

Early Activation Site Map

VP Estates - APN: 007-010-54 & 007-010-20

- Property Boundary
- Cultivation Area
- Structure
- Class III Watercourse
- Permanent Road
- Seasonal Use Road
- Trail
- Well

Measurements (U.S. Survey Feet)
100ft Setback

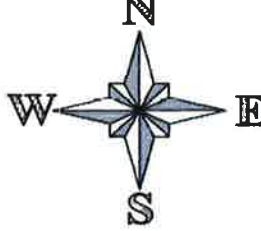
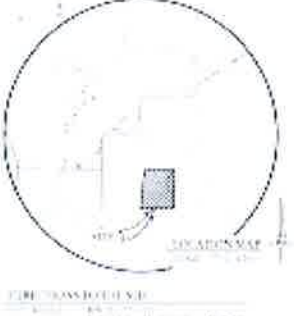
RECEIVED

JUL 31 2020

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

OWNER
APN 007-010-200
RUBY GLEBE E TRUSTEE
1479 LESLIE LAN
KELSEYVILLE, CA 95451

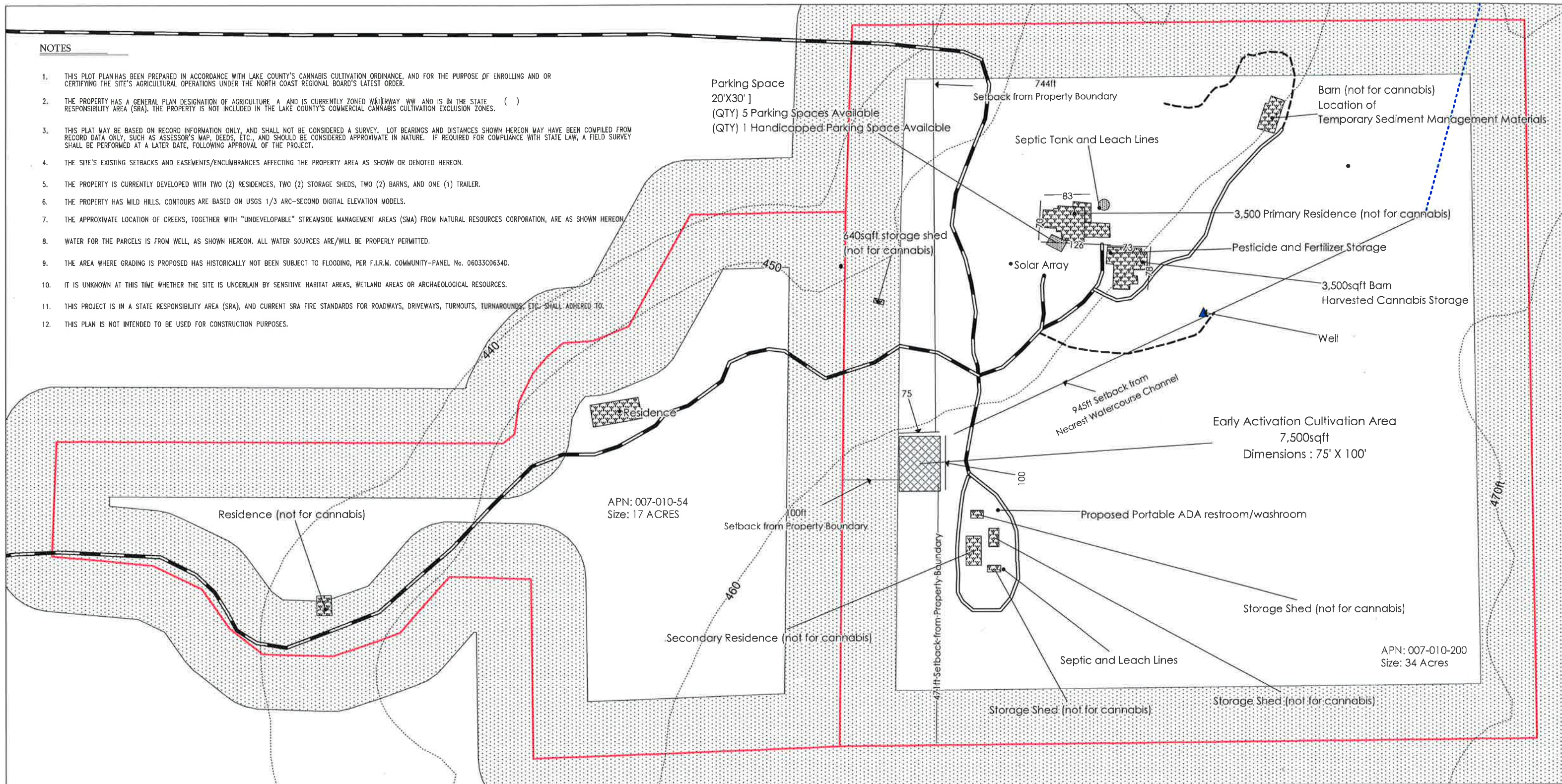
APPLICANT
IVAN PAVLOV
1707 N 40TH AVENUE
STONE PARK, IL 60165
(240) 550-5104
vankata01@yahoo.com



Scale: 1" = 170'

NOTES

1. THIS PLAT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH LAKE COUNTY'S CANNABIS CULTIVATION ORDINANCE, AND FOR THE PURPOSE OF ENROLLING AND OR CERTIFYING THE SITE'S AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL BOARD'S LATEST ORDER.
2. THE PROPERTY HAS A GENERAL PLAN DESIGNATION OF AGRICULTURE A AND IS CURRENTLY ZONED WATERWAY WW AND IS IN THE STATE RESPONSIBILITY AREA (SRA). THE PROPERTY IS NOT INCLUDED IN THE LAKE COUNTY'S COMMERCIAL CANNABIS CULTIVATION EXCLUSION ZONES.
3. THIS PLAT MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
4. THE SITE'S EXISTING SETBACKS AND EASEMENTS/ENCUMBRANCES AFFECTING THE PROPERTY AREA AS SHOWN OR DENOTED HEREON.
5. THE PROPERTY IS CURRENTLY DEVELOPED WITH TWO (2) RESIDENCES, TWO (2) STORAGE SHEDS, TWO (2) BARN, AND ONE (1) TRAILER.
6. THE PROPERTY HAS MILD HILLS. CONTOURS ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
7. THE APPROXIMATE LOCATION OF CREEKS, TOGETHER WITH "UNDEVELOPABLE" STREAMSIDE MANAGEMENT AREAS (SMA) FROM NATURAL RESOURCES CORPORATION, ARE AS SHOWN HEREON.
8. WATER FOR THE PARCELS IS FROM WELL, AS SHOWN HEREON. ALL WATER SOURCES ARE/WILL BE PROPERLY PERMITTED.
9. THE AREA WHERE GRADING IS PROPOSED HAS HISTORICALLY NOT BEEN SUBJECT TO FLOODING, PER F.I.R.M. COMMUNITY-PANEL No. 0603300634D.
10. IT IS UNKNOWN AT THIS TIME WHETHER THE SITE IS UNDERLAIN BY SENSITIVE HABITAT AREAS, WETLAND AREAS OR ARCHAEOLOGICAL RESOURCES.
11. THIS PROJECT IS IN A STATE RESPONSIBILITY AREA (SRA), AND CURRENT SRA FIRE STANDARDS FOR ROADWAYS, DRIVEWAYS, TURNOUTS, TURNAROUNDS, ETC. SHALL ADHERED TO.
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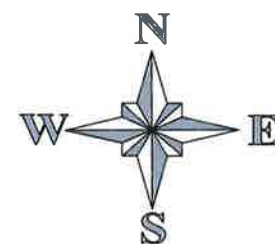
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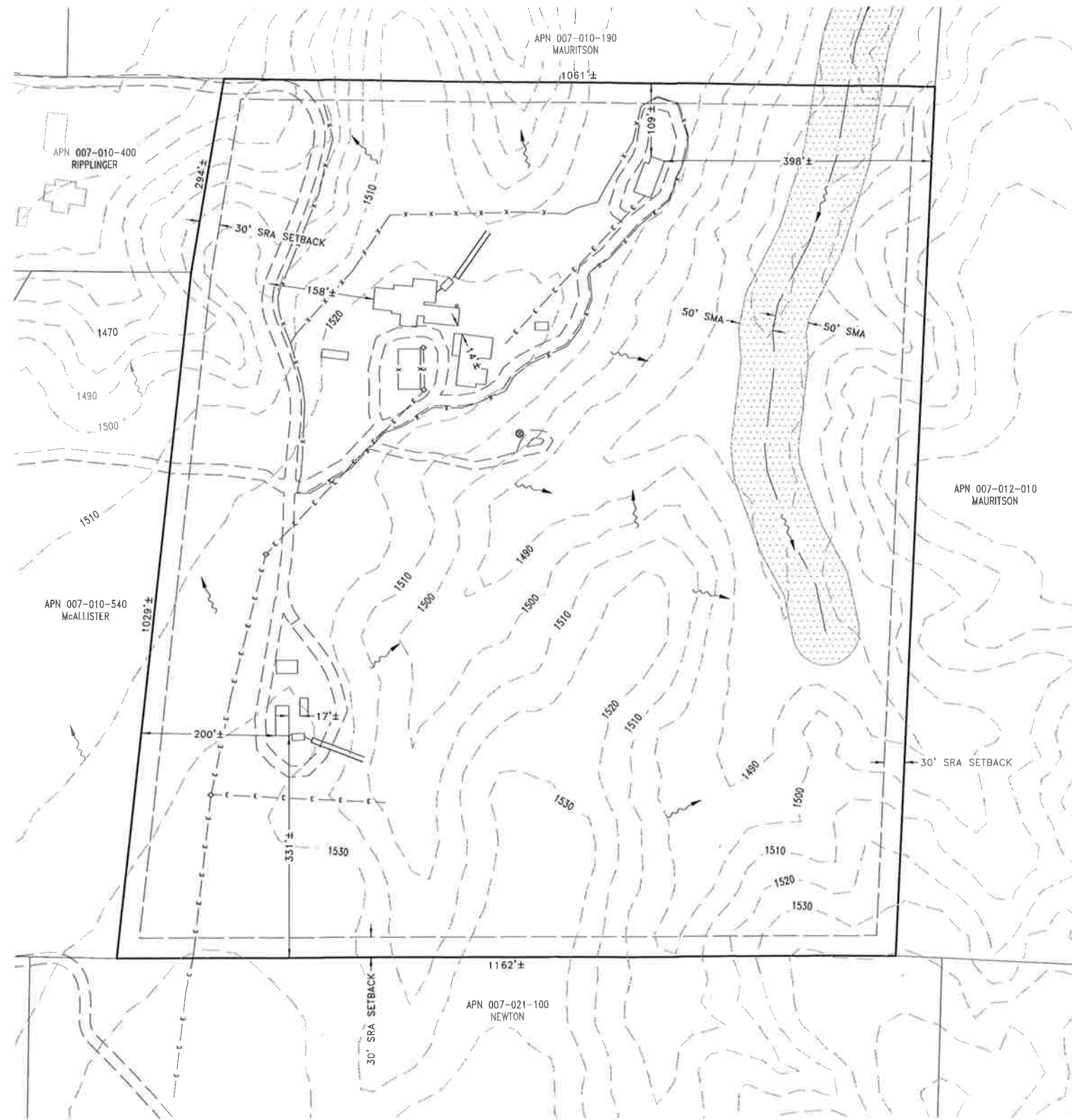
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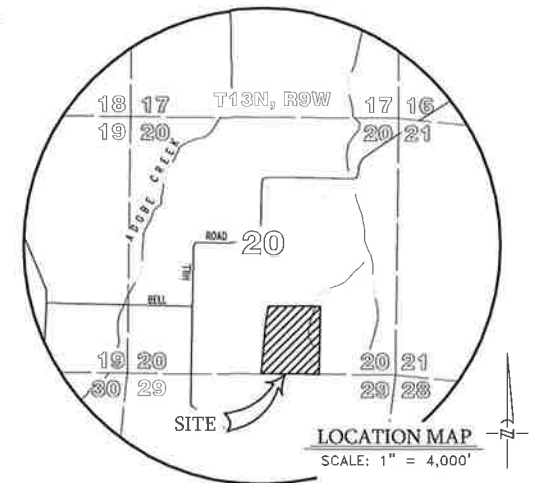


UTILITIES

WATER ON-SITE WELLS
SEWER ON-SITE DISPOSAL
ELECTRIC ON-SITE SOLAR AND PACIFIC GAS & ELECTRIC COMPANY

LEGEND

SYMBOL	INDICATES
	EXISTING PARKING SPACE
	DIRECTION OF SURFACE WATER RUNOFF
	SRA
	SMA
	1800
	CONTOURS AT 10 FOOT INTERVALS
	STREAM/WATERCOURSE
	EXISTING FENCE
	EXISTING ELECTRIC LINE
	POWER POLE

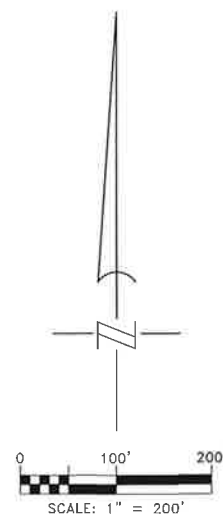


DIRECTIONS TO THE SITE

SITUS ADDRESS: APN 007-010-020
1579 LESLIE LANE, KELSEYVILLE, CA 95451

NOTES

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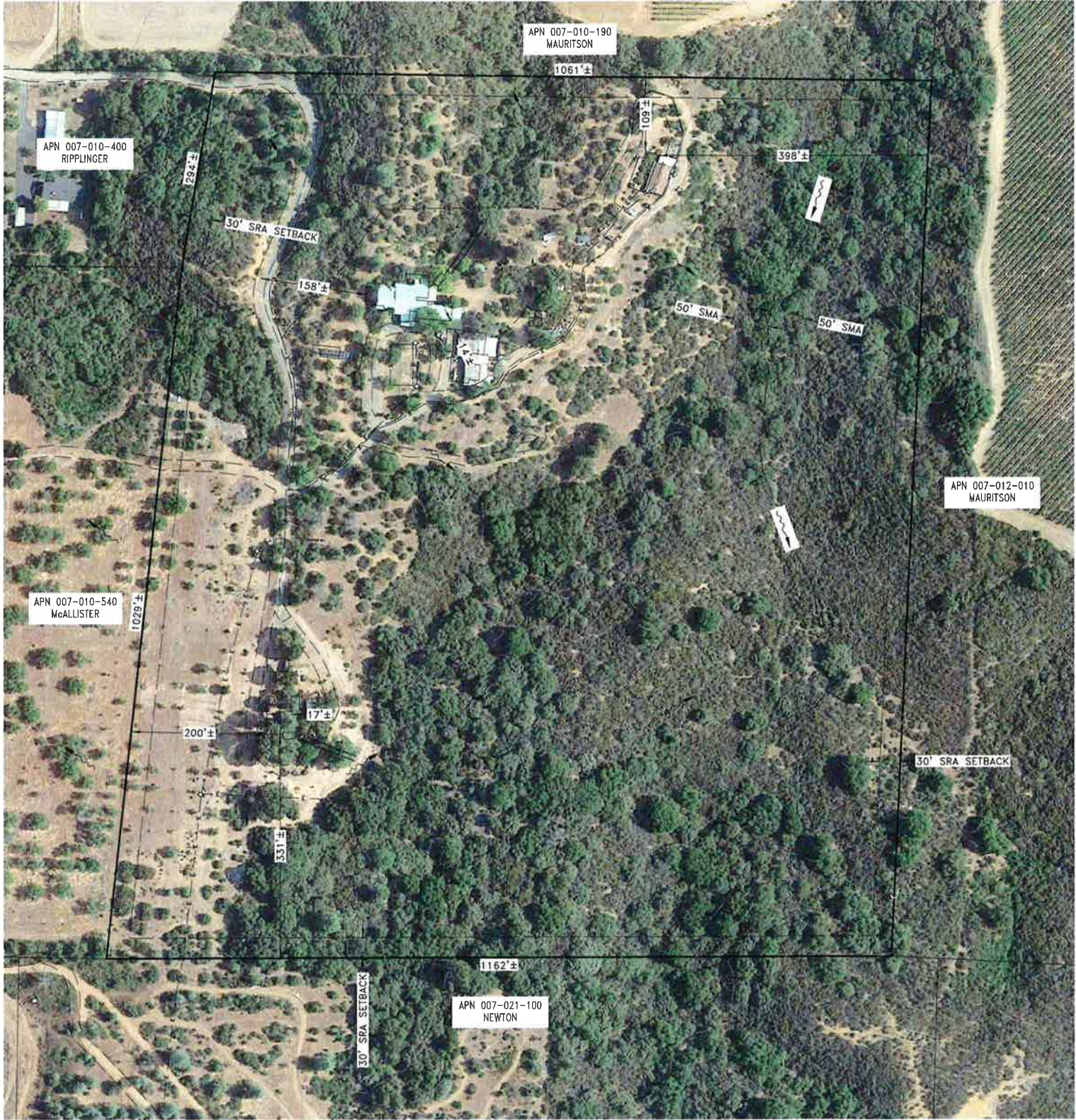
PRELIMINARY

APN 007-010-200



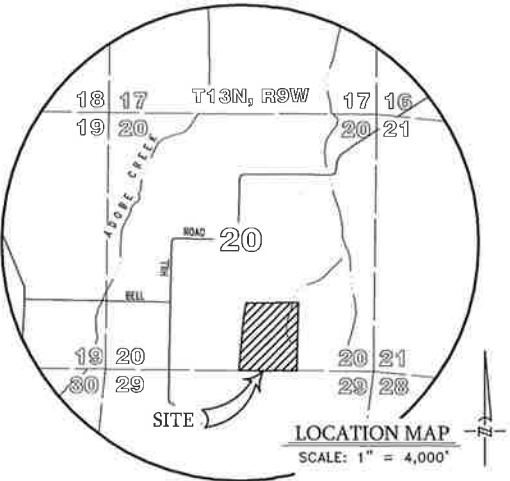
DESIGNED BY: K.D.P.
DATE: 02/23/20
DRAWN BY: C.W.B.
DATE: 02/23/20
CHECKED BY: K.D.P.
DATE: 04/28/20

COVER SHEET
for
IVAN PAVLOV
In the unincorporated area of Lake County
Section 20, T.13N., R.9W., H.B.&M.
SHEET 1 OF 5



UTILITIES
WATER ON-SITE WELLS
SEWER ON-SITE DISPOSAL
ELECTRIC ON-SITE SOLAR AND PACIFIC GAS & ELECTRIC COMPANY

LEGEND
SYMBOL INDICATES
—→—→—→ DIRECTION OF SURFACE WATER RUNOFF
SRA STATE RESPONSIBILITY AREA
SMA STREAMSIDE MANAGEMENT AREA
1800 CONTOURS AT 10 FOOT INTERVALS
— STREAM/WATERCOURSE
—X—X—X EXISTING FENCE
—E—E—E EXISTING ELECTRIC LINE
◇ POWER POLE



DIRECTIONS TO THE SITE
SITUS ADDRESS: APN 007-010-200
1579 LESLIE LANE, KELSEYVILLE, CA 95451

- NOTES
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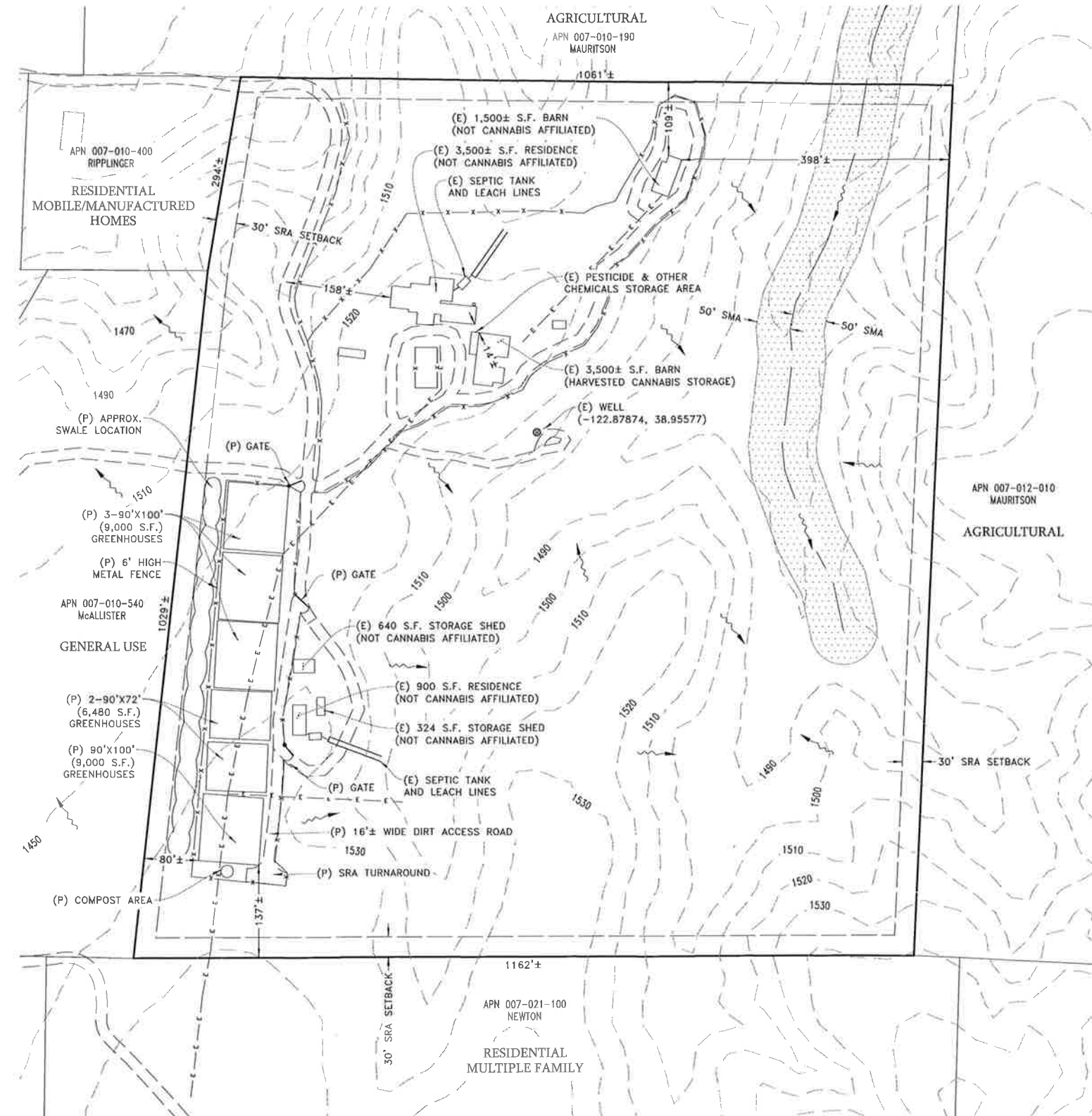
APPLICANT
IVAN PAVLOV
1707 N 40TH AVENUE
STONE PARK, IL 60165
(240) 550-5104
vankata01@yahoo.com



PRELIMINARY

DESIGNED BY: K.D.P.		DATE: 02/23/20	APN 007-010-200	
DRAWN BY: C.W.B.		DATE: 02/23/20	SURROUNDING AREA AERIAL	
CHECKED BY: K.D.P.		DATE: 04/28/20	for IVAN PAVLOV	
In the unincorporated area of Lake County		Section 20, T.13N., R.9W. H.B.&M.		

SCALE: AS SHOWN
JOB NO.: 20-2172
SHEET: 2 OF 5

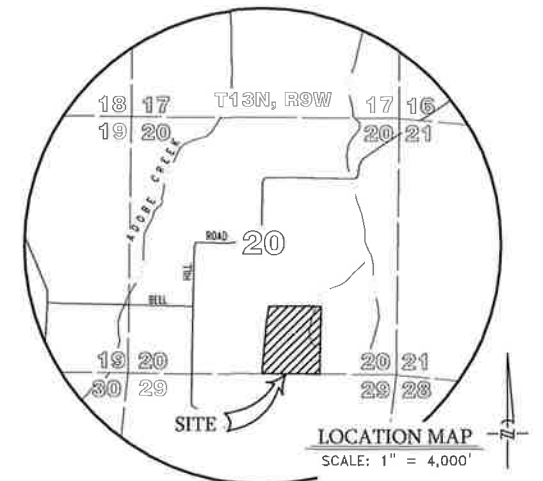


UTILITIES

WATER ON-SITE WELLS
SEWER ON-SITE DISPOSAL
ELECTRIC ON-SITE SOLAR AND PACIFIC GAS & ELECTRIC COMPANY

LEGEND

SYMBOL	INDICATES
	EXISTING PARKING SPACE
	DIRECTION OF SURFACE WATER RUNOFF
(P)	PROPOSED
(E)	EXISTING
GAL.	GALLON
S.F.	SQUARE FEET
GH	GREENHOUSE
SRA	STATE RESPONSIBILITY AREA
SMA	STREAMSIDE MANAGEMENT AREA
1800	CONTOURS AT 10 FOOT INTERVALS
	STREAM/WATERCOURSE
	EXISTING FENCE
	EXISTING ELECTRIC LINE
	POWER POLE



DIRECTIONS TO THE SITE

SITUS ADDRESS: APN 007-010-020
1579 LESLIE LANE, KELSEYVILLE, CA 95451

NOTES

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- NO PRE-EXISTING CULTIVATION ON PARCEL. PROPOSED CULTIVATION AREA IS 48,960 SQUARE FEET OF OUTDOOR CULTIVATION IN 45 GALLON CONTAINERS. HARVESTED CANNABIS STORAGE IS PROPOSED IN THE EXISTING 3,500 S.F. BARN.
- THE PROPERTY HAS WILD HILLS. CONTOURS SHOWN HEREON ARE AT TEN (10-) FOOT INTERVALS AND ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
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- NO GRADING PROPOSED FOR EARLY ACTIVATION CANNABIS CULTIVATION AND A GRADING AND DRAINAGE PLAN WILL BE SUBMITTED PRIOR TO FULL ACTIVATION OF CANNABIS AREA. APPROXIMATELY 35± SHRUBS WILL BE REMOVED FOR PROPOSED CANNABIS CULTIVATION AND PROPOSED ACCESS ROAD.
- PROCESSING IN OFF-SITE.
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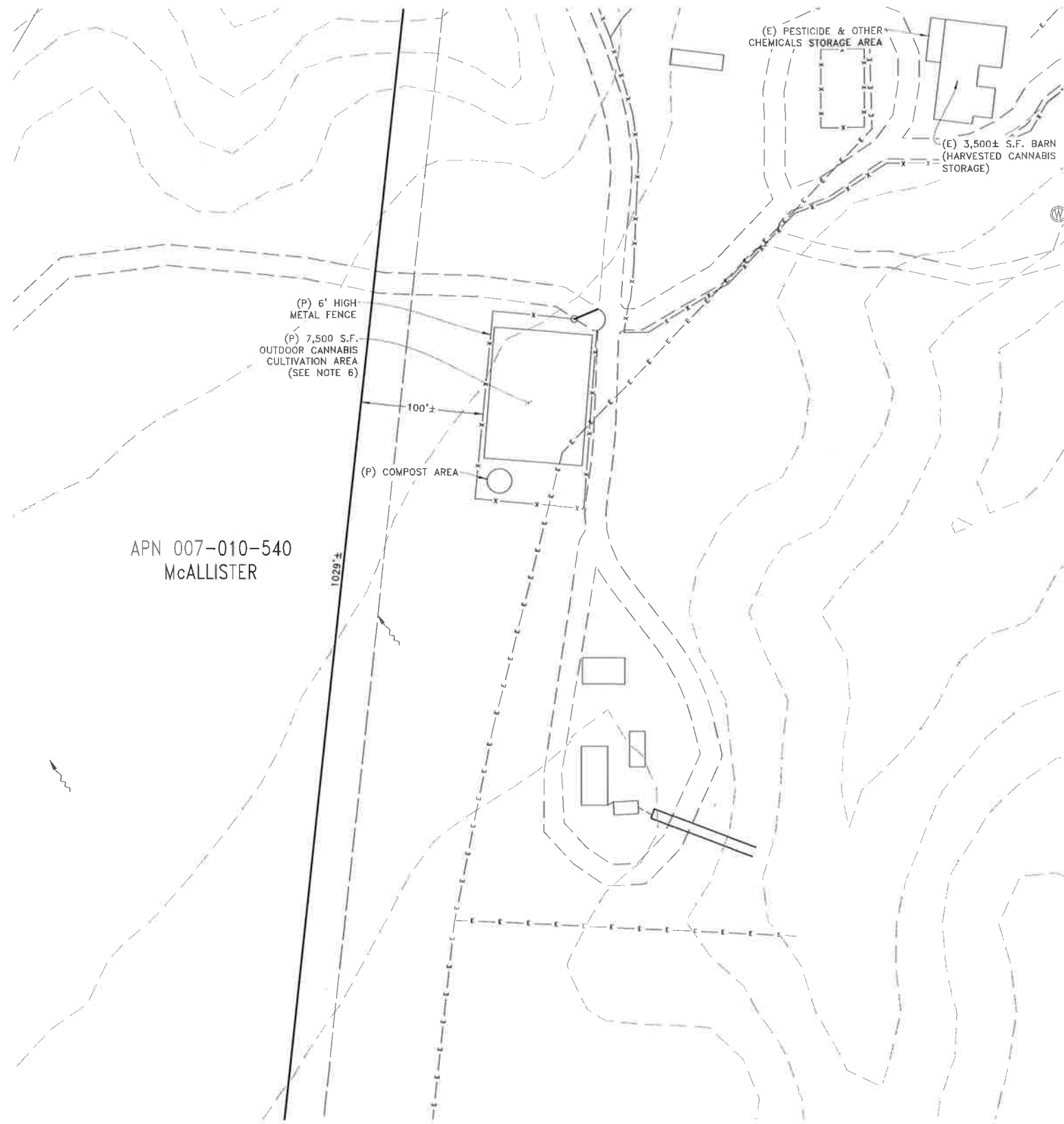
DESIGNED BY: K.D.P.
DATE: 02/23/20
DRAWN BY: C.W.B.
DATE: 02/23/20
CHECKED BY: K.D.P.
DATE: 05/21/20

APN 007-010-200

PROPOSED CONDITIONS

for
IVAN PAVLOV
In the unincorporated area of Lake County
Section 20, T.13N., R.9W. H.B.&M.

SCALE
AS SHOWN
JOB NO.
20-2172
SHEET
4 OF
7

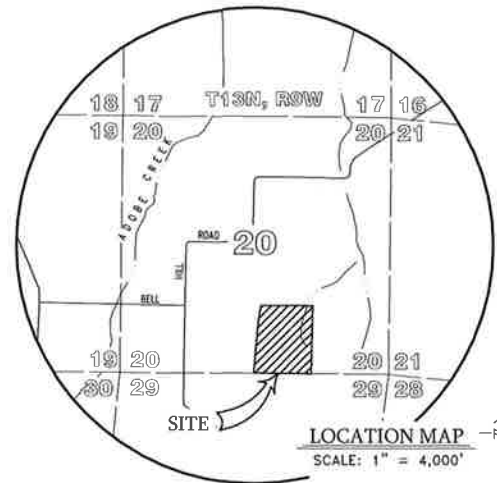


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WATER ON-SITE WELLS
SEWER ON-SITE DISPOSAL
ELECTRIC ON-SITE SOLAR AND PACIFIC GAS & ELECTRIC COMPANY

LEGEND

SYMBOL	INDICATES
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	DIRECTION OF SURFACE WATER RUNOFF
(P)	PROPOSED
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	EXISTING ELECTRIC LINE
	POWER POLE



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1579 LESLIE LANE, KELSEYVILLE, CA 95451

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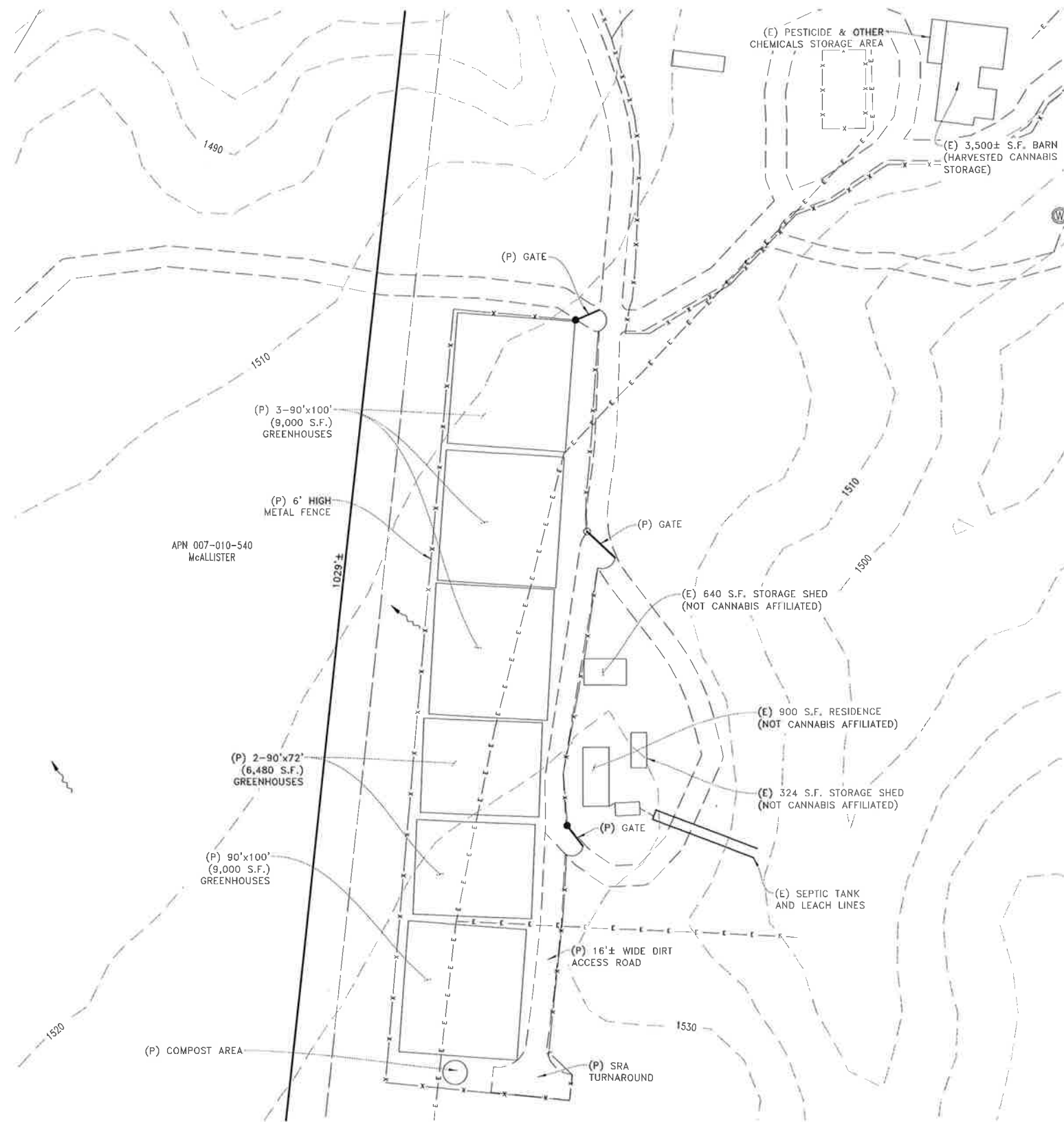
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DRAWN BY: C.W.B. DATE: 02/23/20
CHECKED BY: K.D.P. DATE: 06/09/20

APN 007-010-200
EARLY ACTIVATION
CANNABIS CULTIVATION
for
IVAN PAVLOV
In the unincorporated area of Lake County
Section 20, T13N., R9W. H.B.M.

SCALE: AS SHOWN
JOB NO. 20-2172
SHEET 5 OF 7



UTILITIES

WATER ON-SITE WELLS
SEWER ON-SITE DISPOSAL
ELECTRIC ON-SITE SOLAR AND PACIFIC GAS & ELECTRIC COMPANY

LEGEND

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(P)	PROPOSED
(E)	EXISTING
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1579 LESLIE LANE, KELSEYVILLE, CA 95451

NOTES

- THIS PLAT PLAN FOR APN 007-010-200, HAS BEEN PREPARED IN ACCORDANCE WITH LAKE COUNTY'S CANNABIS CULTIVATION ORDINANCE, AND FOR THE PURPOSE OF ENROLLING AND/OR CERTIFYING THE SITE'S AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL BOARD'S LATEST ORDER.
- THE PROPERTY IS ROUGHLY 35 ACRES IN SIZE, HAS A GENERAL PLAN DESIGNATION OF AGRICULTURE (A) AND IS CURRENTLY ZONED WATERWAY (WW) AND IS IN THE STATE RESPONSIBILITY AREA (SRA). THE PROPERTY IS NOT INCLUDED IN THE LAKE COUNTY'S COMMERCIAL CANNABIS CULTIVATION EXCLUSION ZONES.
- THIS PLAT MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
- THE SITE'S EXISTING SETBACKS AND EASEMENTS/ENCUMBRANCES AFFECTING THE PROPERTY AREA AS SHOWN OR DENOTED HEREON.
- THE PROPERTY IS CURRENTLY DEVELOPED WITH TWO (2) RESIDENCES WITH SEPTIC SYSTEMS, TWO (2) STORAGE SHEDS, TWO (2) BARN, AND ONE (1) TRAILER. PURPOSED DEVELOPMENT FOR THE PARCEL INCLUDES SIX (6) GREENHOUSES; FOUR (4) 9,000 SQUARE FEET GREENHOUSES, AND TWO (2) 6,480 SQUARE FEET GREENHOUSES ENCLOSED BY A 10 FOOT METAL FENCE.
- NO PRE-EXISTING CULTIVATION ON PARCEL. PROPOSED CULTIVATION AREA IS 48,960 SQUARE FEET OF OUTDOOR CULTIVATION IN 45 GALLON CONTAINERS. HARVESTED CANNABIS STORAGE IS PROPOSED IN THE EXISTING 3,500 S.F. BARN.
- THE PROPERTY HAS MILD HILLS. CONTOURS SHOWN HEREON ARE AT TEN (10-) FOOT INTERVALS AND ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
- THE APPROXIMATE LOCATION OF CREEKS, TOGETHER WITH "UNDEVELOPABLE" STREAMSIDE MANAGEMENT AREAS (SMA) FROM NATURAL RESOURCES CORPORATION, ARE AS SHOWN HEREON.
- WATER FOR THE PARCELS IS FROM WELL, AS SHOWN HEREON. ALL WATER SOURCES ARE/WILL BE PROPERLY PERMITTED.
- THE AREA WHERE GRADING IS PROPOSED HAS HISTORICALLY NOT BEEN SUBJECT TO FLOODING, PER F.I.R.M. COMMUNITY-PANEL No. 06033C06340.
- IT IS UNKNOWN AT THIS TIME WHETHER THE SITE IS UNDERLAIN BY SENSITIVE HABITAT AREAS, WETLAND AREAS OR ARCHAEOLOGICAL RESOURCES.
- THIS PROJECT IS IN A STATE RESPONSIBILITY AREA (SRA), AND CURRENT SRA FIRE STANDARDS FOR ROADWAYS, DRIVEWAYS, TURNOUTS, TURNAROUNDS, ETC. SHALL ADHERED TO.
- GRADING PLAN WILL BE SUBMITTED PRIOR TO FULL ACTIVATION OF CANNABIS AREA.
- PROCESSING IS OFF-SITE.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



PRELIMINARY

RECEIVED

JUL 31 2020

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

OWNER
APN 007-010-200
RUBY GLEBE E TRUSTEE
1479 LESLIE LANE
KELSEYVILLE, CA 95451

APPLICANT
IVAN PAVLOV
1707 N 40TH AVENUE
STONE PARK, IL 60165
(240) 550-5104
vankata01@yahoo.com



DESIGNED BY: K.D.P.
DATE: 02/23/20
DRAWN BY: C.W.B.
DATE: 02/23/20
CHECKED BY: K.D.P.
DATE: 05/21/20

APN 007-010-200
CANNABIS CULTIVATION SITE
for
IVAN PAVLOV
In the unincorporated area of Lake County
Section 20, T.13N., R.9W., H.B.M.M.

SCALE
AS SHOWN
JOB NO.
20-2172
SHEET
6 OF 7