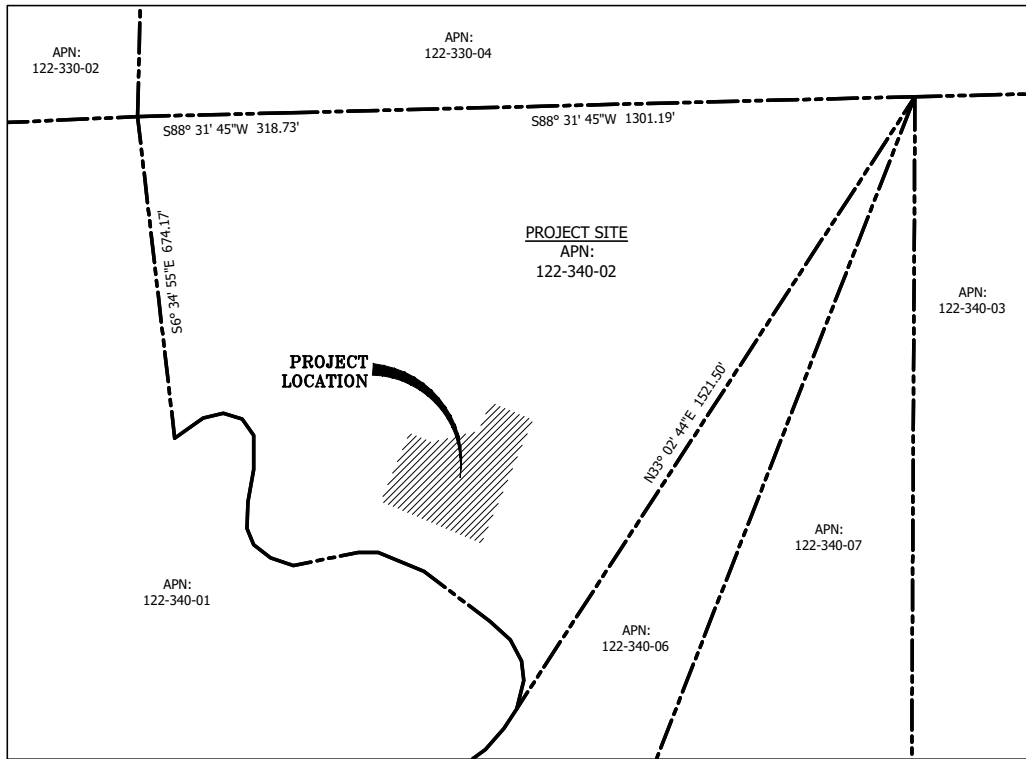
Abbreviations

AC	ASPHALT CONCRETE	FG	FINISH GRADE
APN	ASSESSOR'S PARCEL NUMBER	FL	FLOW LINE
APPROX	APPROXIMATE	GH	GREENHOUSE
C L	CENTERLINE	HH	HOOPHOUSE
CONC	CONCRETE	INV	INVERT
CY	CUBIC YARD	LF	LINEAR FEET
Ø	DIAMETER	MAX	MAXIMUM
EG	EXISTING GROUND	MIN	MINIMUM
ELEV	ELEVATION	NA	NOT APPLICABLE
EP	EDGE OF PAVEMENT	NTS	NOT TO SCALE
(E)	EXISTING	(P)	PROPOSED
FF	FINISHED FLOOR	s	SLOPE

Topographic Information

TOPOGRAPHIC INFORMATION WAS OBTAINED THROUGH THE U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM. LONGITUDE AND LATITUDE GEOGRAPHICAL COORDINATES ARE HORIZONTALLY REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88).

Attachment 1



APN MAP
NTS



Location Map
NTS

NORTH BAY CANN CONSULTING

WWW.NBCANNACONSULTING.COM
PHONE: (707) 995-5919
100 E ST, SUITE 104
SANTA ROSA, CA 95404

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 THIS SHEET.
4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
5. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4200 AND 4201 (4001-4958) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
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 ON-SITE 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. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE HAZARDOUS FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUELS REDUCTION BUFFER.
9. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
10. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.

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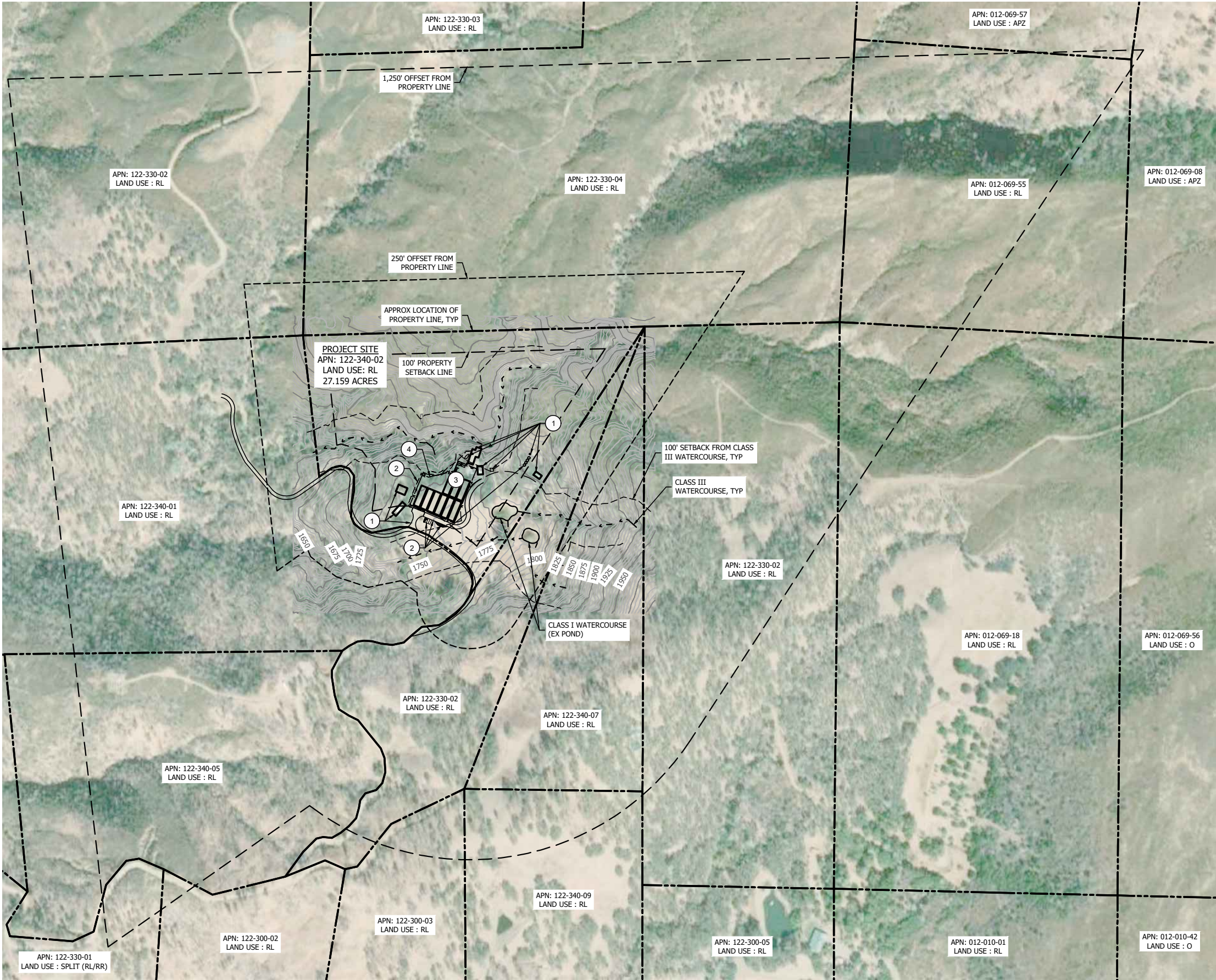
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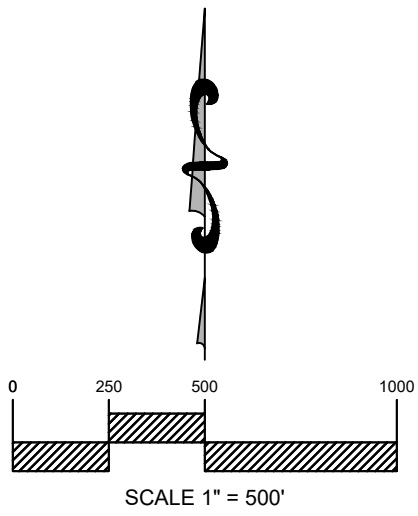
CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 3/14/2020	DRAWN: JHA
JOB #: 20-089	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE: COVER SHEET
SHEET: 1.0 1 OF 9



- KEYNOTES:**
- 1 EXISTING FEATURE, SEE SHEET 3.0 FOR EXISTING CONDITIONS
 - 2 PROPOSED FEATURE, SEE SHEET 4.0 FOR PROPOSED CONDITIONS
 - 3 PROPOSED CULTIVATION FEATURE, SEE SHEET 6.0 FOR PROPOSED CONDITIONS
 - 4 PROPOSED SECURITY FEATURE, SEE SHEET 8.0 FOR SECURITY DETAILS



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 3. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
 4. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 5. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 6. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4658) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
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SHEET TITLE: SURROUNDING AERIAL	
SHEET:	20 2 OF 9

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KEYNOTES:

- 1 EXISTING STRUCTURE, APPROX 85'Wx40'Lx22'H
- 2 EXISTING STRUCTURE, APPROX 40'Wx25'Lx12'H
- 3 EXISTING STRUCTURE, APPROX 45'Wx35'Lx16'H
- 4 EXISTING STRUCTURE, APPROX 70'Wx22'Lx12'H
- 5 EXISTING STRUCTURE, APPROX 35'Wx20'Lx12'H
- 6 EXISTING SHED, APPROX 15'Wx15'Lx12'H
- 7 APPROX LOCATION OF EXISTING SEPTIC SYSTEM

NOTES:

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SHEET TITLE:
EXISTING CONDITIONS
SHEET: 3.0
3 OF 9

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- 7 APPROX LOCATION OF EXISTING SEPTIC SYSTEM
- 8 PROPOSED MIXED-LIGHT CULTIVATION, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 9 PROPOSED SECURITY DETAIL, SEE SHEET 8.0 FOR SECURITY DETAILS
- 10 PROPOSED CULTIVATION UTILITIES, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 11 PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 12 PROPOSED HAMMERHEAD LOCATION
- 13 PROPOSED ADA COMPLIANT PARKING
- 14 PROPOSED LOADING AREA, APPROX 12'Wx70'L
- 15 4 PROPOSED 2,500 GALLON WATER STORAGE TANKS

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4. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
5. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
6. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
7. ENTIRE CULTIVATION SITE SHALL BE HYDROSEED TO STABILIZE SOIL.
8. 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).
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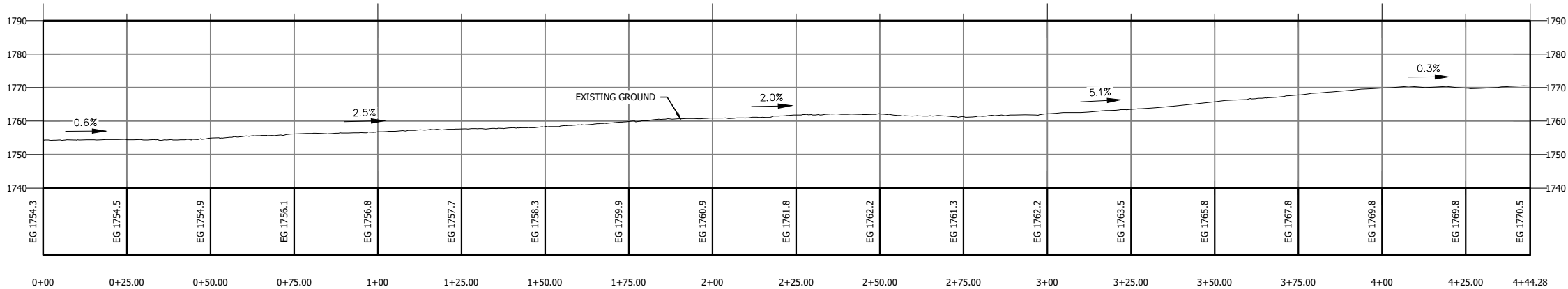
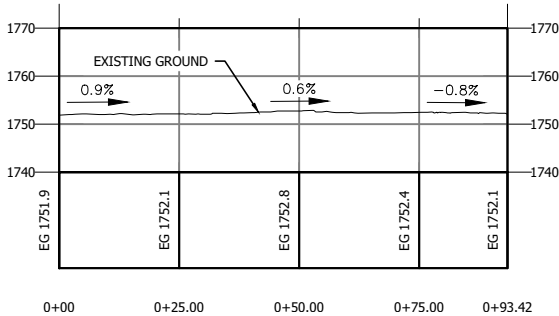
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CONSULTANT:
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DATE: 3/14/2020	DRAWN: JHA
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SHEET TITLE:
PROPOSED CONDITIONS
SHEET: 4.0
4 OF 9

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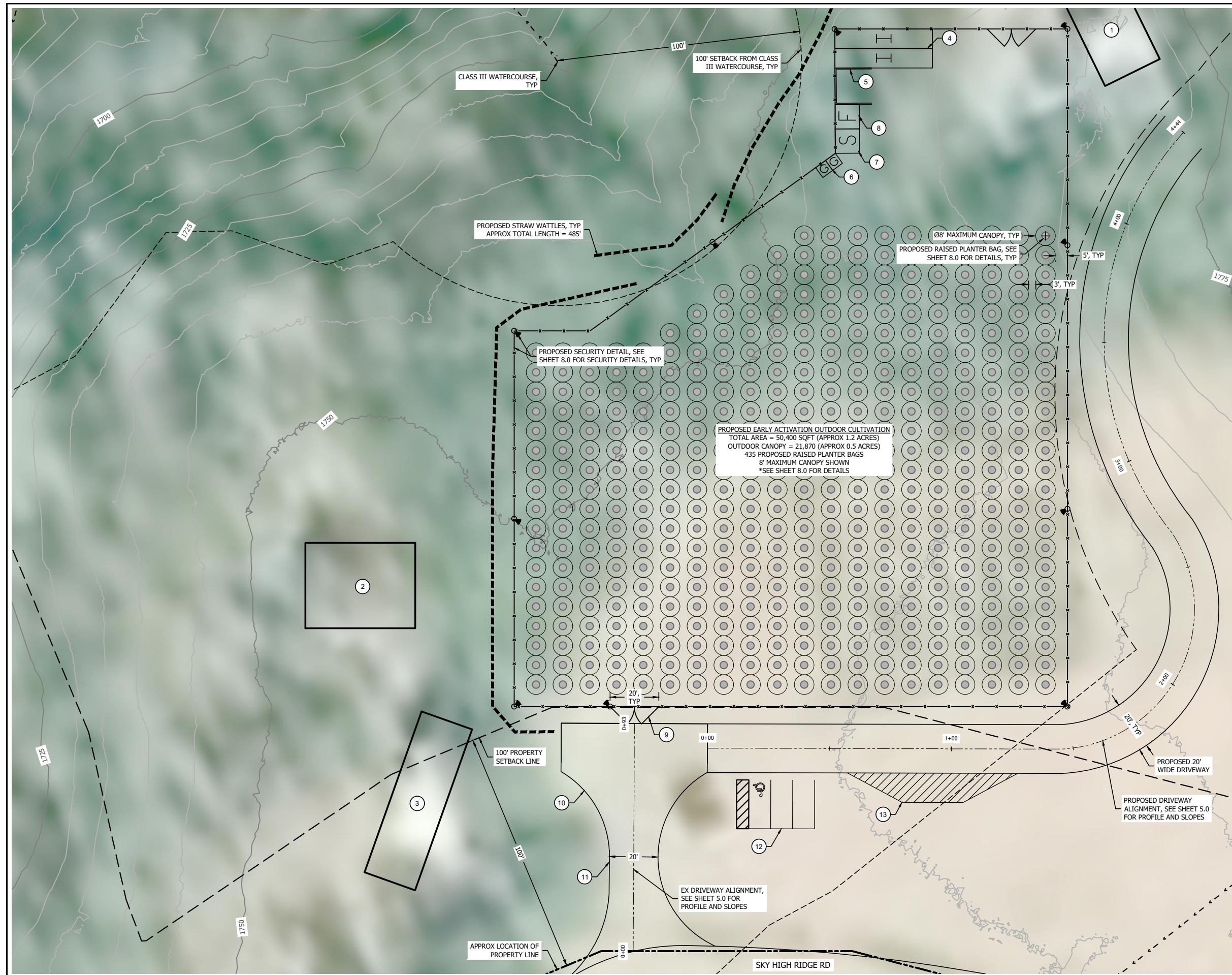
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SHEET TITLE: PROFILE
SHEET: 5.0
5 OF 9



KEYNOTES:

- 1 EXISTING STRUCTURE, APPROX 40'Wx25'Lx12'H
- 2 EXISTING STRUCTURE, APPROX 45'Wx35'Lx16'H
- 3 EXISTING STRUCTURE, APPROX 70'Wx22'Lx12'H
- 4 2 PROPOSED ISO CONTAINERS, 8'Wx40'Lx8'H
- 5 PROPOSED COMPOST, 25'Wx15'Lx4'H
- 6 2 PROPOSED LOCKABLE WASTE STORAGE
- 7 PROPOSED SECURITY DETAIL, SEE SHEET 8.0 FOR SECURITY DETAILS
- 8 PROPOSED FERTILIZER STORAGE, 10'Wx10'Lx8'H
- 9 PROPOSED 20' WIDE ENTRANCE/EXIT GA' CULTIVATION SITE, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS, TYP
- 10 PROPOSED HAMMERHEAD LOCATION
- 11 EXISTING 20' WIDE DRIVEWAY
- 12 PROPOSED ADA COMPLIANT PARKING
- 13 PROPOSED LOADING AREA, APPROX 12'Wx70'L

NOTES

1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS TO BE OBTAINED FROM THE PUBLICLY AVAILABLE INFORMATION.
2. THERE ARE NO PUBLIC OR PRIVATE RIGHTS OF WAY OR EASEMENTS ON DEVELOPED PARK CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCOHOL USE, OR OTHER ACTIVITY, LICENSED CHILD CARE FACILITY OR NURSERY SCHOOL, OR CHURCH OR OTHER FACILITY THAT IS OPEN TO THE PUBLIC OR PROVIDING SERVICES PRIMARILY INTENDED FOR MINORS.
3. THE MAP SHALL SHOW THE PROPERTY FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND THE MAP SHALL SHOW THE WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
4. THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
5. ALL EXISTING UTILITY SHALL BE PLACED AROUND CULIVATION AREAS TO PREVENT STORMWATER RUNOFF.
6. ALL EXISTING UTILITY SHALL BE HYDROSECTED TO STABILIZE SOIL.
7. PROJECT PARCEL SHALL ADHERE TO THE FOLLOWING: A. PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291.
8. THE PROJECT SHALL COMPLY WITH THE CURRENT STANDARDS SHALL REFLECT THE MOST RECENT REGULATIONS (CALIFORNIA 2020).
9. ALL ROADWAY SLOPES LESS THAN 10% SHALL BE SET AT 10%.
10. ALL ROADWAY SLOPES EXCEEDING 16% ARE NOT ALLOWED BY THE CALIFORNIA FIRE DEPARTMENT, ALL FUTURE ROAD IMPROVEMENTS INTENSE SHALL COMPLY.
11. ALL PROPOSED UTILITY TRENCHES FOR FIRE SUPPRESSION WATER TANKS INTENDED FOR FIRE SUPPRESSION WATER STORAGE SHALL BE STEEL OR FIBERGLASS SHALL BE REPLACED WITH A STEEL OR FIBERGLASS.
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14. ALL GATES SHALL BE SETBACK A MINIMUM 30' FROM THE ROADWAY AND SHALL BE WITHIN THE GATE SHALL BE 30'.

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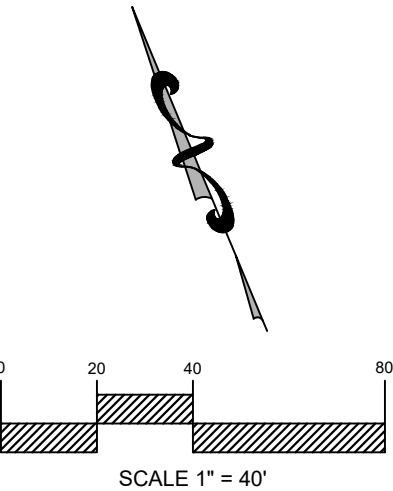
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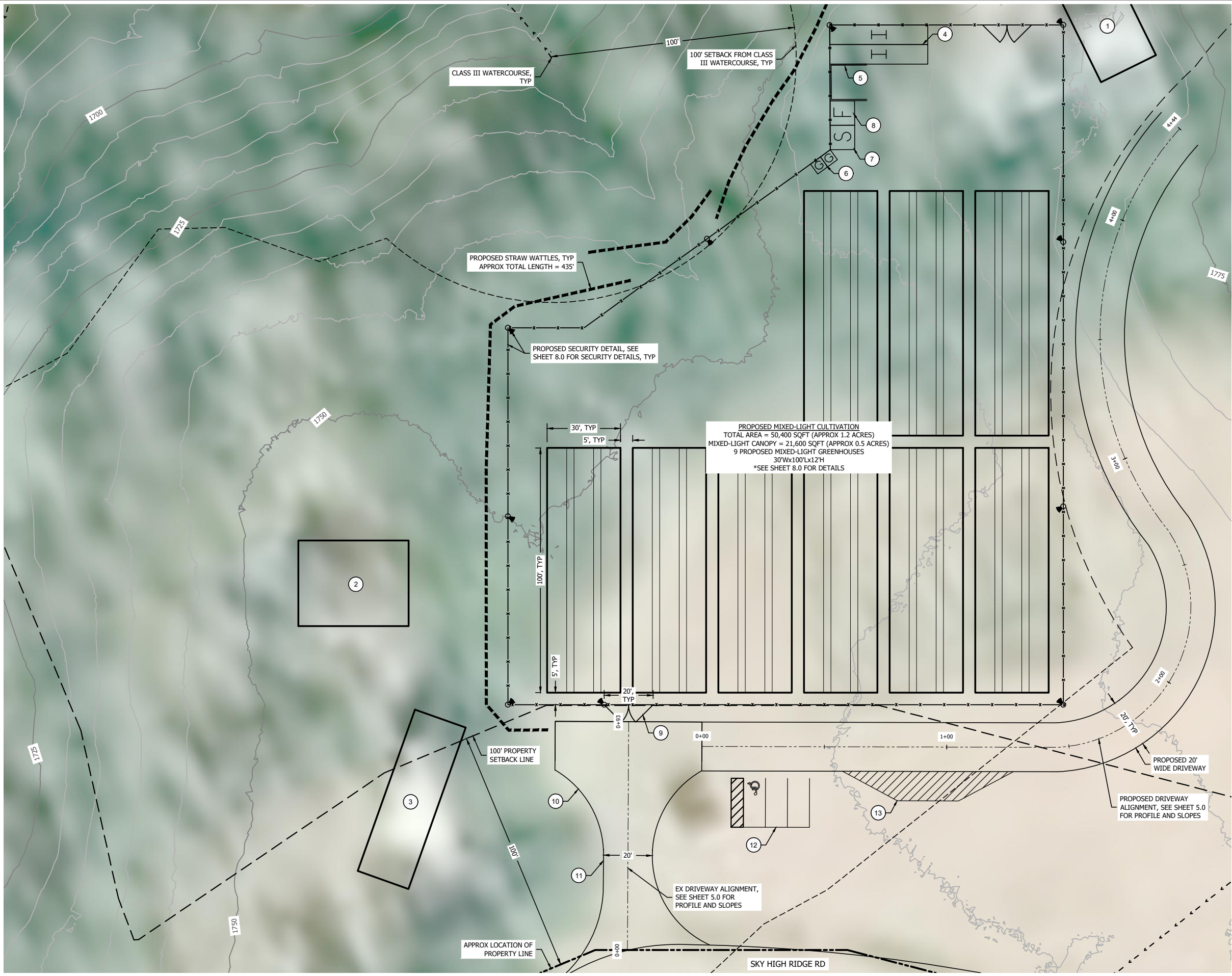
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REVISION:	CHECKED: KJG

SHEET TITLE: EARLY ACTIVATION CULTIVATION SITE	
SHEET:	6.0 6 OF 9





KEYNOTES:

- EXISTING STRUCTURE, APPROX 40'Wx25'Lx12'H
- EXISTING STRUCTURE, APPROX 45'Wx35'Lx16'H
- EXISTING STRUCTURE, APPROX 70'Wx22'Lx12'H
- 2 PROPOSED ISO CONTAINERS, 8'Wx40'Lx8'H
- PROPOSED COMPOST, 25'Wx15'Lx4'H
- 2 PROPOSED LOCKABLE WASTE STORAGE
- PROPOSED SECURITY DETAIL, SEE SHEET 8.0 FOR SECURITY DETAILS
- PROPOSED FERTILIZER STORAGE, 10'Wx10'Lx8'H
- PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS, TYP
- PROPOSED HAMMERHEAD LOCATION
- EXISTING 20' WIDE DRIVEWAY
- PROPOSED ADA COMPLIANT PARKING
- PROPOSED LOADING AREA, APPROX 12'Wx70'L

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 SHEET 1.0.
- WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
- BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
- STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
- ENTIRE CULTIVATION SITE SHALL BE HYDROSEED TO STABILIZE SOIL.
- 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.
- 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.
- ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE HAZARDOUS, FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUELS REDUCTION BUFFER.
- ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
- ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.

PROJECT ADDRESS:
10788 SKY HIGH RIDGE ROAD
LOWER LAKE, CA 95457

APN:
122-340-02

CLIENT:
KATHY CRIST

CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

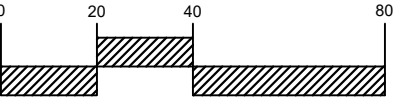
DATE: 3/14/2020	DRAWN: JHA
JOB #: 20-089	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
CULTIVATION SITE
SHEET:
7.0
7 OF 9

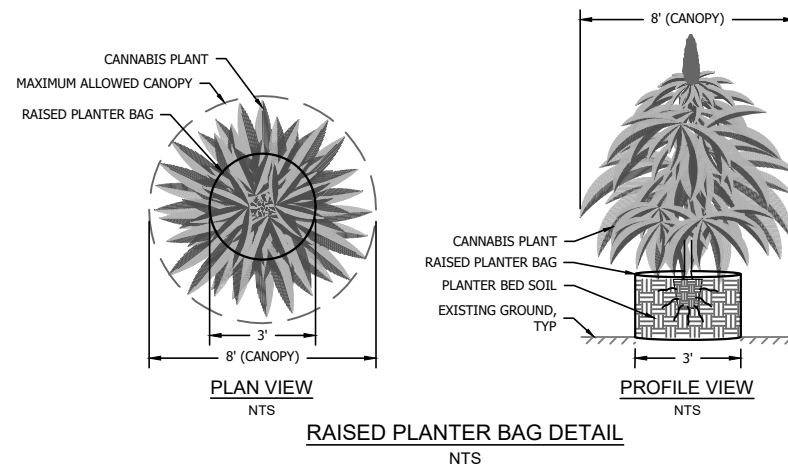
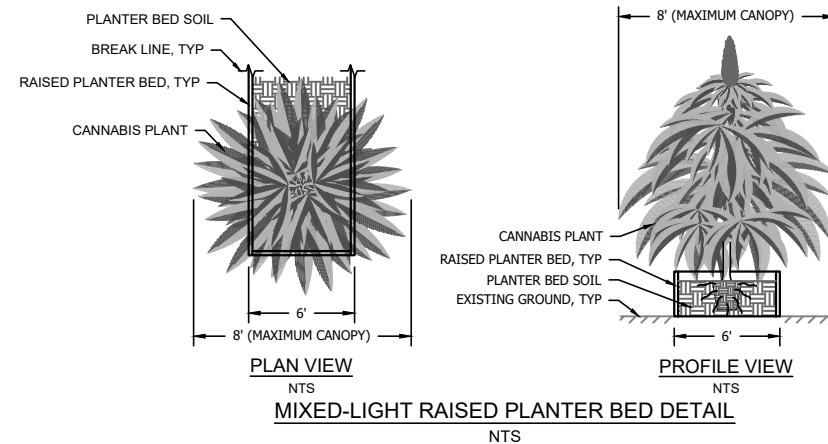
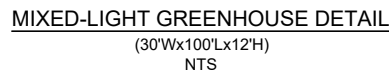
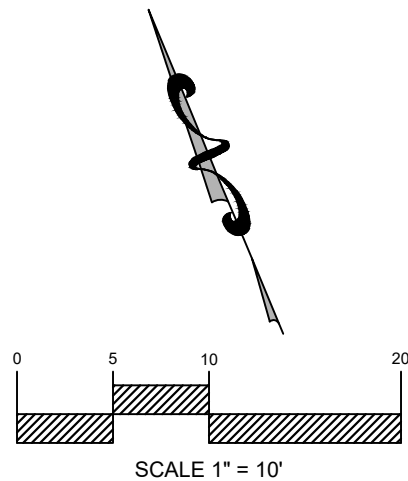
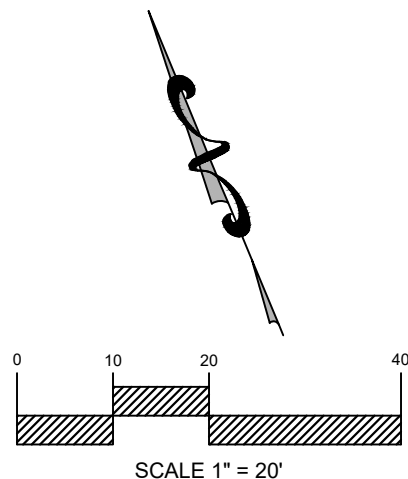
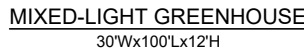
NORTH
BAY

CANNA CONSULTING

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PHONE: (707) 995-5919
FAX: (707) 995-5919
SANTA ROSA, CA 95404



SCALE 1" = 40'



**NORTH
EAST**

CANNA CONSULTING

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PHONE (707) 595-5919
1000 UNIVERSITY DRIVE
SANTA ROSA, CA 95404

[illegible]

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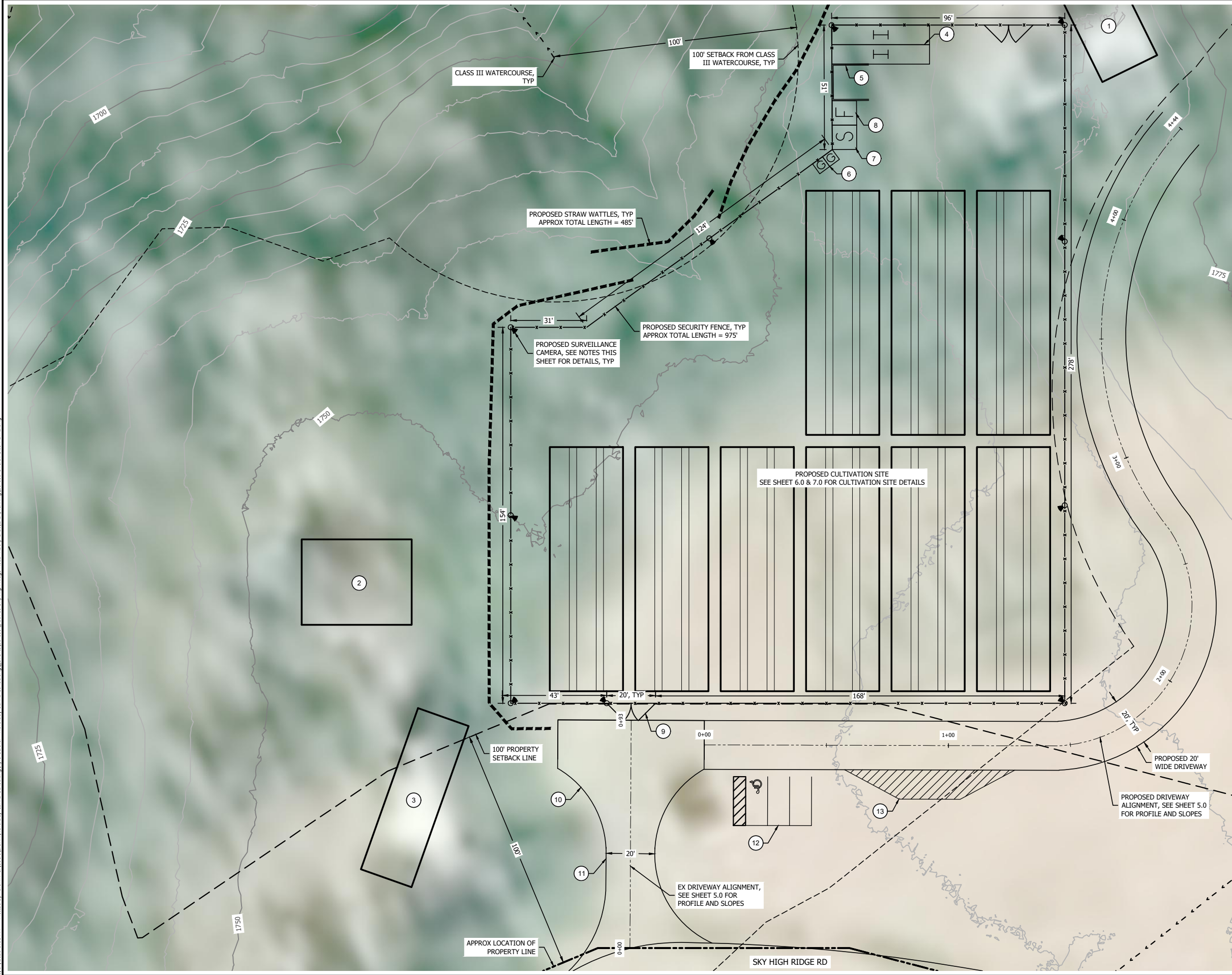
CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 3/14/2020	DRAWN: JHA
JOB #: 20-089	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
CANNABIS RELATED
BUILDING LAYOUT

SHEET: 8.0
8 OF 9

3/14/2021 16:08 PM Plotted by: aahm c:\Users\arabm\NorthBay_Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\20-089 Overall Site Plan 2.dwg 10788 Sky High Ridge Road - Kathy Crist CAD/Planning/20-089 Overall Site Plan 2.dwg



KEYNOTES:

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- 6 2 PROPOSED LOCKABLE WASTE STORAGE
- 7 PROPOSED SECURITY OFFICE, 10'Wx10'Lx8'H
- 8 PROPOSED FERTILIZER STORAGE, 10'Wx10'Lx8'H
- 9 PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS, TYP
- 10 PROPOSED HAMMERHEAD LOCATION
- 11 EXISTING 20' WIDE DRIVEWAY
- 12 PROPOSED ADA COMPLIANT PARKING
- 13 PROPOSED LOADING AREA, APPROX 12'Wx70'L

NOTES:

1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
2. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
3. WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
5. LIGHTS SHALL BE PLACED AT ALL ENTRY POINTS TO THE CULTIVATION SITE INCLUDING THE ENTRANCE GATE OF THE PROPERTY.
6. PROPOSED SECURITY CAMERAS ARE TO BE WEATHERPROOF CAMERAS FEATURING 1080P. THE SECURITY CAMERAS SHALL CAPTURE EVERY PART OF THE CULTIVATION SITE.
7. SECURITY FENCE SHALL OBSTRUCT OUTSIDE VIEW OF THE CULTIVATION AREAS.
8. ALL GATES SHALL UTILIZE A COMBINATION PADLOCK.
9. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4658) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
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SHEET TITLE:
SECURITY PLAN
SHEET: 9.0
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