



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM LOWER LAKE, CA
 - AT THE INTERSECTION OF MAIN ST. AND LAKE ST.
 - HEAD WEST ON MAIN ST TOWARD CA-29 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

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

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) 798-6438

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

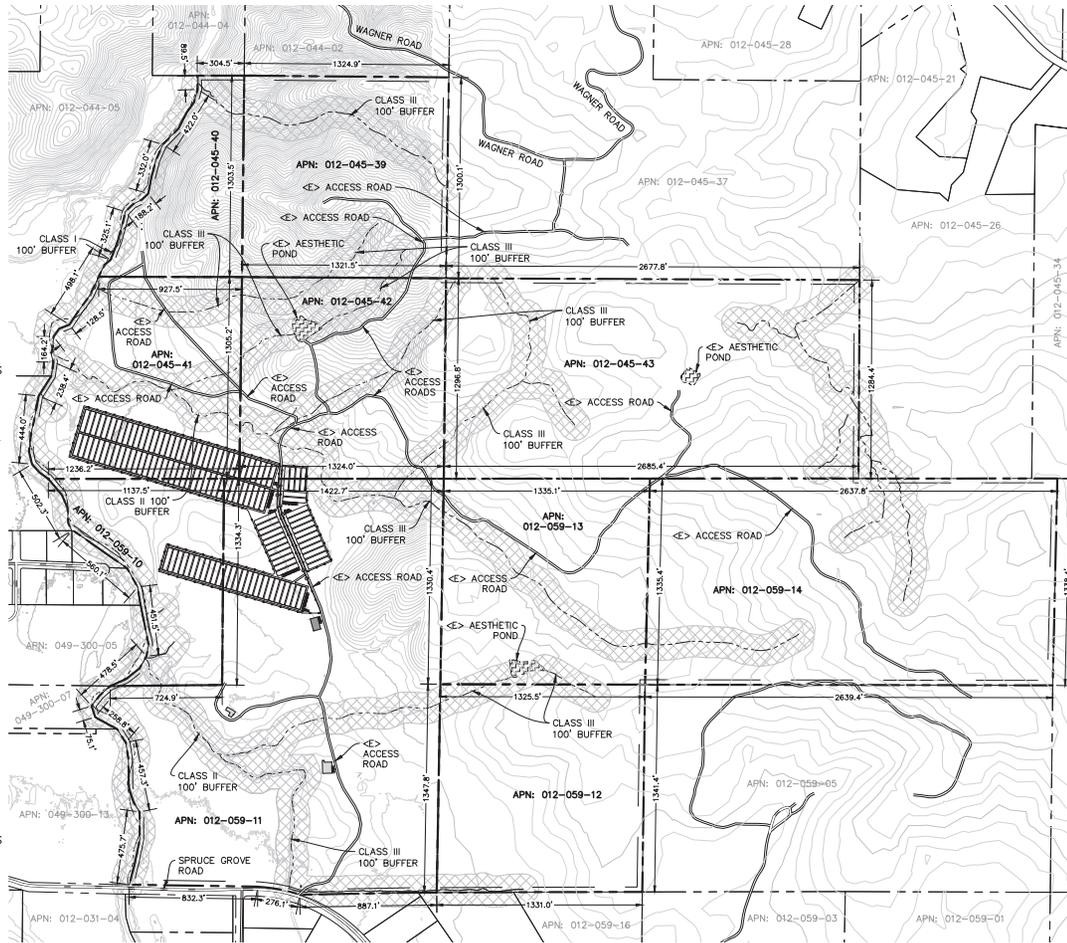
PROPERTY SIZE:
 APN: 012-045-39 = ±39.54 ACRES
 APN: 012-045-40 = ±17.86 ACRES
 APN: 012-045-41 = ±36.59 ACRES
 APN: 012-045-42 = ±39.50 ACRES
 APN: 012-045-43 = ±79.44 ACRES
 APN: 012-059-10 = ±21.83 ACRES
 APN: 012-059-11 = ±105.06 ACRES
 APN: 012-059-12 = ±40.98 ACRES
 APN: 012-059-13 = ±40.67 ACRES
 APN: 012-059-14 = ±80.93 ACRES

TOTAL: = ±502.4 ACRES

ZONING = A (AGRICULTURAL)
 RL (RURAL LAND)

SHEET INDEX:

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



PLOT PLAN

22x34 SHEET: 1"=400'
 11x17 SHEET: 1"=800'



- 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 CANOPY AREA AND A TYPE 8 LICENSE FOR NON-VOLATILE MANUFACTURING. THE PROPOSAL ALSO INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO CULTIVATION, INCLUDING HOOP HOUSES, FACILITIES FOR DRYING AND CURING OF HARVESTED 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 TO (ON-GRID POWER) POWER TO OPERATE THE MIXED LIGHT CULTIVATION ACTIVITIES. UNTIL TRANSITIONED TO PG&E, POWER TO EACH GREENHOUSE NEEDED TO OPERATE THE LOW WATTAGE LIGHTS, FANS, AND MOTORS TO OPEN AND CLOSE THE BLACKOUT COVERS, WOULD BE POWERED USING SOLAR POWER ON EACH GREENHOUSE WITH BATTERY BACKUP STORAGE. EACH GREENHOUSE WOULD BE EQUIPPED WITH ITS OWN SOLAR PANELS SUFFICIENT TO POWER THE LIGHTS, FANS, AND MOTORS (SMALL MOTORS, 0.25 HORSEPOWER) WITHIN THE GREENHOUSE. NO GENERATORS ARE PROPOSED TO OPERATE THE GREENHOUSES AT ANY TIME.

DATE	
REVISION	
DATE	
REVISION	
DATE	
REVISION	

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

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

PROJECT NO: AD
 DRAWING NO: CC
 DATE: 02/25/24
 SCALE: AS SHOWN

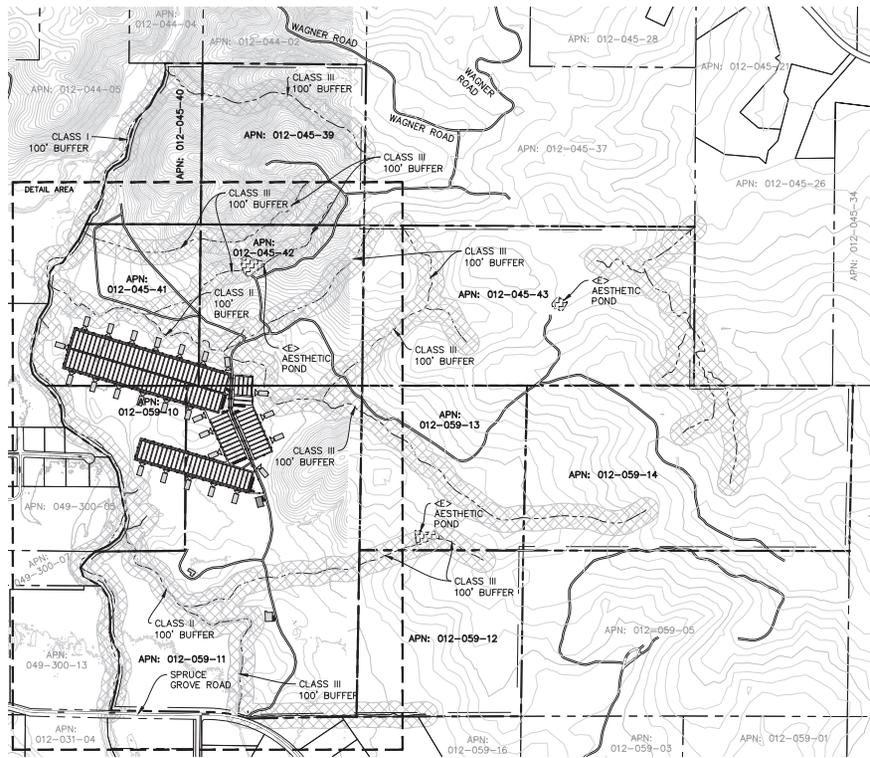
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C0

21-118

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



PLOT PLAN

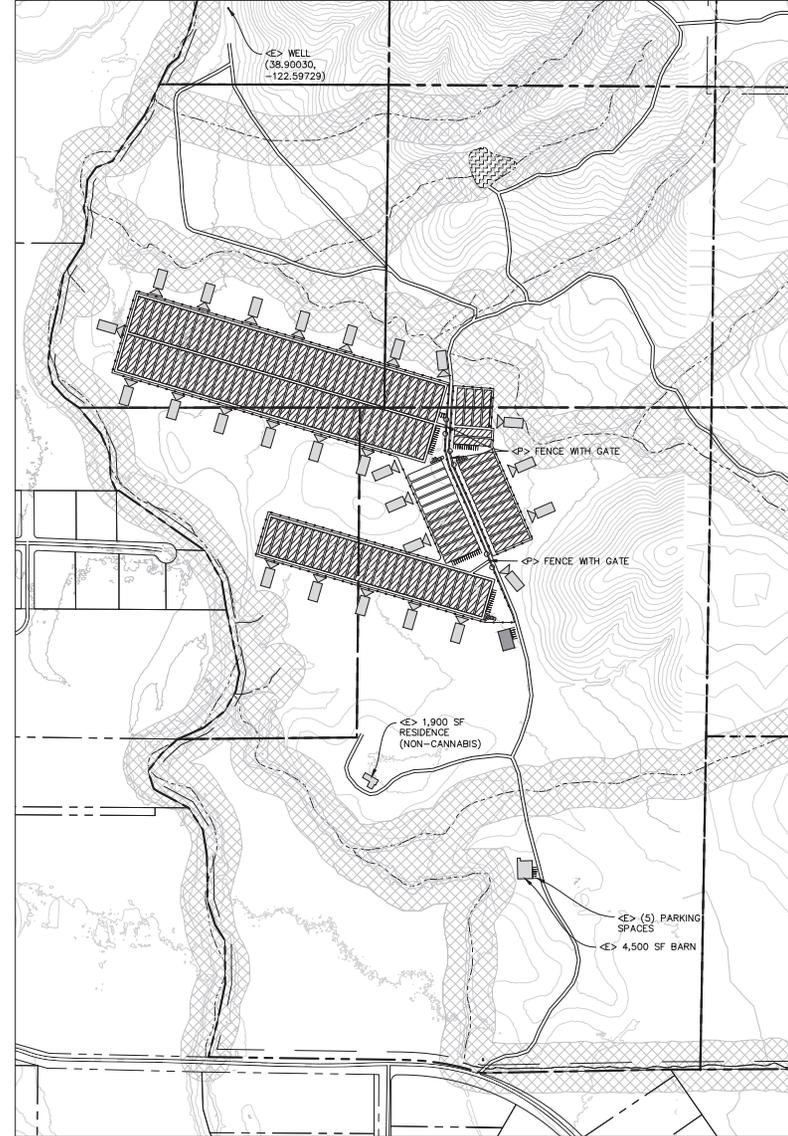
22x34 SHEET: 1"=500'

11x17 SHEET: 1"=1000'



SECURITY LEGEND:

- CAMERA
- MOTION SENSOR, LIGHTING AND SECURITY CAMERA
- FENCE
- GATE



DETAIL AREA

22x34 SHEET: 1"=250'

11x17 SHEET: 1"=500'



DATE	
REVISION	
NO.	
DESCRIPTION	
DATE	
BY	
CHECKED	
DATE	

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

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

PROJECT NO. 2024-01
DRAWN BY CJC
DATE 02/25/24
SCALE AS SHOWN
SHEET
C4
21-118

February 15, 2024 - 10:37 AM - User: jmc@northpoint.com - 21-118-C4-MichaelGrow - 02.dwg - Updated By: User@northpoint.com

