

JONES FARM

COMMERCIAL CANNABIS SITE PLAN

26066 & 27084 JERUSALEM GRADE

LOWER LAKE, CA 95457

APN: 013-017-66 & 013-017-62

Project Information

CLIENT:	JASON JONES 27084 JERUSALEM GRADE LOWER LAKE, CA 95457 JASONJONES411@YAHOO.COM (707) 530-5681
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT 100 E ST, SUITE 104 SANTA ROSA, CA 95404 KG@NORTHBAYCANNACONSULTING.COM (707) 595-5919
PROJECT ADDRESS:	26066 & 27084 JERUSALEM GRADE LOWER LAKE, CA 95457
LAND USE:	RL
PARCEL AREA:	40.188 ACRES APN: 013-017-66 39.416 ACRES APN: 013-017-62 79.604 ACRES TOTAL

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 AND A BUILDING PERMIT FOR A 3,046 SQFT BUILDING IN THE COUNTY OF LAKE.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	D
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	1290 FEET
FLOOD PROOFING REQUIRED?	NO

Linetype Legend

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

Sheet Index

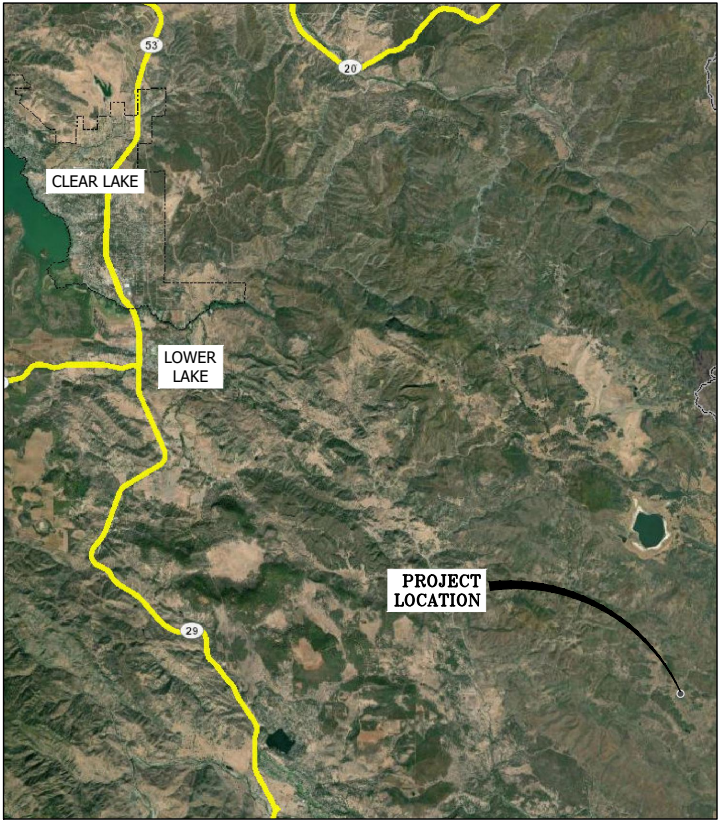
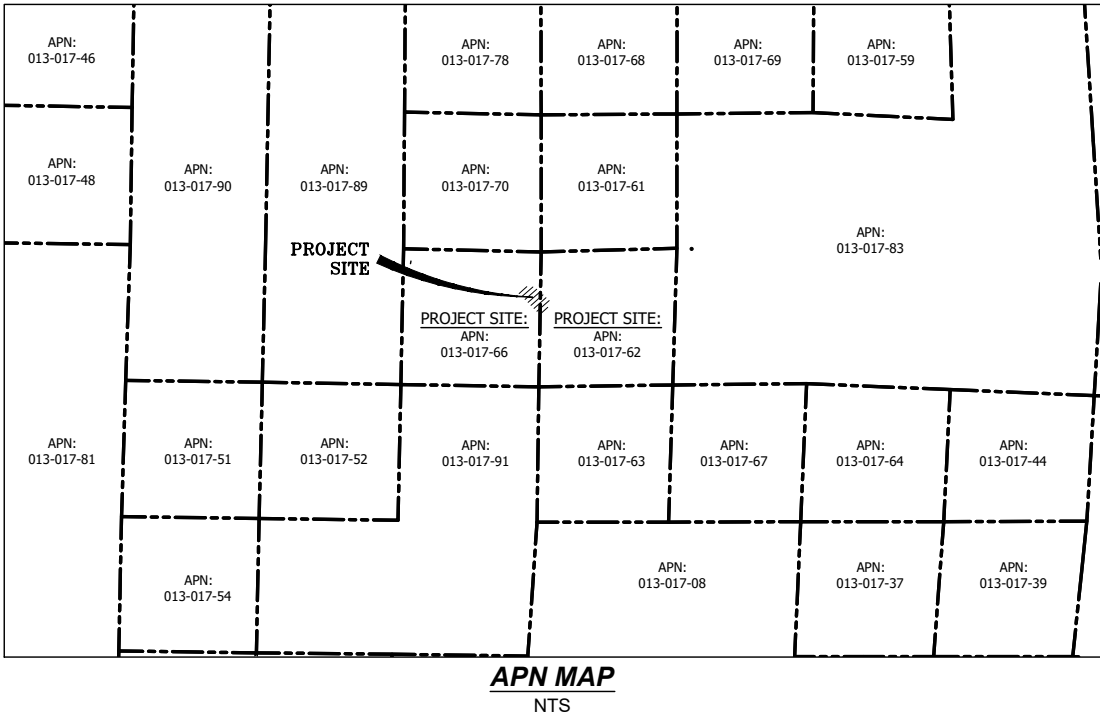
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	PROFILE
6.0	CULTIVATION SITE
7.0	CANNABIS RELATED BUILDING LAYOUT
8.0	SECURITY

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).



NORTH
BAY
CANNACONSULTING

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PHONE: (707) 595-5919
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 ONSITE SHALL COMPLY.
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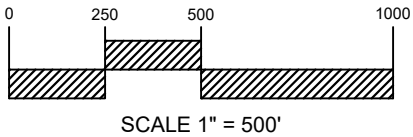
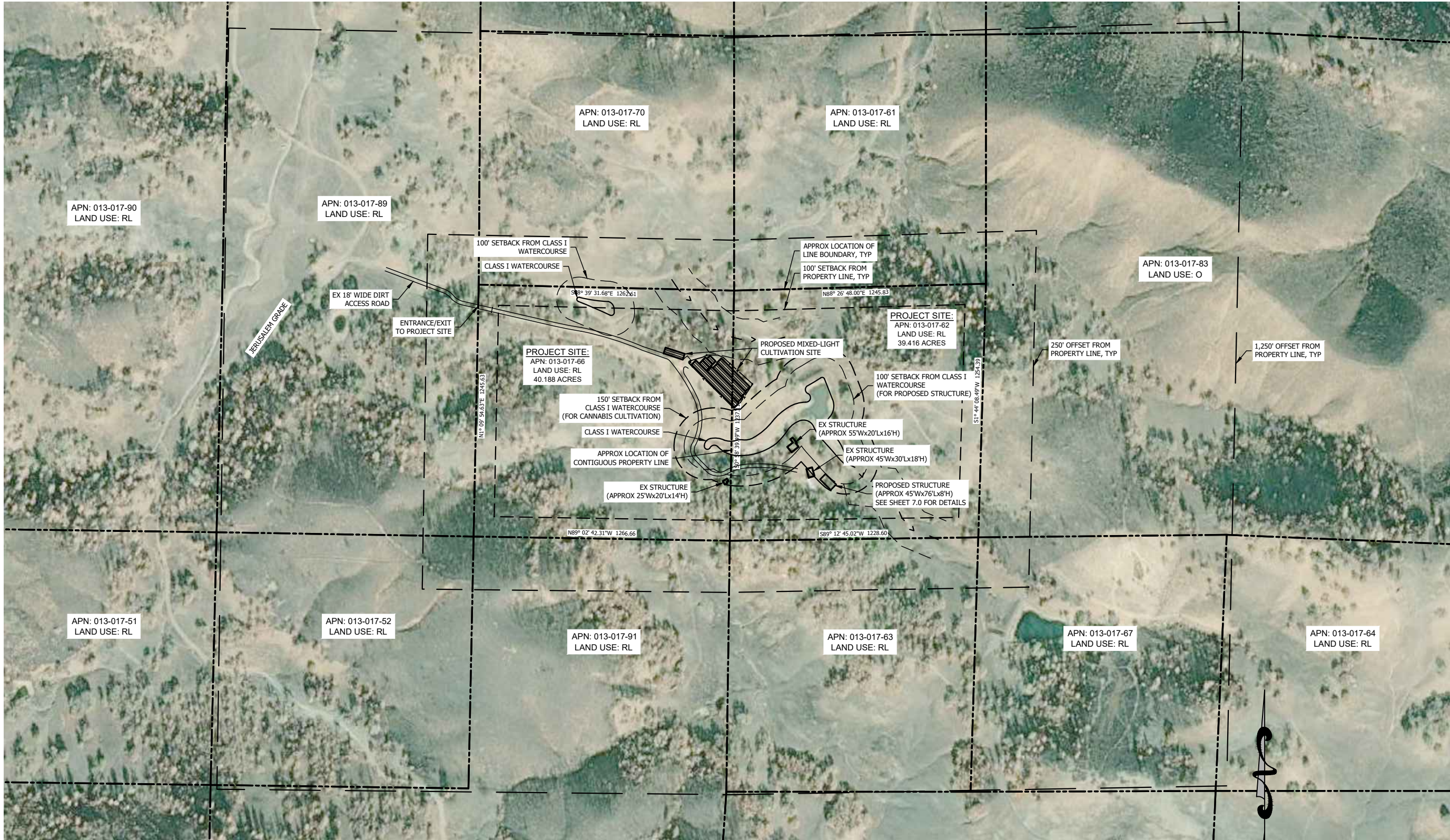
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DATE:	8/25/2021	DRAWN:	ANR
JOB #:	20-022	SCALE:	AS SHOWN
REVISION:	CHECKED:		KJG

SHEET TITLE:	COVER SHEET
SHEET:	1.0 1 OF 8



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SURROUNDING AERIAL
SHEET: 2.0
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8/31/2021 10:15 AM Plotted by James Appleby C:\Users\James Appleby\OneDrive - NorthBay Canina Consulting\NorthBay Canina Consulting\Projects\20-022 - 27084 Jerusalem Grade Road - Jason Jones\CAD\Planning\NorthBay Canina Consulting\20-022 Overall Site Plan (NEW).dwg



KEYNOTES:

- | | |
|--|--|
| 1 EX STRUCTURE, APPROX 25'Wx20'Lx14'H | 8 PROPOSED LOADING AREA, 20'Wx30'L |
| 2 EX STRUCTURE, APPROX 55'Wx20'Lx16'H | 9 PROPOSED CULTIVATION UTILITIES, SEE SHEET 6.0 FOR CULTIVATION DETAILS |
| 3 EX STRUCTURE, APPROX 45'Wx30'Lx18'H | 10 PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, TO REMAIN LOCKED WHILE NOT IN USE |
| 4 PROPOSED 3,046 SQFT DRYING BUILDING, APPROX 40'Wx76'Lx12.5'H | 11 SEE SHEET 8.0 FOR SECURITY DETAILS |
| 5 PROPOSED MIXED-LIGHT CULTIVATION SITE SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS | 12 4 PROPOSED 2,500 GALLON WATER STORAGE TANKS |
| 6 PROPOSED SRA FIRE SAFE HAMMERHEAD LOCATION | 13 EX ACCESS DRIVEWAY ALIGNMENT, SEE SHEET 5.0 FOR PROFILE AND SLOPES |
| 7 PROPOSED ADA COMPLIANT PARKING | |

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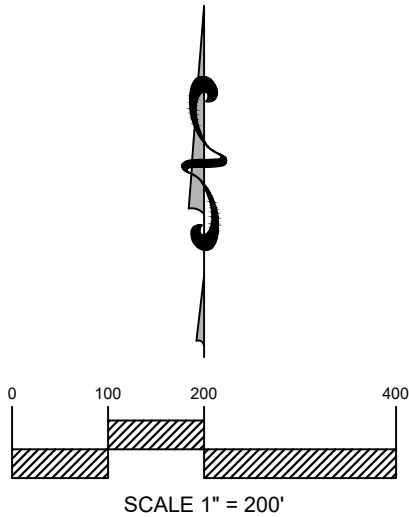
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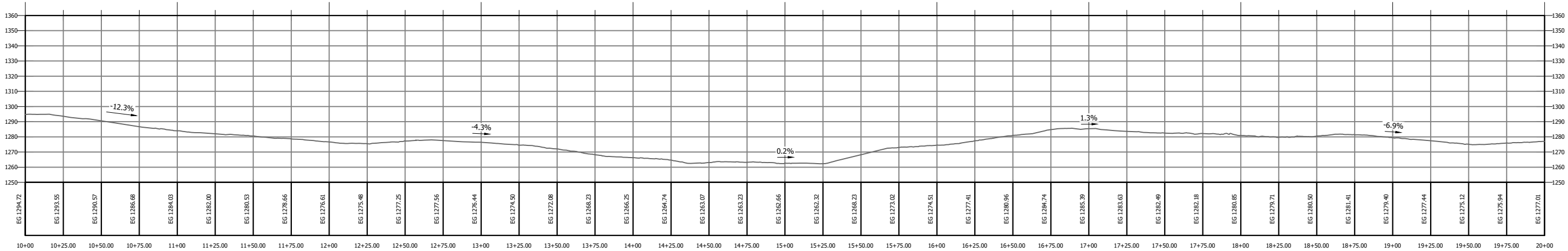
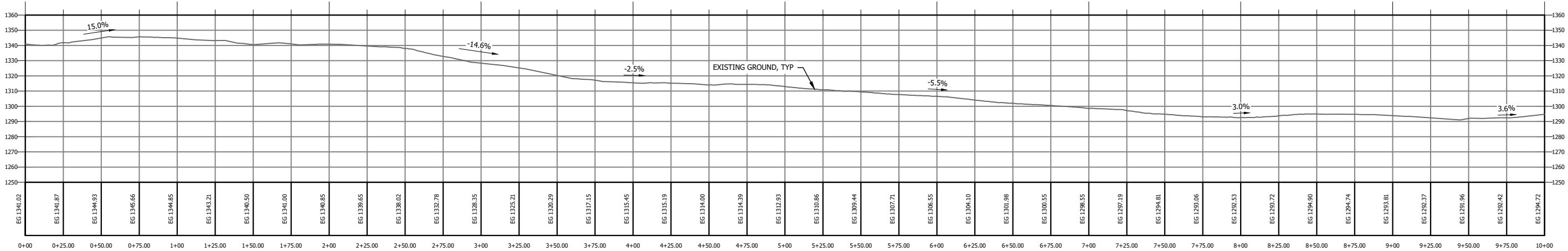
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PROPOSED CONDITIONS
SHEET: 4.0
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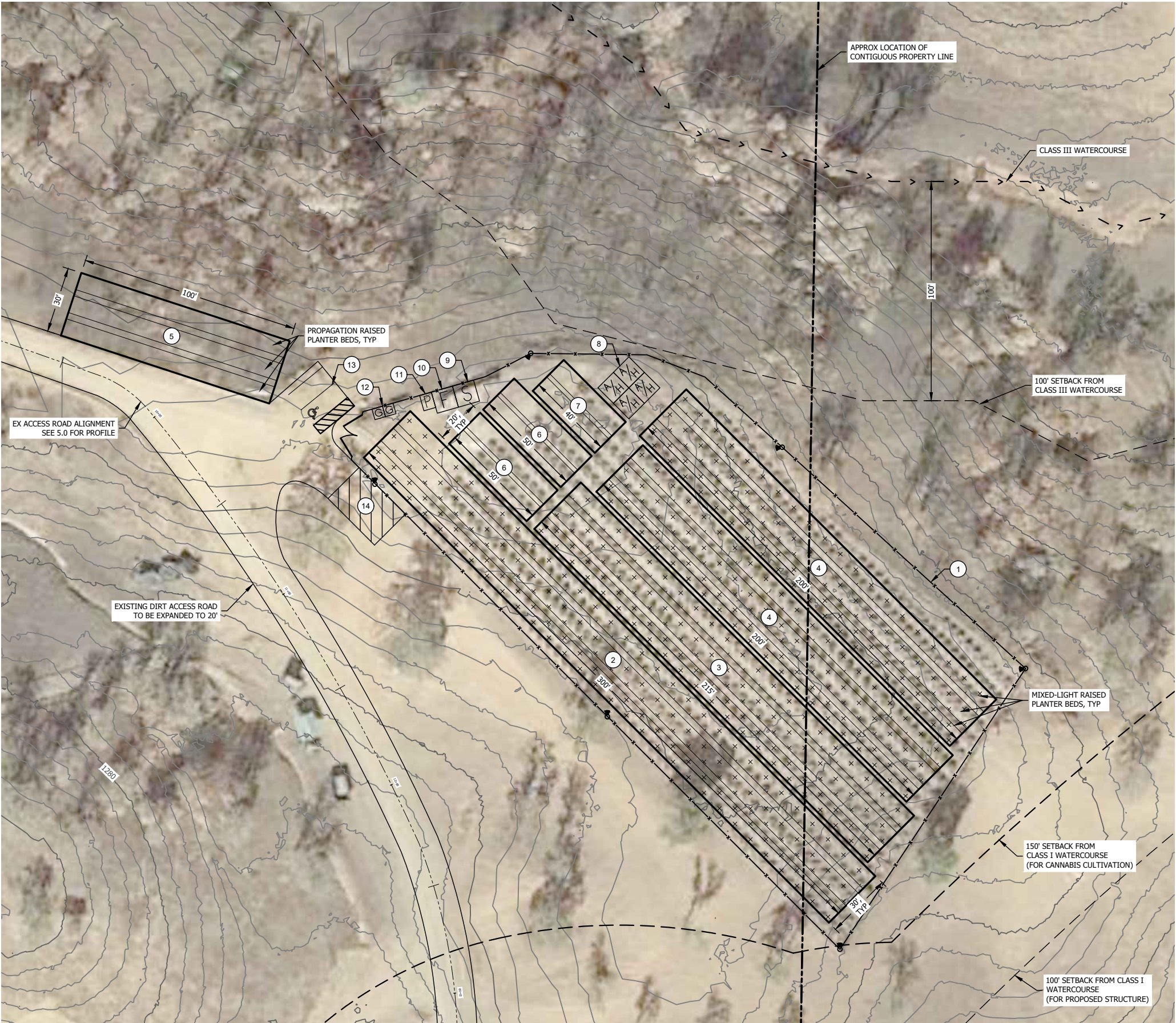
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REVISION: CHECKED:	KJG

SHEET TITLE:
PROFILE
SHEET: 5.0
5 OF 8



KEYNOTES:

- 1 PROPOSED MIXED-LIGHT CULTIVATION SITE
TOTAL MIXED-LIGHT PLANT CANOPY = 21,960 SQFT
- 2 PROPOSED MIXED-LIGHT GREENHOUSE
TOTAL MIXED-LIGHT CANOPY = 7,200 SQFT
30'Wx300'Lx12'H
*SEE SHEET 7.0 FOR DETAILS
- 3 PROPOSED MIXED-LIGHT GREENHOUSE
TOTAL MIXED-LIGHT CANOPY = 5,160 SQFT PROPOSED
30'Wx215'Lx12'H
*SEE SHEET 7.0 FOR DETAILS
- 4 PROPOSED MIXED-LIGHT GREENHOUSE
TOTAL MIXED-LIGHT CANOPY = 4,800 SQFT PROPOSED
30'Wx200'Lx12'H
*SEE SHEET 7.0 FOR DETAILS
- 5 PROPOSED IMMATURE PLANT GREENHOUSE
IMMATURE PLANT AREA = 2,400 SQFT PROPOSED
30'Wx100'Lx12'H
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- 6 PROPOSED IMMATURE PLANT GREENHOUSE
IMMATURE PLANT AREA = 900 SQFT PROPOSED
20'Wx50'Lx9.5'H
*SEE SHEET 7.0 FOR DETAILS
- 7 PROPOSED IMMATURE PLANT GREENHOUSE
IMMATURE PLANT AREA = 720 SQFT PROPOSED
20'Wx40'Lx9.5'H
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- 8 4 PROPOSED STORAGE SHEDS FOR HARVEST STORAGE AND
ADMINISTRATIVE HOLD AREA,
(APPROX 10'Wx10'Lx8'H)
- 9 SEE SHEET 8.0 FOR SECURITY PLAN
- 10 PROPOSED FERTILIZER STORAGE,
(APPROX 10'Wx10'Lx8'H)
- 11 PROPOSED ADA COMPLIANT PORTABLE RESTROOM
- 12 2 PROPOSED SECURABLE WASTE BINS,
(APPROX 4'Wx4'Lx3'H)
- 13 PROPOSED ADA PARKING AREA
- 14 PROPOSED LOADING AREA
(APPROX 20'Wx30'L)

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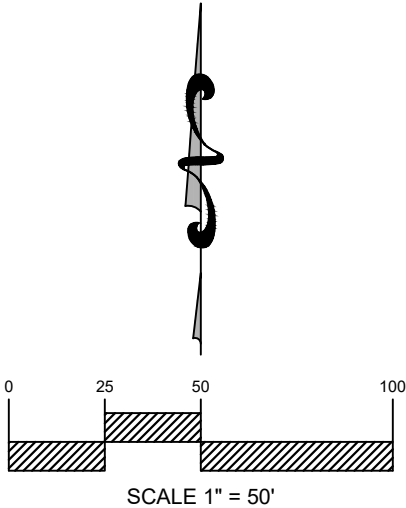
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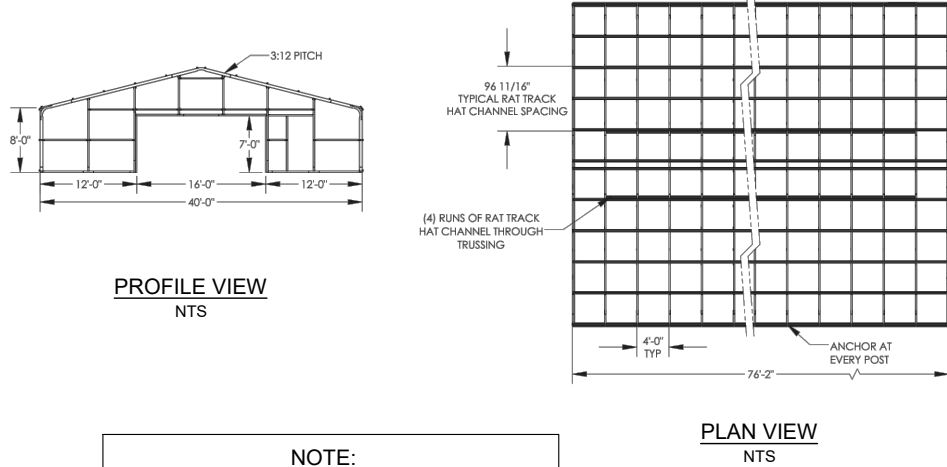
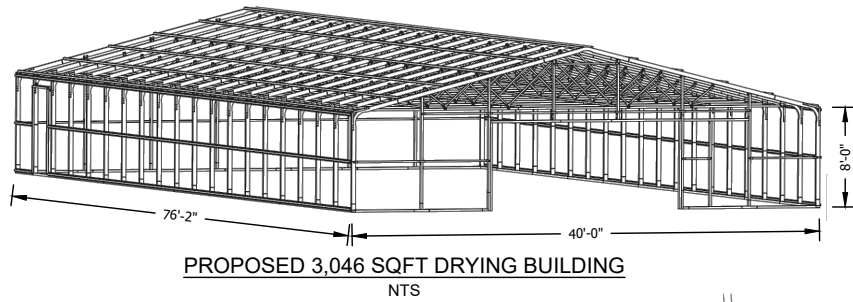
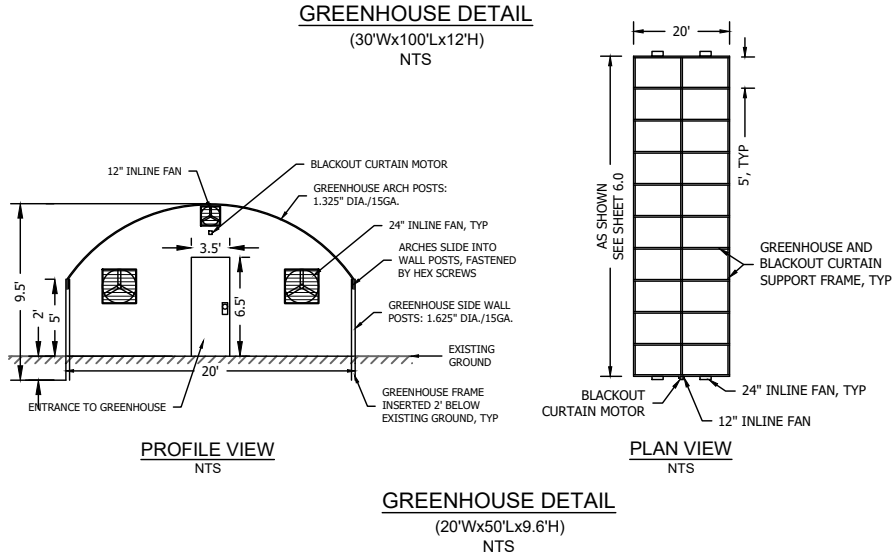
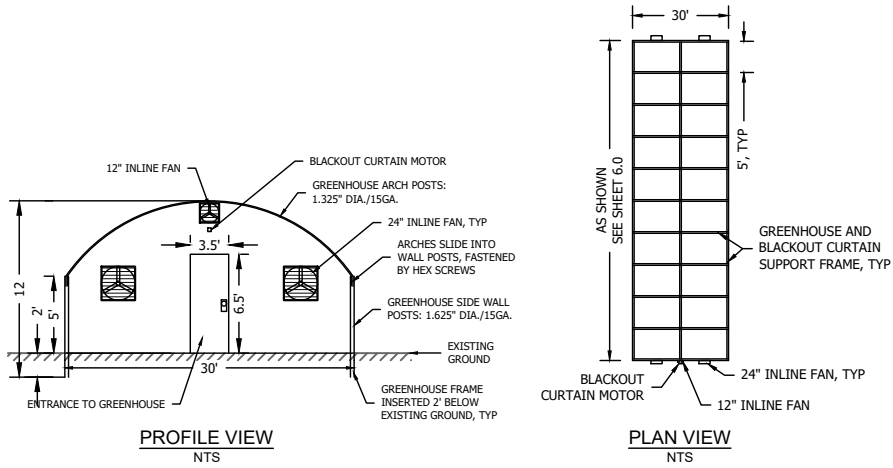
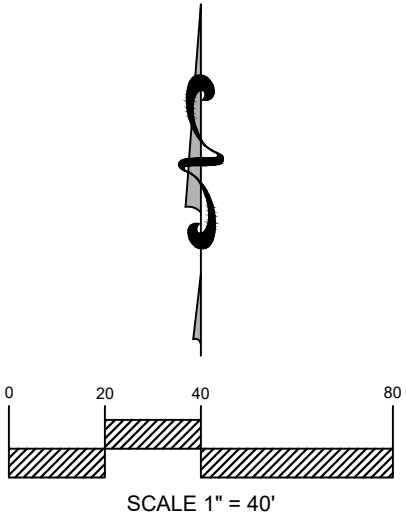
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CULTIVATION SITE
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PROFILE VIEW
NTS

PLAN VIEW
NTS

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- 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. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 5. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
 6. ENTIRE CULTIVATION SITE SHALL BE HYDROSEEDING TO STABILIZE SOIL.
 7. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4968) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
 8. 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.
 9. 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.
 10. 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.
 11. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
 12. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
 13. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT ADDRESS:
26066 & 27084 JERUSALEM GRADE
LOWER LAKE, CA 95457

APN: 013-017-66
013-017-62

CLIENT:
JASON JONES

CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 8/25/2021
JOB #: 20-022
REVISION: 7.0

DRAWN: ANR
SCALE: AS SHOWN
CHECKED: KJG

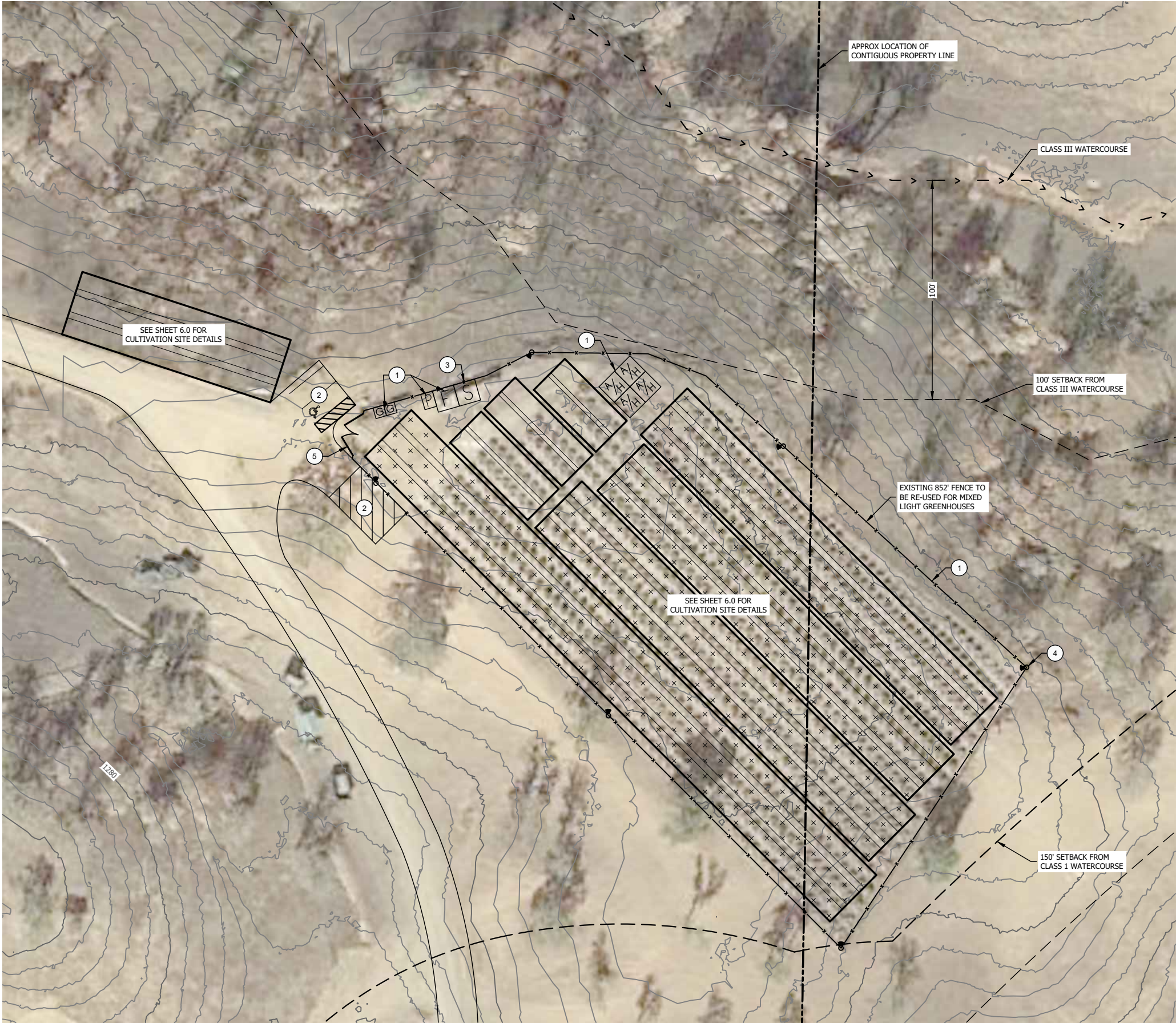
SHEET TITLE:
CANNABIS RELATED
BUILDING LAYOUT
SHEET: 7.0
7 OF 8

NORTH
BAY

CANINA CONSULTING

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8/31/2021 10:16 AM Plotted by James Appleby\OneDrive - NorthBay Canina Consulting\NorthBay Canina Consulting\ Clients\20-022 - 27084 Jerusalem Grade Road - Jason Jones\CAD\Planning\20-022 Overall Site Plan (NEW).dwg



KEYNOTES:

- 1 SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 2 SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- 3 PROPOSED SECURITY OFFICE, APPROX 10'Wx10'Lx8'H
- 4 PROPOSED SURVEILLANCE CAMERA, TYP SEE NOTES THIS SHEET FOR MORE DETAILS
- 5 PROPOSED ENTRANCE/EXIT TO CULTIVATION SITE, TO REMAIN LOCKED WHILE NOT IN USE

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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).
10. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
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SHEET TITLE:
SECURITY PLAN
SHEET: 8.0
8 OF 8

