

# COAST OAK,INC

## COMMERCIAL CANNABIS MINOR MODIFICATION SITE PLAN

7560 STATE HIGHWAY 29  
KELSEYVILLE, CA 95451  
APN: 007-029-10

### Project Information

CLIENT:	COAST OAK, INC 1450 SUTER STREET, UNIT 529 SAN FRANCISCO, CA 94109 CREWCARL@GMAIL.COM (918) 923-1144		
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT P.O. BOX 1655 WINDSOR, CA 95492 KG@NORTHBAYCANNACONSULTING.COM (707) 293-4224		
PROJECT ADDRESS:	7560 STATE HIGHWAY 29 KELSEYVILLE,CA 95451		
LAND USE:	RL		
PARCEL AREA:	19.700 ACRES	APN: 007-029-02	
	20.196 ACRES	APN: 007-029-10	
	39.261 ACRES	APN: 007-029-12	
	79.157 ACRES	TOTAL	

### Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN MODIFYING AN EXISTING COMMERCIAL CANNABIS USE PERMIT IN THE COUNTY OF LAKE. THE PROJECT PLANS TO REPLACE 14,080 SQFT OF MIXED-LIGHT CULTIVATION WITH 15,000 SQFT OF OUTDOOR CULTIVATION.

### Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	X
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	1725-1900 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

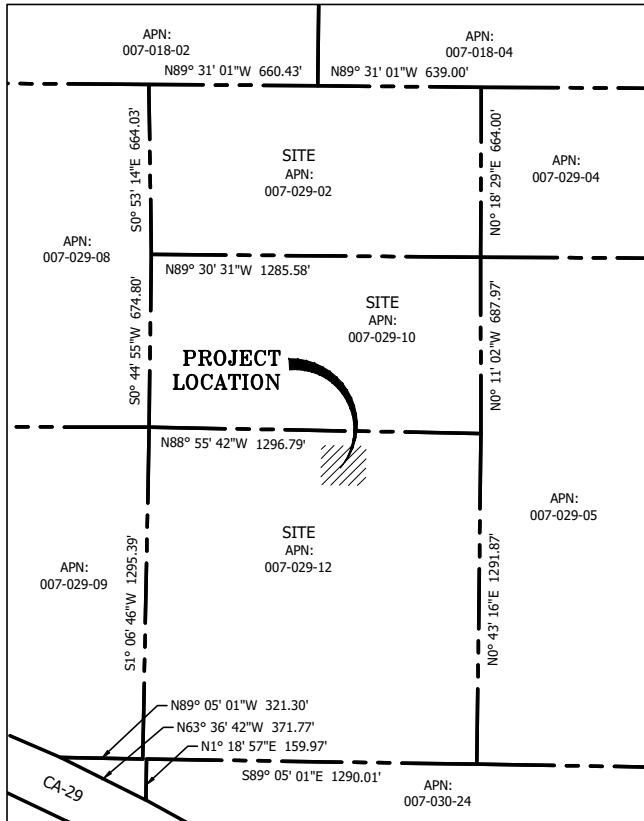
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	PROFILE
6.0	CULTIVATION SITE
7.0	CANNABIS RELATED BUILDING LAYOUT
8.0	SECURITY

### Abbreviations

AC	ASPHALT CONCRETE	FL	FLOW LINE
APN	ASSESSOR'S PARCEL NUMBER	GH	GREENHOUSE
APPROX	APPROXIMATE	HH	HOOPHOUSE
C L	CENTERLINE	INV	INVERT
CONC	CONCRETE	LF	LINEAR FEET
CY	CUBIC YARD	MAX	MAXIMUM
Ø	DIAMETER	MIN	MINIMUM
EG	EXISTING GROUND	NA	NOT APPLICABLE
ELEV	ELEVATION	NTS	NOT TO SCALE
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
EX	EXISTING	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).



### Parcel Exhibit

NTS



### Parcel Exhibit

NTS

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

#### NOTES:

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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.
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PRINCIPAL CONSULTANT

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5/11/2021

#### JOB #:

20-045

#### REVISION:

CHECKED:  
KJG

#### DRAWN:

ANR

#### SCALE:

AS SHOWN

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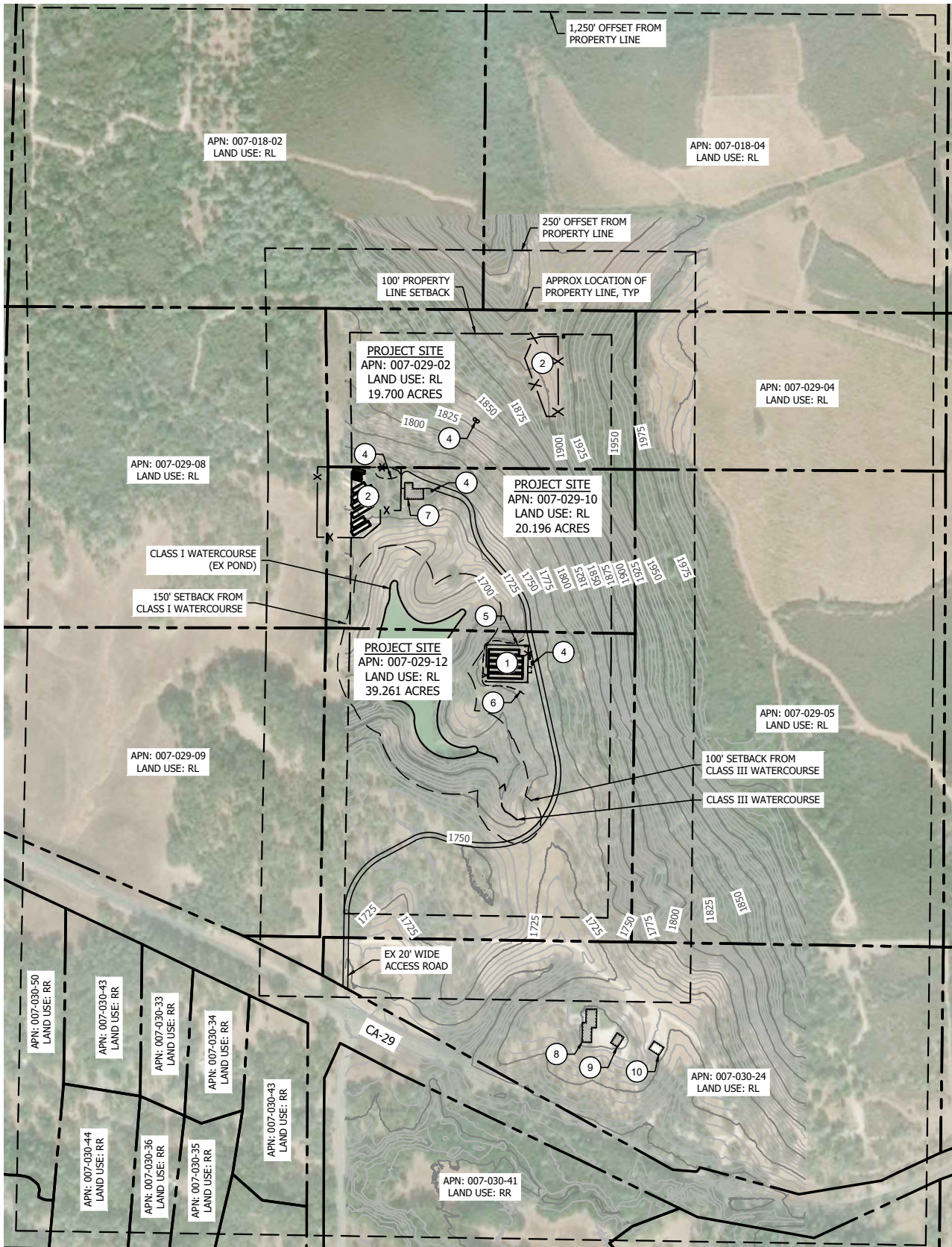
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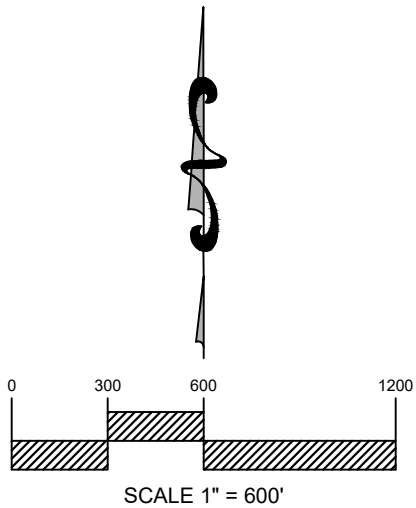
1 OF 8





**KEYNOTES:**

- 1 PROPOSED MINOR MODIFICATION AREA, SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- 2 EXISTING PERMITTED CULTIVATION, SEE SHEET 3.0 FOR EXISTING CONDITIONS
- 3 SEE SHEET 4.0 FOR PROPOSED SITE CONDITIONS
- 4 SEE SHEET 3.0 FOR EXISTING SITE CONDITIONS
- 5 EXISTING SECURITY FENCE, SEE SHEET 8.0 FOR SECURITY DETAILS, TYP
- 6 PROPOSED STRAW WATTLES, SEE SHEET 4.0 FOR PROPOSED SITE CONDITIONS, TYP
- 7 EXISTING STRUCTURE, APPROX 80'Wx70'Lx22'H
- 8 EXISTING STRUCTURE, APPROX 140'Wx60'Lx26'H
- 9 EXISTING STRUCTURE, APPROX 50'Wx35'Lx16'H
- 10 EXISTING STRUCTURE, APPROX 50'Wx40'Lx18'H



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KJG

**SHEET TITLE:**

SURROUNDING AERIAL

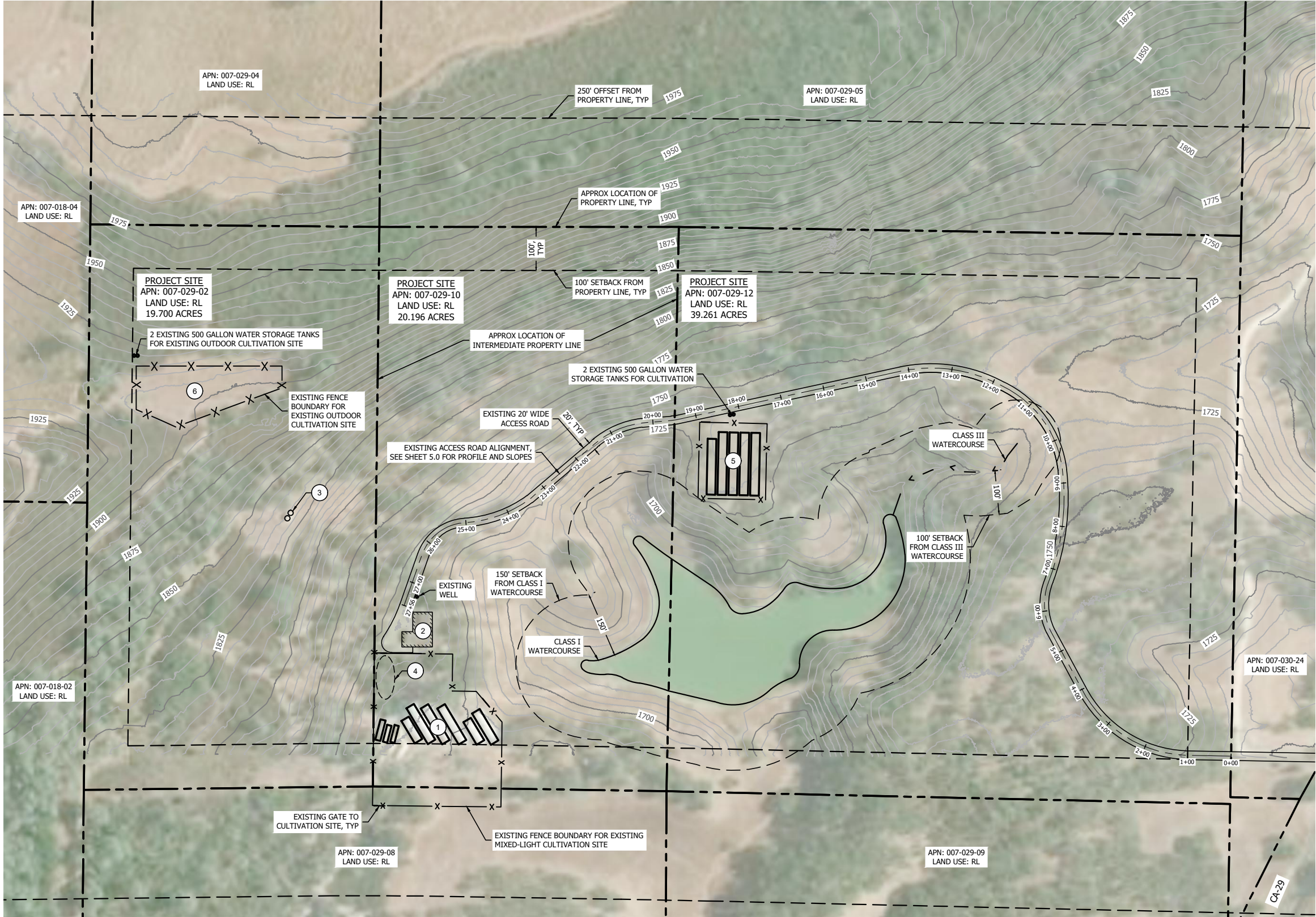
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2.0

2 OF 8



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**KEYNOTES:**

- 1 EXISTING PERMITTED MIXED-LIGHT CULTIVATION  
EXISTING MIXED-LIGHT CANOPY = 7,920 SQFT
- 2 EXISTING STRUCTURE,  
APPROX 80'Wx70'Lx22'H
- 3 2 EXISTING 8,000 GALLON WATER STORAGE TANKS  
FOR EXISTING CULTIVATION AREAS
- 4 EXISTING SEPTIC SYSTEM
- 5 EXISTING MIXED-LIGHT CULTIVATION TO BE  
REPLACED WITH OUTDOOR CULTIVATION  
EXISTING MIXED-LIGHT CANOPY = 14,080 SQFT  
\*SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- 6 EXISTING OUTDOOR CULTIVATION SITE  
EXISTING TOTAL AREA = 34,100 SQFT  
EXISTING OUTDOOR CANOPY = 10,000 SQFT

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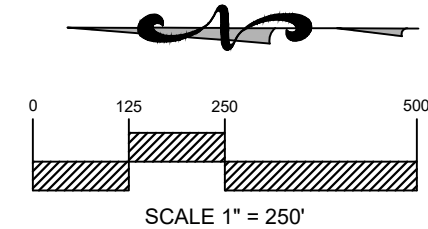
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EXISTING CONDITIONS

**SHEET:**

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3 OF 8



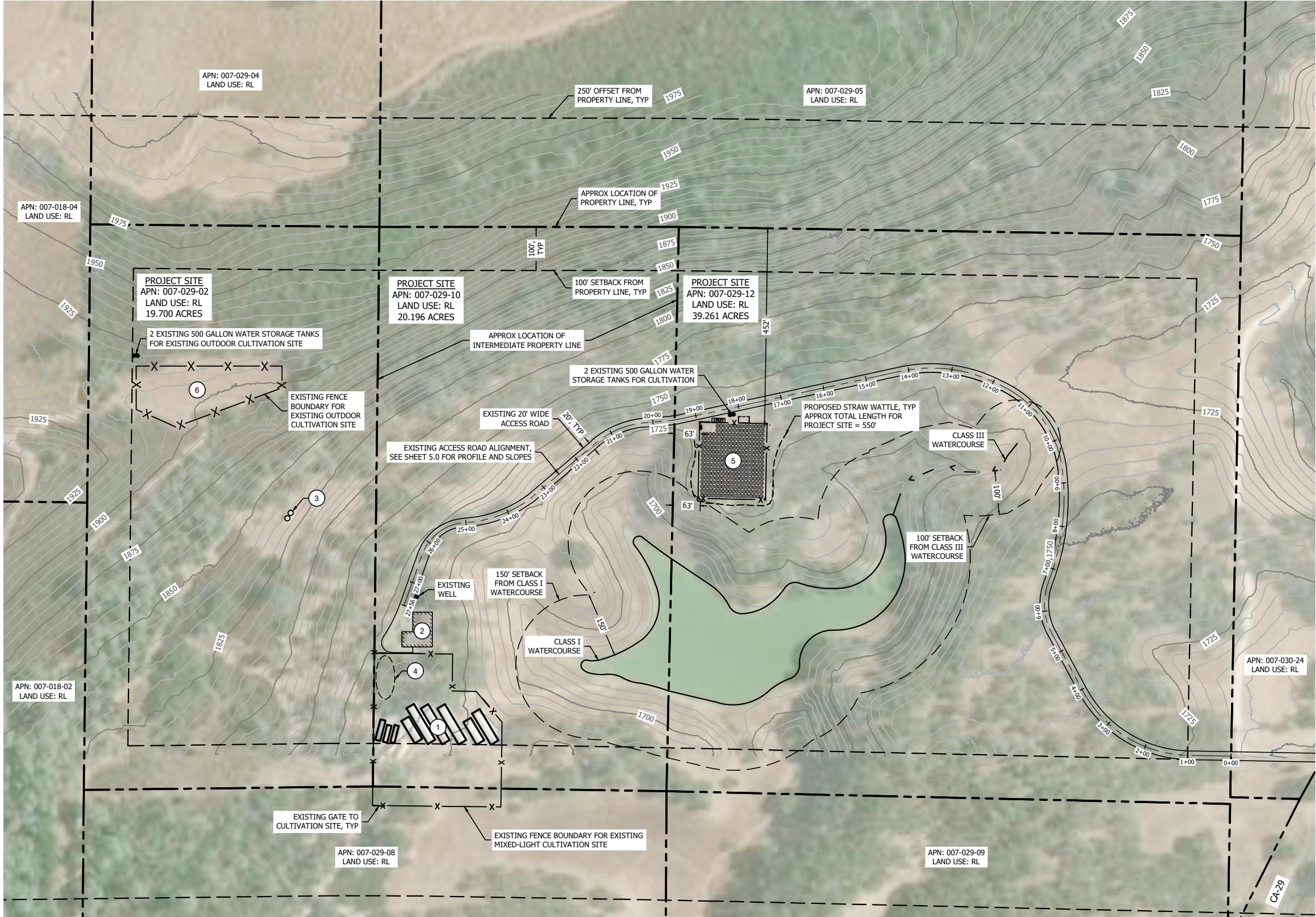
**NORTH BAY**

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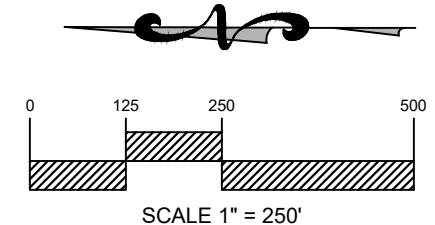
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TANKS FOR EXISTING CULTIVATION AREAS
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- 5 PROPOSED MINOR MODIFICATION SITE  
TOTAL AREA = 27,125 SQFT  
EXISTING MIXED-LIGHT CANOPY TO BE REPLACED = 14,090 SQFT  
PROPOSED OUTDOOR CANOPY = 15,000 SQFT  
EARLY ACTIVATION TO OCCUR IN SAME BOUNDARY FOR  
EQUIVALENT CANOPY SIZE (15,000 SQFT)  
\*SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 6 EXISTING OUTDOOR CULTIVATION SITE  
EXISTING TOTAL AREA = 34,100 SQFT  
EXISTING OUTDOOR CANOPY = 10,000 SQFT

**EARLY ACTIVATION NOTE:**  
THIS PROJECT PLANS TO EARLY ACTIVATE 15,000 SQFT  
OF OUTDOOR CANNABIS CULTIVATION.



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  5. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
  6. ENTIRE CULTIVATION SITE SHALL BE HYDROSEED TO STABILIZE SOIL.
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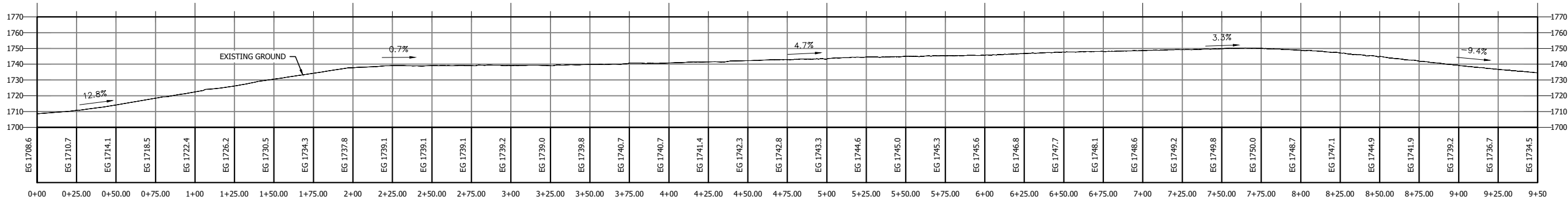
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SHEET TITLE: PROPOSED CONDITIONS	
SHEET:	4.0 4 OF 8



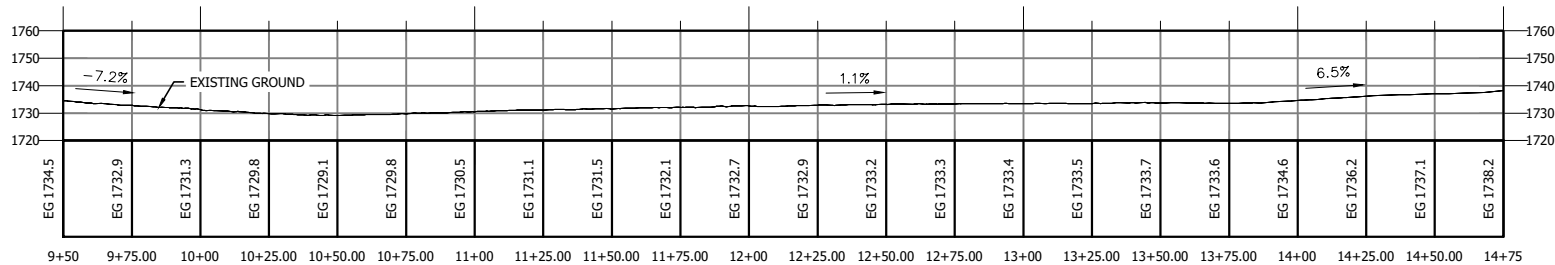
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EXISTING ACCESS ROAD PROFILE VIEW

VERTICAL AND HORIZONTAL SCALE: 1"=70'

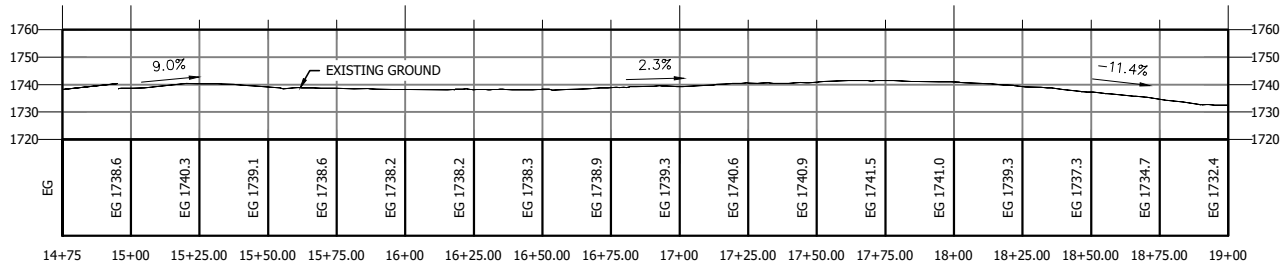
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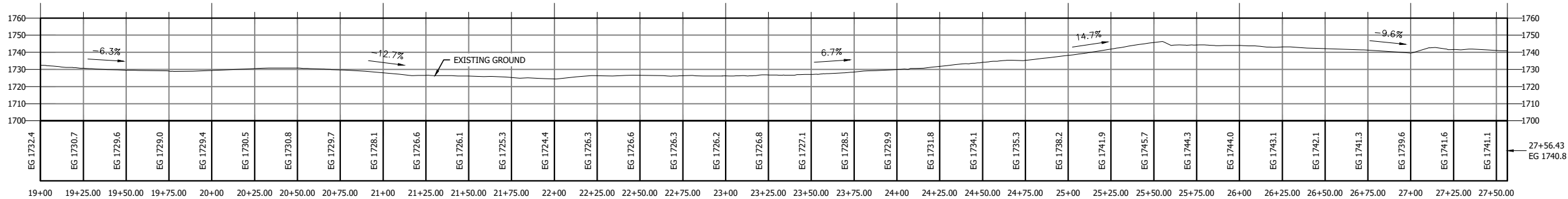
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EXISTING ACCESS ROAD PROFILE VIEW

VERTICAL AND HORIZONTAL SCALE: 1"=70'

STA: 14+75.00 TO 19+00.00



EXISTING ACCESS ROAD PROFILE VIEW

VERTICAL AND HORIZONTAL SCALE: 1"=70'

STA: 19+00.00 TO 27+56.43

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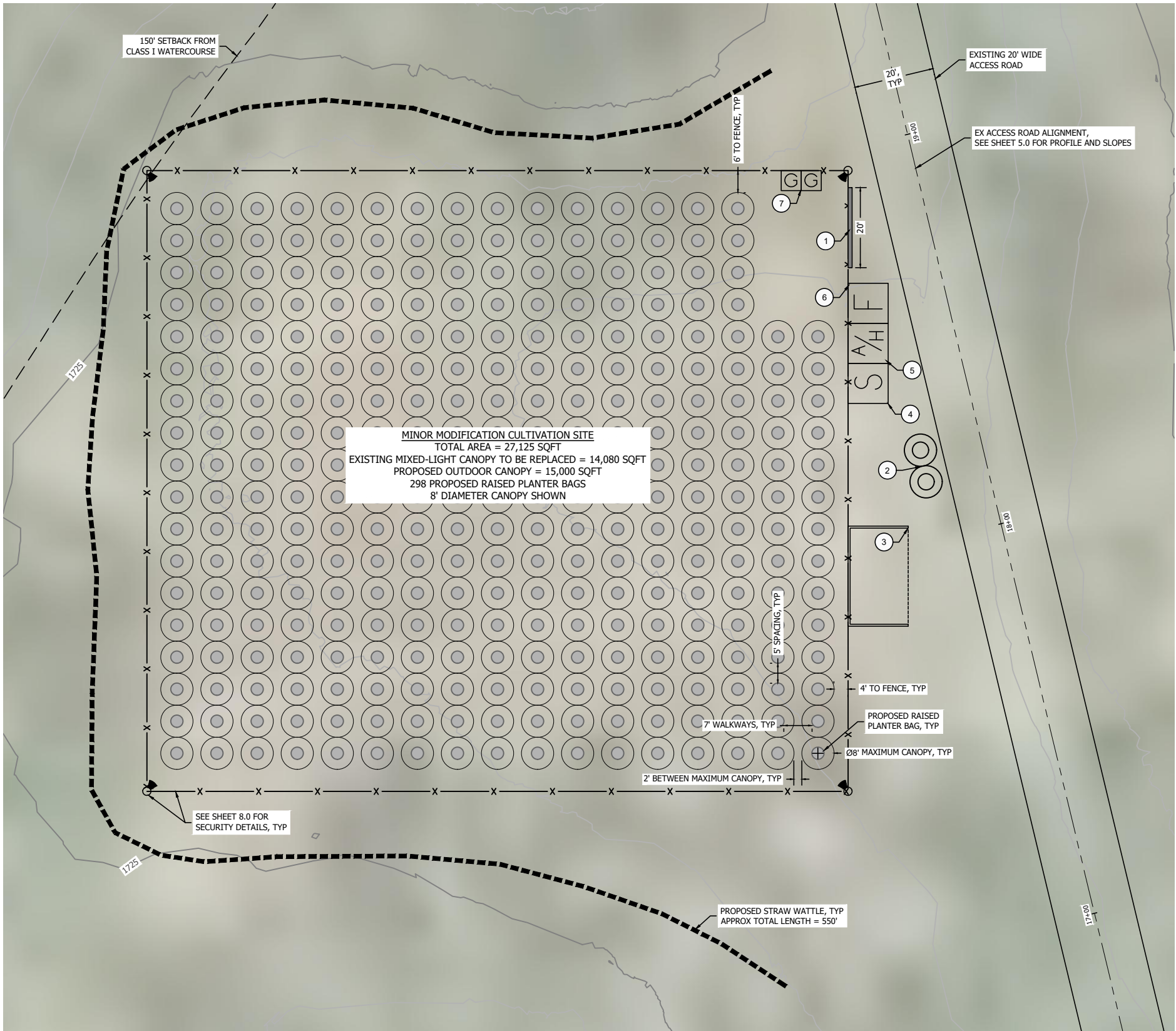
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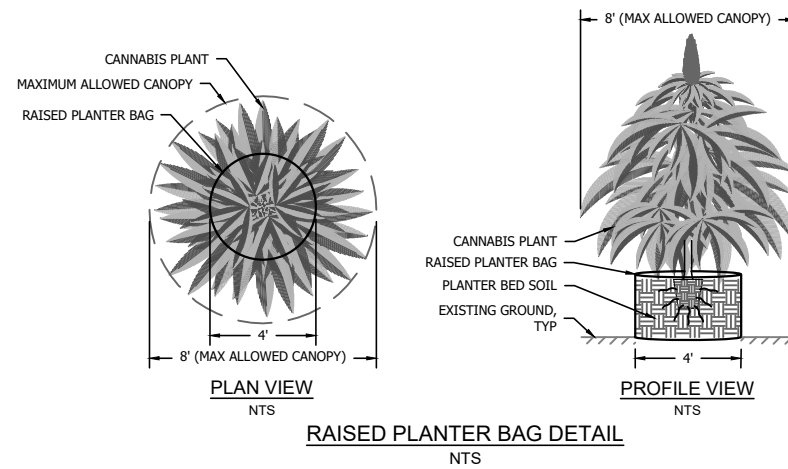
PROFILE

SHEET:

5.0

5 OF 8





SCALE 1" = 10'

- NOTES:**
1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS TO BE OBTAINED FROM THE COUNTY RECORDS FROM PUBLICLY AVAILABLE INFORMATION.
  2. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS FOR ALL GRADES WITHIN 100 FEET OF THE PROPOSED PARK.
  3. 10. DEEPER PARK CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCOHOL REHABILITATION FACILITY, DAYCARE, CHILD CARE CENTER, OR NURSERY SCHOOL, OR CHURCH OR YOUTH-ORIENTED FACILITY CATERING TO THE FOLLOWING AGE GROUPS: PRIMARILY INTENDED FOR MINORS WITHIN 1,250 FEET OF THE PROPERTY.
  4. 11. THE PROPERTY LINES ARE INTENDED TO DELINEATE THE TOP OF BANK.
  5. 12. BASED ON PUBLICLY AVAILABLE DATA AND RECORDS, NO FACILITY ZONES ON THE SUBJECT PROPERTY.
  6. 13. STRAW TUFFLES SHALL BE PLACED AT THE PROPERTY LINES TO PREVENT STORMWATER RUNOFF.
  7. 14. ENTIRE CULTIVATION SITE SHALL BE CONSIDERED TO BE A BURNABLE SITE. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4958) REGULATIONS. CAL FIRE AND CALIFORNIA DEPARTMENT OF FOREST AND FIRE PROTECTION SHALL ENFORCE THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
  8. 15. 16. PROPOSED SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 16% ROUNDED SLOPES SHOWN WITHIN 10% ARE SLOPES DETERMINED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE PROPOSED WATER TANKS INTENDED FOR FIRE SUPPRESSION SHALL BE CONSTRUCTED OF STEEL OR FIBERGLASS. ANY EXISTING WATER TANKS INTENDED FOR FIRE SUPPRESSION SHALL BE REPLACED WITH ONE THAT CONSIST OF MATERIAL OTHER THAN STEEL OR FIBERGLASS SHALL BE REPLACED WITH A STEEL OR FIBERGLASS TANK.
  9. 17. ALL STRUCTURES SHALL HAVE 100% DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE 10 FEET FROM STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS.
  10. 18. ALL STRUCTURES SHALL BE LOCATED AWAY FROM HAZARDOUS, FLAMMABLE, OR DANGEROUS MATERIALS. SHALL ESTABLISH AND MAINTAIN A MINIMUM 30' VEGETATION FUELS REDUCTION BUFFER.
  11. 19. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
  12. 20. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND A MINIMUM VEGETATION BUFFER GATE SHALL BE 14'.
  13. 21. THESE DRAWINGS ARE FOR PLANNING AND PRELIMINARY PURPOSES. NOT TO BE USED FOR CONSTRUCTION.

PROJECT ADDRESS:  
7560 HIGHWAY 29  
KELSEYVILLE, CA 95451

APN:	007-029-02
	007-029-10
	007-029-12

CLIENT:  
COAST OAK, INC

CONSULTANT:  
KYLE GEITNER,  
PRINCIPAL CONSULTANT

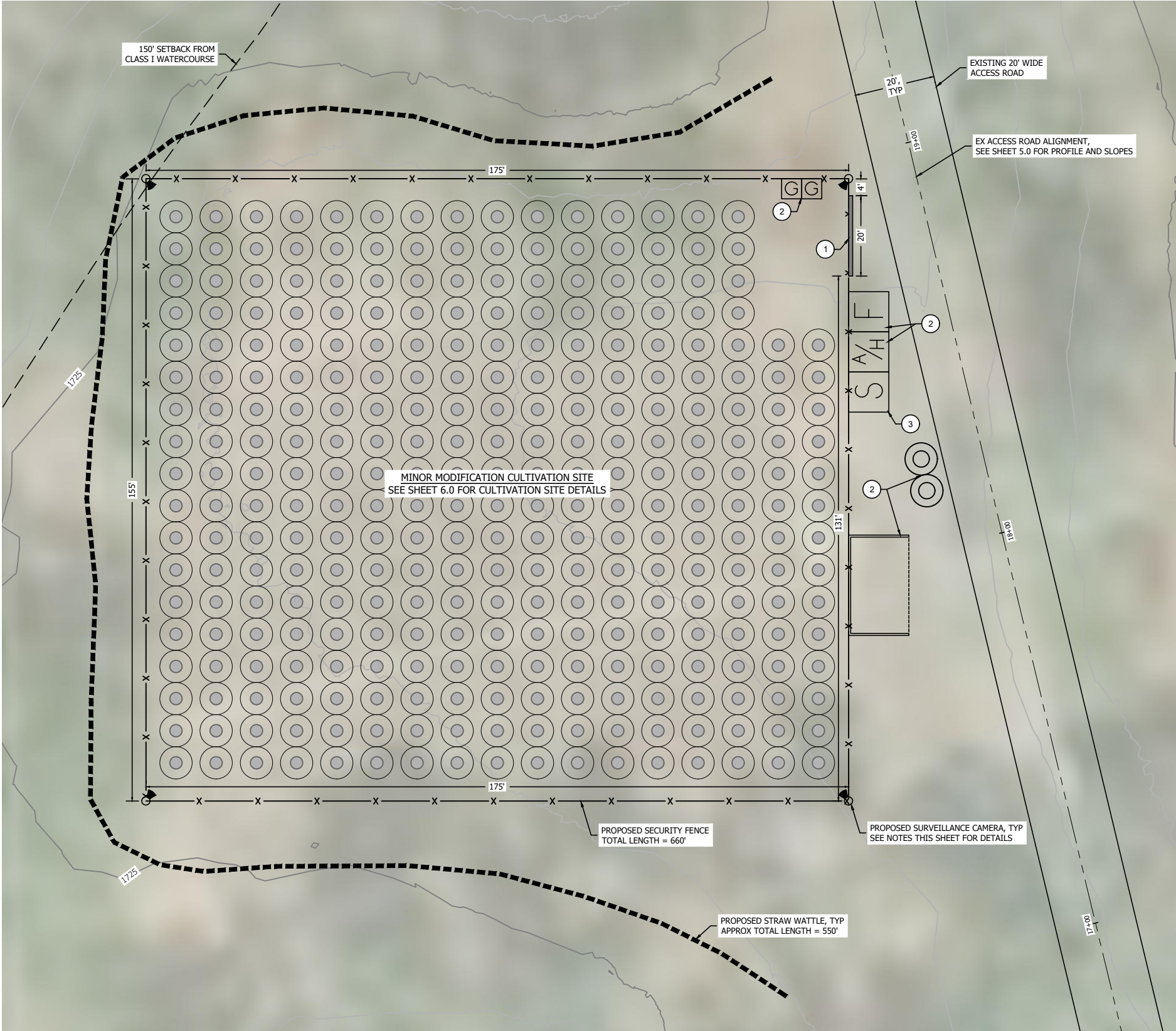
DATE: 5/11/2021	DRAWN: ANR
JOB #: 20-045	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:  
CANNABIS RELATED  
BUILDING LAYOUT

SHEET: 7.0  
7 OF 8



5/11/2021 11:02 AM Plotted by aahm C:\Users\arabm\NorthBay\_Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\NorthBay\_Canna Consulting\NorthBay\_Minor Modification\_Site Plan.dwg



- KEYNOTES:**
- 1 PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, TO REMAIN LOCKED WHILE NOT IN USE
  - 2 SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
  - 3 PROPOSED LOCKABLE SECURITY OFFICE 10'Wx10'Lx8'H

**NORTH BAY**  
**CANNA CONSULTING**  
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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. 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.
  11. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
  12. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

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7560 HIGHWAY 29  
KELSEYVILLE, CA 95451

**APN:** 007-029-02  
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**CLIENT:**  
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**CONSULTANT:**  
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PRINCIPAL CONSULTANT

DATE:	5/11/2021	DRAWN:	ANR
JOB #:	20-045	SCALE:	AS SHOWN
REVISION:		CHECKED:	KJG

**SHEET TITLE:**  
SECURITY PLAN

**SHEET:** 8.0  
8 OF 8