

# PROJECT TEAM

**CIVIL ENGINEER**  
 FAREED PITTALWALA, PE  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 555 CAPITOL MALL, SUITE 300  
 SACRAMENTO, CA 95814  
 (916) 858-5800  
 FAREED.PITTALWALA@KIMLEY-HORN.COM

**OWNER**  
 AVIONA, LLC.  
 11315 TREYBURN WAY  
 SAN DIEGO, CA 92131

**APPLICANT**  
 SOUTZHR, INC.  
 11315 TREYBURN WAY  
 SAN DIEGO, CA 92131

## LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- 100' WATERWAY SETBACK
- WATERWAY (CLASS TYPE PER PLAN)
- SECURITY FENCE
- OUTDOOR CULTIVATION CANOPY AREA, 80 ACRES.
- PROPOSED NURSERY AREA, 5.0 ACRES
- "BUILDING #1" - PROPOSED COLD STORAGE BUILDING
- APPROXIMATE SIZE AND LOCATION OF EXISTING VEGETATION COMPOST AREA
- EXISTING WELL LOCATION WITH 100' SETBACK
- PROPOSED CCTV RECORDING DEVICE, SEE SHEET C4.0 FOR MORE INFORMATION

## ABBREVIATIONS

- APN - ASSESSOR PARCEL NUMBER
- AC - ACRE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY

## SITE INFORMATION

SITE ADDRESS: 11650 HIGH VALLEY ROAD  
 CLEARLAKE OAKS, CA 95423  
 APN(S): 006-002-060, 006-004-250, 006-004-240, 006-002-040, 006-002-090, 006-009-360, 006-004-070

PROPOSED PARKING SPACES: 65  
 TOTAL SITE AREA: 1,643.53 ACRES  
 PROPOSED PLANTING BED AREA: 80 ACRES (3,484,800 SF)  
 PROPOSED NURSERY: 5.0 ACRES (217,800 SF)  
 PROPOSED FENCED CULTIVATION AREA: 140 ACRES (6,098,400 SF)  
 LICENSE TYPES: 80 - A - TYPE 3 OUTDOOR CULTIVATION LICENSES  
 1 - TYPE 11 DISTRIBUTOR  
 1 - A - TYPE 4 NURSERY

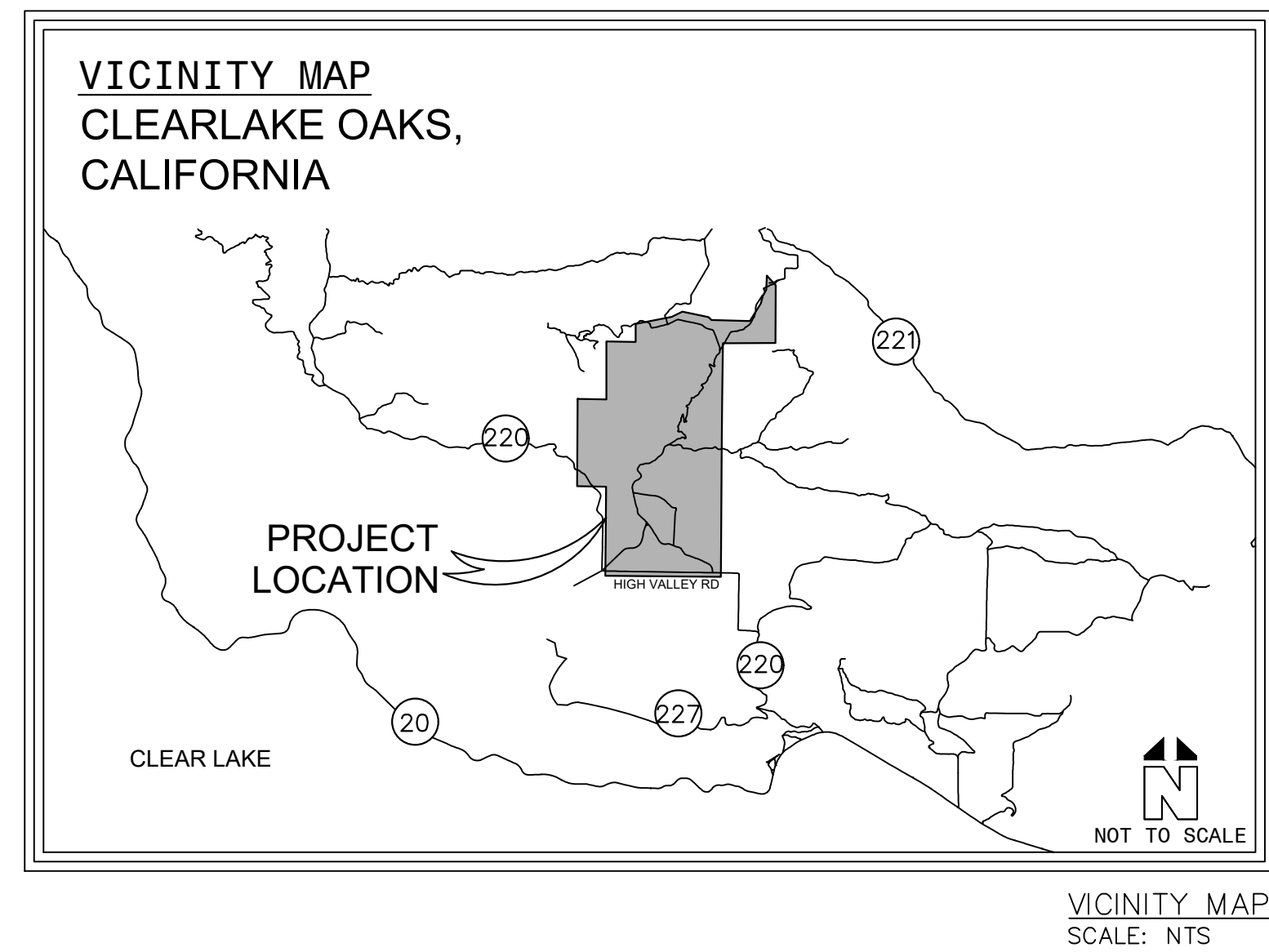
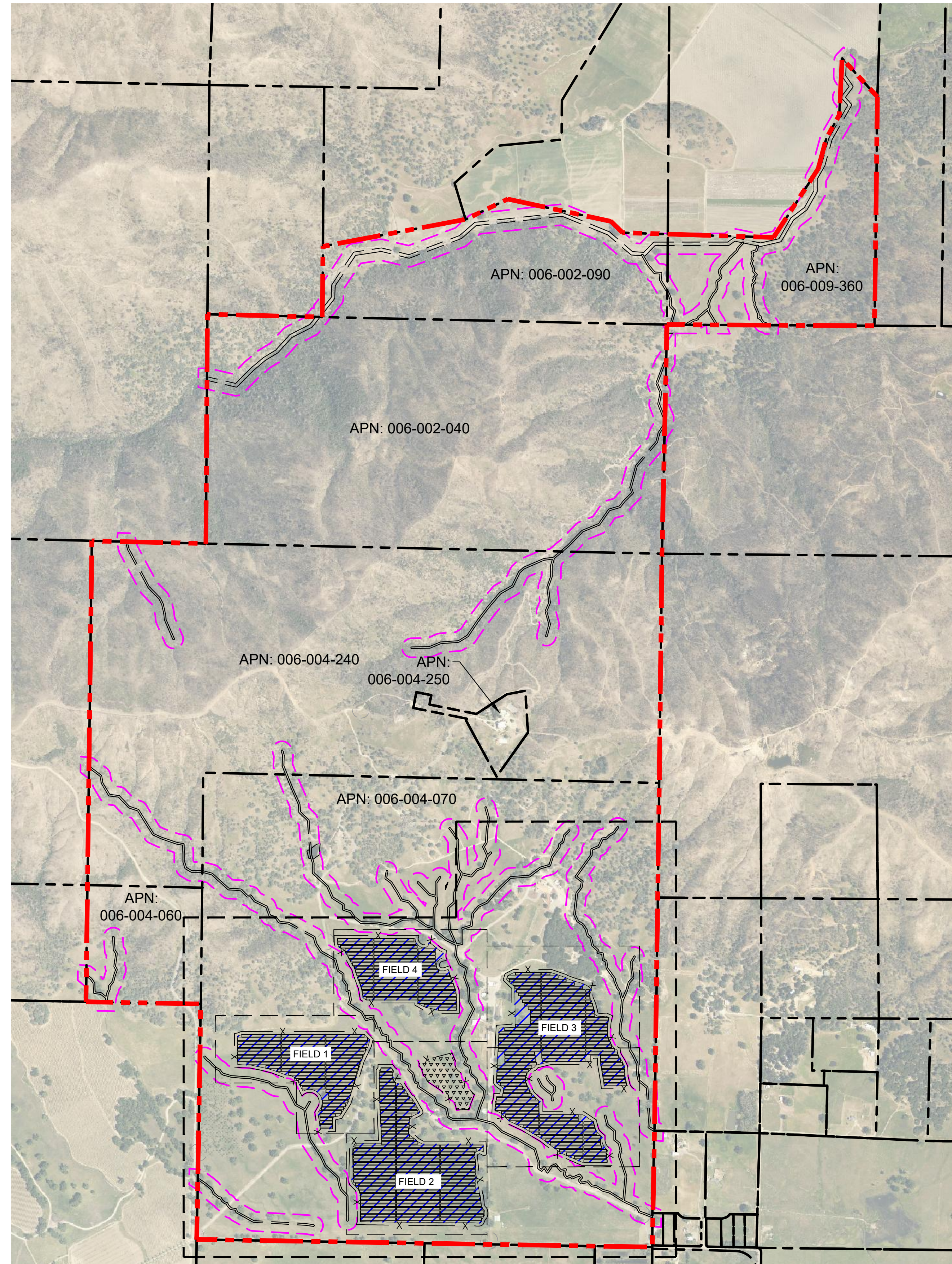
	CANOPY AREA (AC)	TOTAL FENCED AREA (AC)
FIELD 1	14.0	23.80
FIELD 2	25.5	41.40
FIELD 3	27.5	48.20
FIELD 4	13.0	21.60
NURSERY		5.00

TOTAL 80 140.00

PARKING TABLE:	REQUIRED	PROVIDED
STANDARD	60	60
ACCESSIBLE	3	5
TOTAL:	63	65

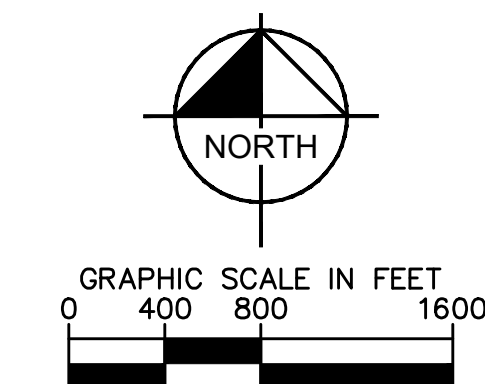
# HIGH VALLEY RANCH - CANNABIS CULTIVATION FACILITY

11650 HIGH VALLEY ROAD  
 CLEARLAKE OAKS, CA 95423



## SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITION PLAN
C3.0	PROPOSED SITE PLAN
C3.1	DETAIL B - ENLARGED SITE PLAN
C3.2	ENLARGED PAVILION BUILDING PLAN
C3.3	FENCE DIMENSION PLAN
C3.4	LINE AND CURVE TABLES
C4.0	SECURITY PLAN
C4.1	DETAIL C - ENLARGED SECURITY PLAN



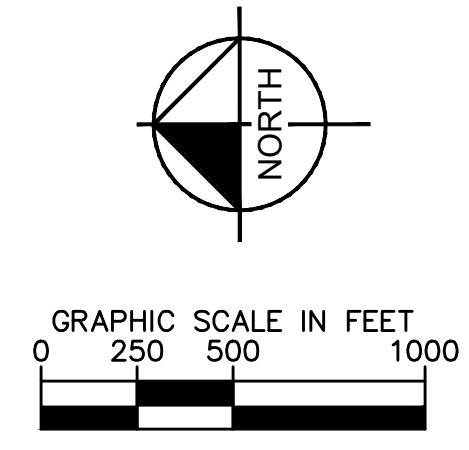
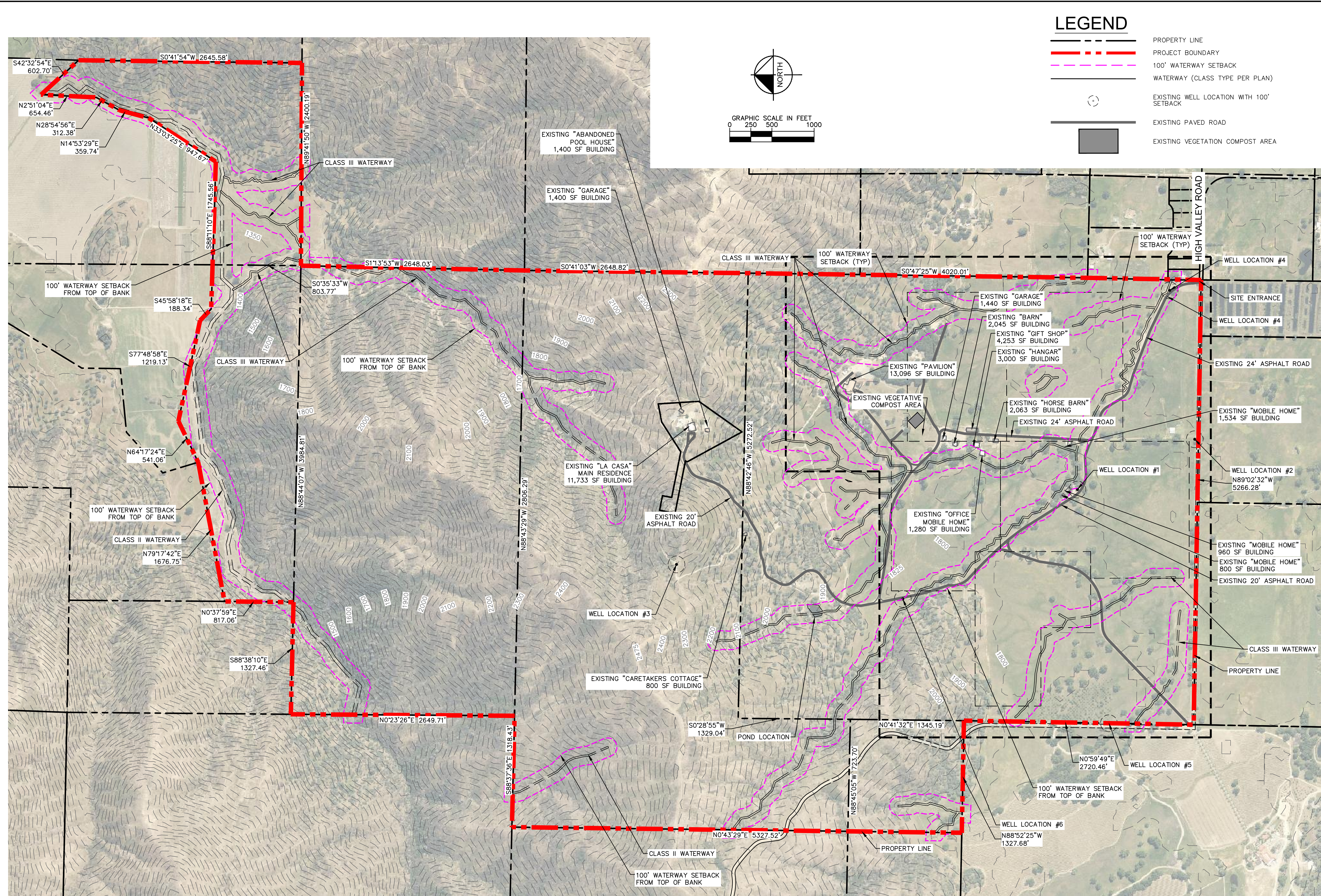
Know what's below.  
 Call before you dig.

Plotted By: Srividya, Sarjana Sheet Set: KHA Layout: COVER SHEET April 30, 2021 08:00:26am \\OAK\PP01\ca\_look\Project\OAK\_IP10V197400001 - High Valley Ranch\07\_CAD\Exhibits\COVER SHEET.dwg  
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APPLICANT:	SOURZHR, INC. 11315 TREYBURN WAY SAN DIEGO, CA 92131				
PREPARED BY:	 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM				
LICENSED PROFESSIONAL ENGINEER					
KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED	DRAWN	CHECKED
197400001	4/30/2021	AS SHOWN	CN	NS	FP
COVER SHEET					
HIGH VALLEY RANCH					
LAKE COUNTY, CA					
SHEET NUMBER <b>C1.0</b>					



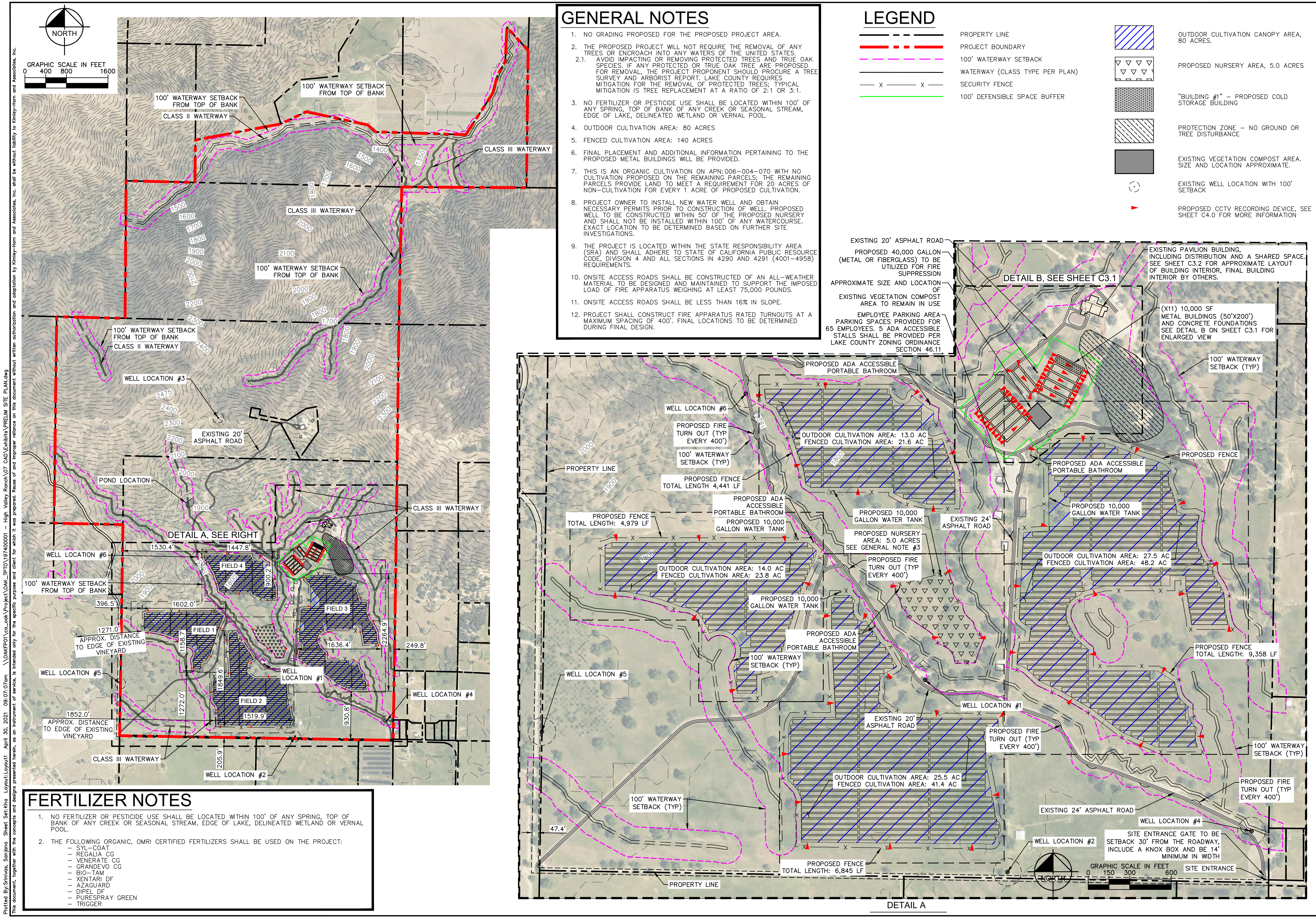
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LEGEND	
	PROPERTY LINE
	PROJECT BOUNDARY
	100' WATERWAY SETBACK
	WATERWAY (CLASS TYPE PER PLAN)
	EXISTING WELL LOCATION WITH 100' SETBACK
	EXISTING PAVED ROAD
	EXISTING VEGETATIVE COMPOST AREA

APPLICANT:		SOURZHR, INC.	
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LICENSED PROFESSIONAL ENGINEER			
KHA PROJECT NO.:		197400001	
DATE:		4/29/2021	
SCALE AS SHOWN:		AS SHOWN	
DESIGNED:	GN	NS	FF
DRAWN:	NS	NS	FF
CHECKED:	NS	NS	FF
SHEET NUMBER		C2.0	
PROJECT NAME		HIGH VALLEY RANCH	
LOCATION		LAKE COUNTY, CA	
SUBMITTAL NO.		2ND COUNTY SUBMITTAL	
SUBMITTAL DATE		4/29/2021	
REVISIONS		1ST COUNTY SUBMITTAL	
REVISIONS		2/4/2021	
DATE			



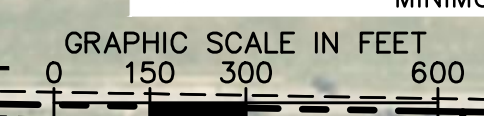
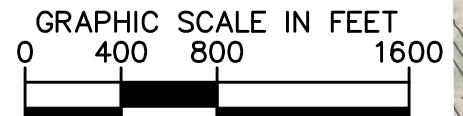


### GENERAL NOTES

- NO GRADING PROPOSED FOR THE PROPOSED PROJECT AREA.
- THE PROPOSED PROJECT WILL NOT REQUIRE THE REMOVAL OF ANY TREES OR ENCRoACH INTO ANY WATERS OF THE UNITED STATES. 2.1. AVOID IMPACTING OR REMOVING PROTECTED TREES AND TRUE OAK SPECIES. IF ANY PROTECTED OR TRUE OAK TREE ARE PROPOSED FOR REMOVAL, THE PROJECT PROPONENT SHOULD PROCURE A TREE SURVEY AND ARBORIST REPORT. LAKE COUNTY REQUIRES MITIGATION FOR THE REMOVAL OF PROTECTED TREES; TYPICAL MITIGATION IS TREE REPLACEMENT AT A RATIO OF 2:1 OR 3:1.
- NO FERTILIZER OR PESTICIDE USE SHALL BE LOCATED WITHIN 100' OF ANY SPRING, TOP OF BANK OF ANY CREEK OR SEASONAL STREAM, EDGE OF LAKE, DELINEATED WETLAND OR VERNAL POOL.
- OUTDOOR CULTIVATION AREA: 80 ACRES
- FENCED CULTIVATION AREA: 140 ACRES
- FINAL PLACEMENT AND ADDITIONAL INFORMATION PERTAINING TO THE PROPOSED METAL BUILDINGS WILL BE PROVIDED.
- THIS IS AN ORGANIC CULTIVATION ON APN:006-004-070 WITH NO CULTIVATION PROPOSED ON THE REMAINING PARCELS; THE REMAINING PARCELS PROVIDE LAND TO MEET A REQUIREMENT FOR 20 ACRES OF NON-CULTIVATION FOR EVERY 1 ACRE OF PROPOSED CULTIVATION.
- PROJECT OWNER TO INSTALL NEW WATER WELL AND OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION OF WELL. PROPOSED WELL TO BE CONSTRUCTED WITHIN 50' OF THE PROPOSED NURSERY AND SHALL NOT BE INSTALLED WITHIN 100' OF ANY WATERCOURSE. EXACT LOCATION TO BE DETERMINED BASED ON FURTHER SITE INVESTIGATIONS.
- THE PROJECT IS LOCATED WITHIN THE STATE RESPONSIBILITY AREA (SRA) AND SHALL ADHERE TO STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4958) REQUIREMENTS.
- ONSITE ACCESS ROADS SHALL BE CONSTRUCTED OF AN ALL-WEATHER MATERIAL TO BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- ONSITE ACCESS ROADS SHALL BE LESS THAN 16% IN SLOPE.
- PROJECT SHALL CONSTRUCT FIRE APPARATUS RATED TURNOUTS AT A MAXIMUM SPACING OF 400'. FINAL LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

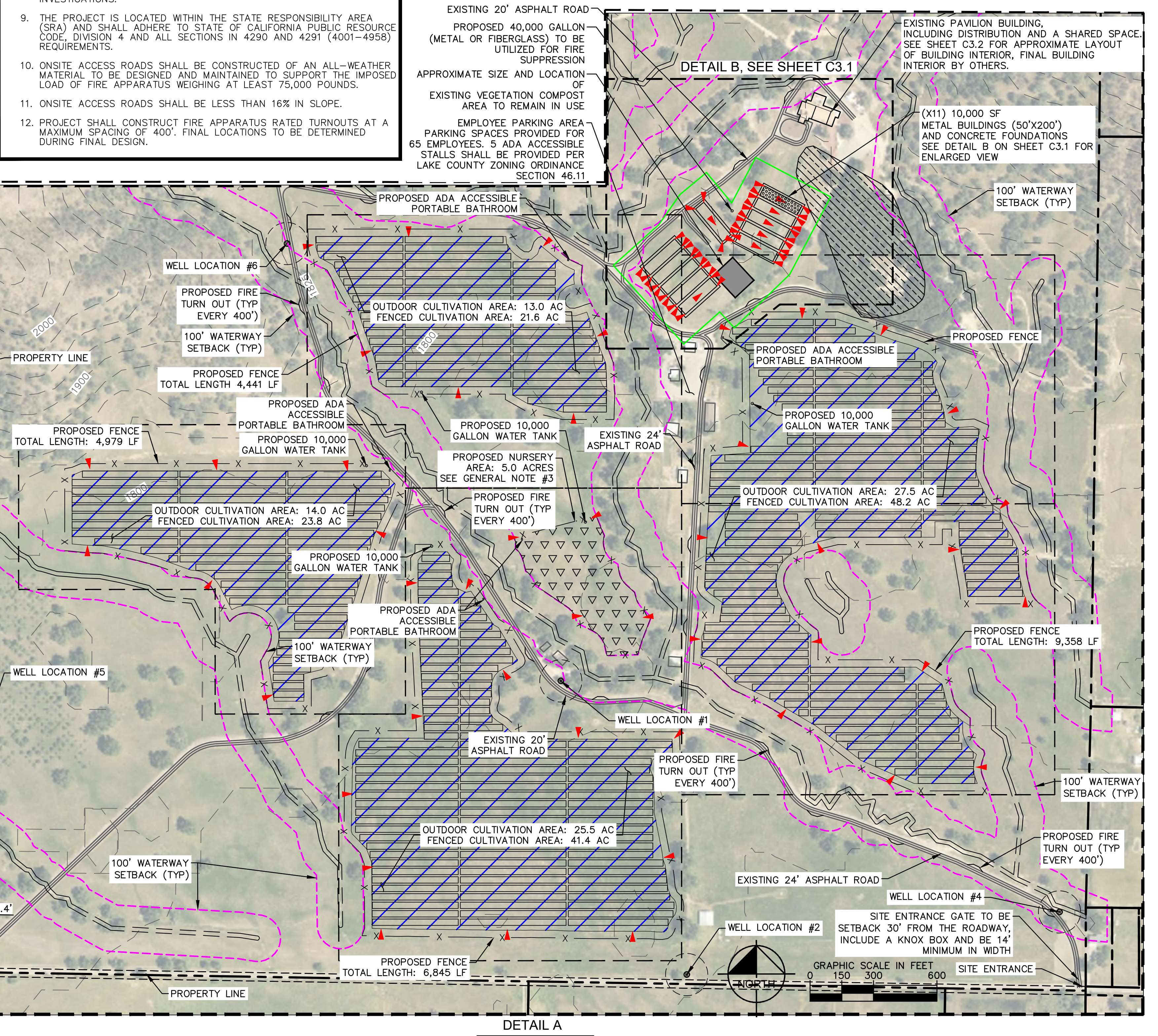
### LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- 100' WATERWAY SETBACK
- WATERWAY (CLASS TYPE PER PLAN)
- SECURITY FENCE
- 100' DEFENSIBLE SPACE BUFFER
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- "BUILDING #1" - PROPOSED COLD STORAGE BUILDING
- PROTECTION ZONE - NO GROUND OR TREE DISTURBANCE
- EXISTING VEGETATION COMPOST AREA. SIZE AND LOCATION APPROXIMATE.
- EXISTING WELL LOCATION WITH 100' SETBACK
- PROPOSED CCTV RECORDING DEVICE, SEE SHEET C4.0 FOR MORE INFORMATION



### FERTILIZER NOTES

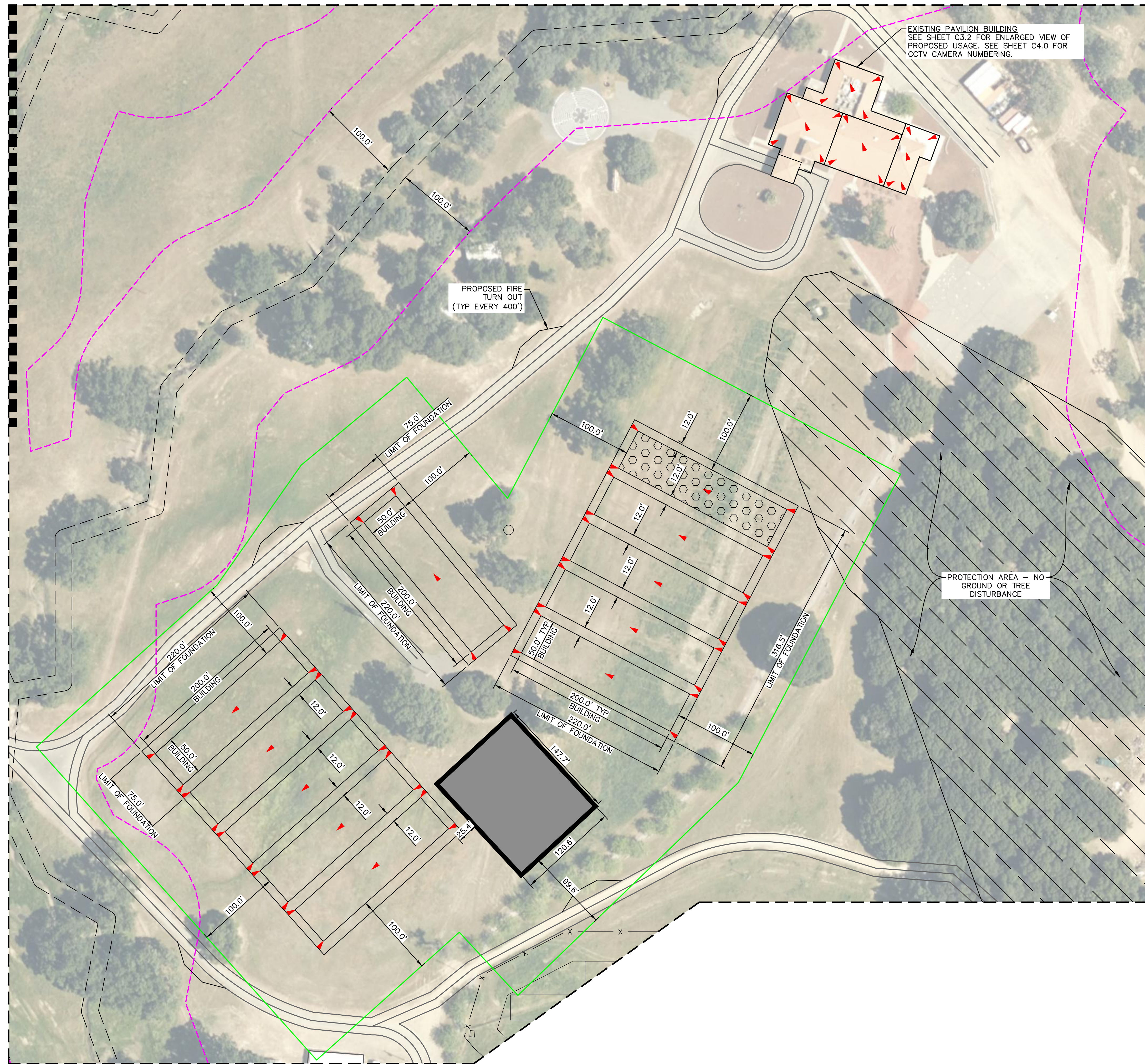
- NO FERTILIZER OR PESTICIDE USE SHALL BE LOCATED WITHIN 100' OF ANY SPRING, TOP OF BANK OF ANY CREEK OR SEASONAL STREAM, EDGE OF LAKE, DELINEATED WETLAND OR VERNAL POOL.
- THE FOLLOWING ORGANIC, OMRI CERTIFIED FERTILIZERS SHALL BE USED ON THE PROJECT:
  - SYL-COAT
  - REGALIA CG
  - VENERATE CG
  - GRANDEVO CG
  - BIO-TAM
  - XENTARI DF
  - AZAGUARD
  - DIPEL DF
  - PURESPRAY GREEN
  - TRIGGER



<p>APPLICANT: <b>SOURZHVR, INC.</b>                  11315 TROSPURIN WAY                  SAN DIEGO, CA 92131</p>				
<p>PREPARED BY: <b>Kimley+Horn</b>                  © 2021 KIMLEY-HORN AND ASSOCIATES, INC.                  555 CAPITOL MALL, SUITE 300                  SACRAMENTO, CA 95814                  WWW.KIMLEY-HORN.COM</p>				
<p>KHA PROJECT                  197400001</p>	<p>DATE                  4/30/2021</p>	<p>SCALE AS SHOWN</p>	<p>DRAWN                  NS</p>	<p>CHECKED                  FF</p>
<p>PROPOSED SITE PLAN</p>				
<p>HIGH VALLEY RANCH LAKE COUNTY, CA</p>				
<p>SHEET NUMBER                  C3.0</p>				
<p>2ND COUNTY SUBMITTAL                  4/29/2021</p>		<p>1ST COUNTY SUBMITTAL                  2/4/2021</p>		<p>REVISIONS                  No</p>



Plotted By: Srivinas, Sarjana Sheet Set: KHA - Layout - ENLARGED AREA April 30, 2021 09:06:06:06am \\DAMPP01\co\_sok\Project\OAK\_TP10\197400001 - High Valley Ranch\07 CAD\Exhibits\PRELIM SITE PLAN.dwg  
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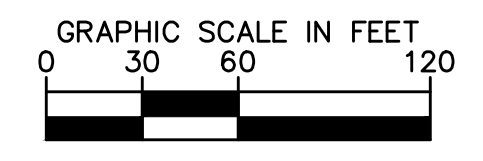
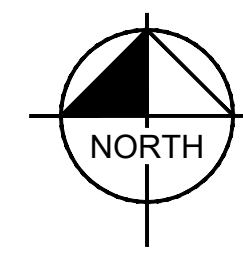
DETAIL B

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### LEGEND

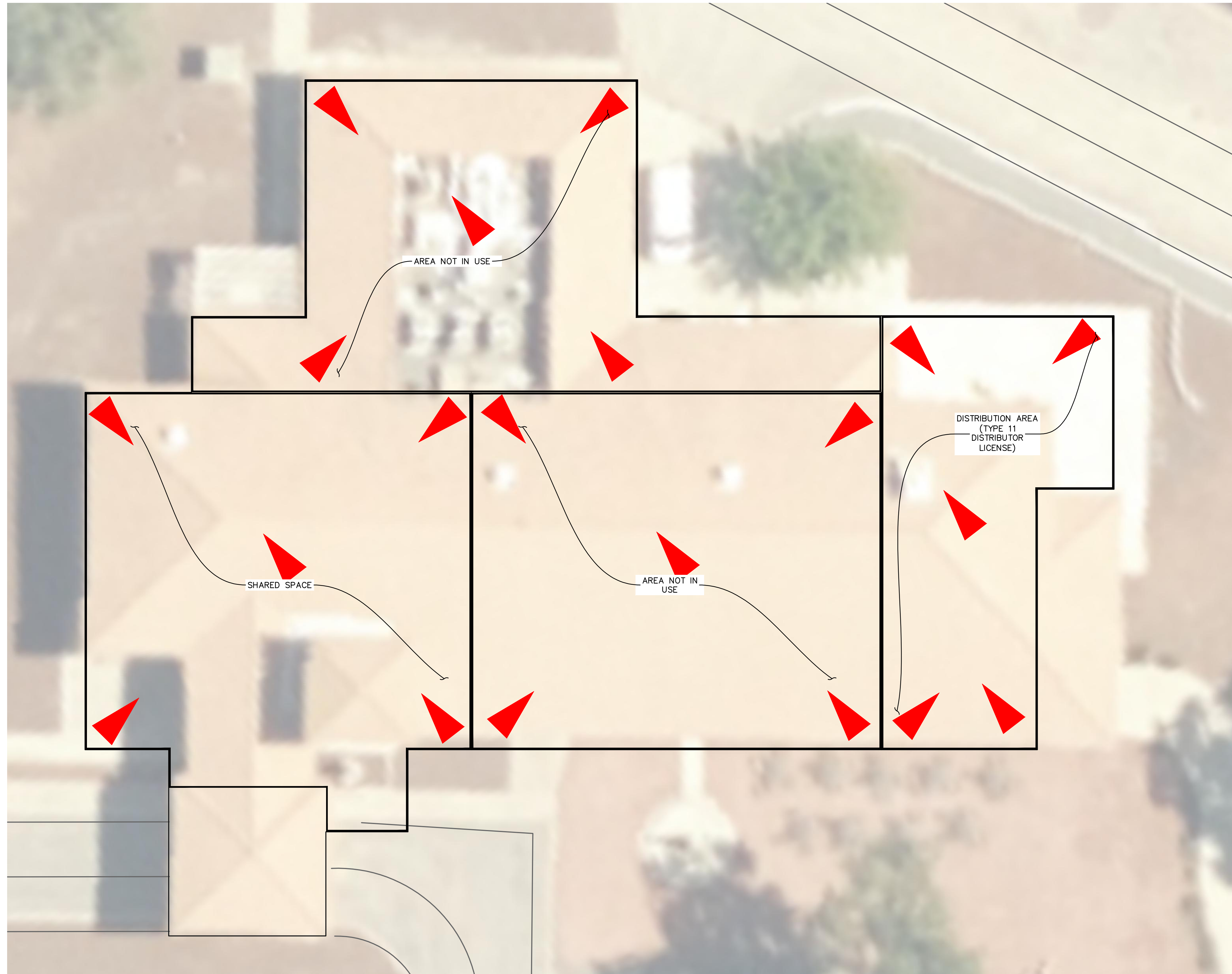
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APPLICANT:		SOURZHRV, INC.	
PREPARED BY:		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM	
KHA PROJECT 197400001 DATE 4/30/2021 SCALE AS SHOWN DESIGNED: CN DRAWN: NS CHECKED: FF	LICENSED PROFESSIONAL ENGINEER CIVIL No. 8662 STATE OF CALIFORNIA Not For Construction	2ND COUNTY SUBMITTAL 4/29/2021	1ST COUNTY SUBMITTAL 2/4/2021
HIGH VALLEY RANCH LAKE COUNTY, CA		SHEET NUMBER <b>C3.1</b>	
DETAIL B ENLARGED SITE PLAN		REVISIONS No. 1 DATE	



Plotted By: Srivinas, Sarjana Sheet Set: KHA - Lopouli - ENLARGED AREA (2) April 30, 2021 09:05:16am \\OAKFPO1\cadd\Project\OAK\_IPTD\197400001 - High Valley Ranch\07 CAD\Exhibits\PRELIM SITE PLAN.dwg  
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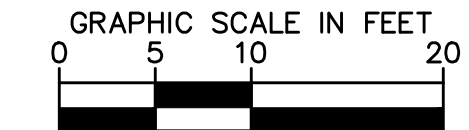
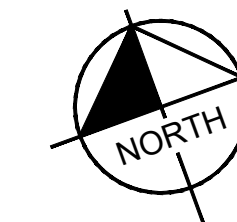
EXISTING PAVILION PROPOSED USAGE

### GENERAL NOTES

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### LEGEND

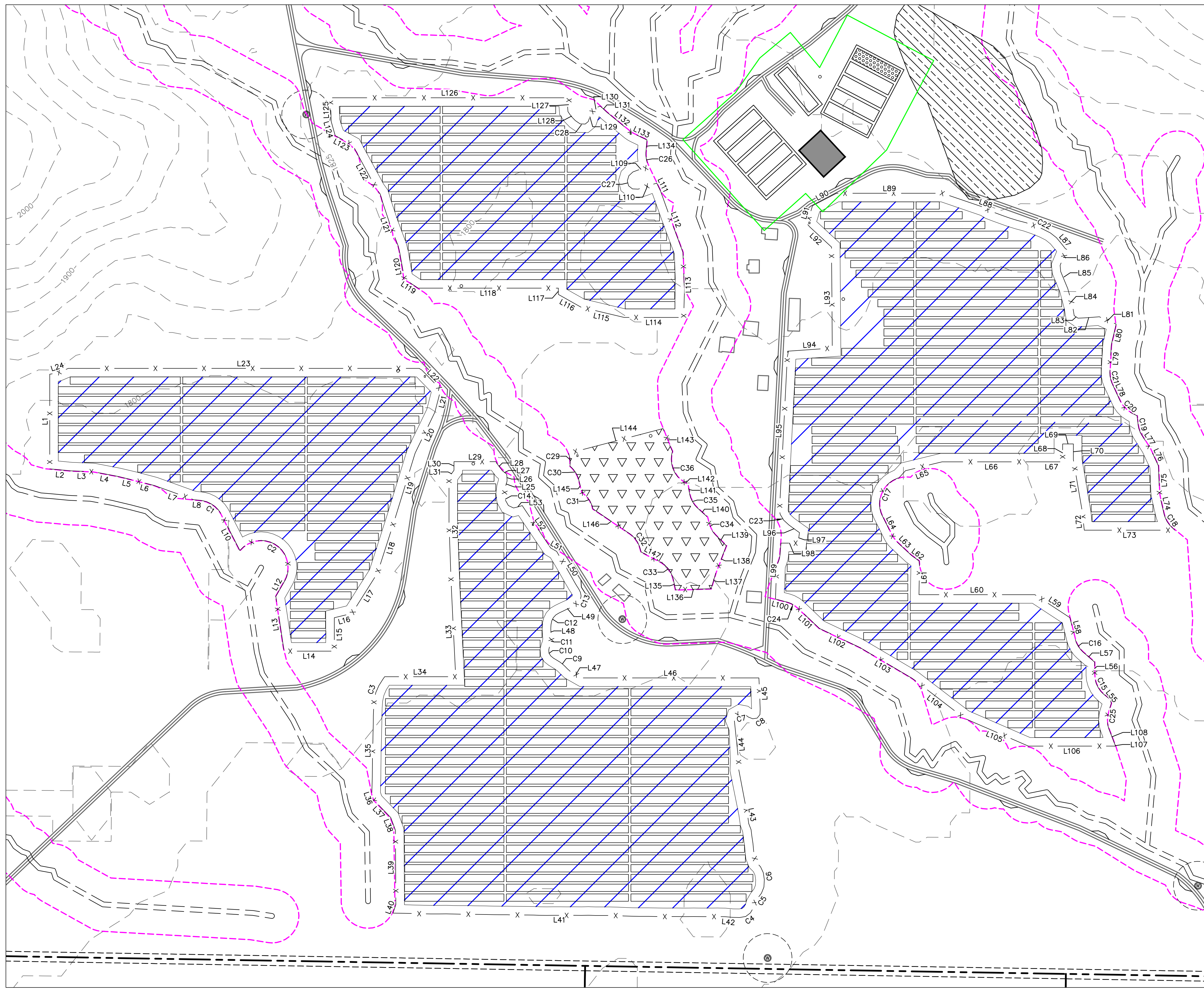
- APPROXIMATE LIMITS OF SPECIFIC LICENSE USAGE WITHIN PAVILION BUILDING. SEE PLAN VIEW FOR LICENSE TYPE.
- PROPOSED CCTV RECORDING DEVICE. SEE SHEET C4.0 FOR MORE INFORMATION



KHA PROJECT 197400001	DATE 4/30/2021	SCALE AS SHOWN GN	DRAWN NS	CHECKED FF	<b>ENLARGED PAVILION BUILDING</b>			HIGH VALLEY RANCH LAKE COUNTY, CA	
LICENSED PROFESSIONAL ENGINEER M. P. WALWA No. 88669 REGISTERED FOR CONSTRUCTION CIVIL ENGINEER STATE OF CALIFORNIA					PREPARED BY: <b>Kimley Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM			APPLICANT: SOURZHVR, INC. 11315 TROSPER WAY SAN DIEGO, CA 92131	
		2ND COUNTY SUBMITTAL		4/29/2021					
		1ST COUNTY SUBMITTAL		2/4/2021					
		No.		REVISIONS					
SHEET NUMBER				C3.2					



Plotted By: Srivinas, Sarjana Sheet Set: Khr Layout: Layout1 April 30, 2021 08:40:04am \\D:\KFFPD\Co-look\Project\0AK\_IP10\197400001 - High Valley Ranch\07 CAD\Exhibits\PRELIM DIMENSIONAL CONTROL PLAN.dwg  
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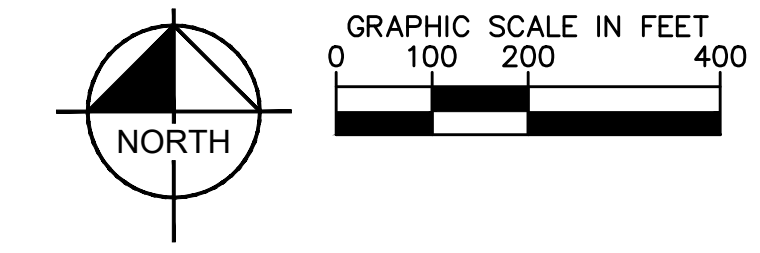


### GENERAL NOTES

1. SEE SHEET C3.4 FOR LINE AND CURVE TABLES

### LEGEND

- PROPERTY LINE
- 100' WATERWAY SETBACK
- WATERWAY (CLASS TYPE PER PLAN)
- SECURITY FENCE
- 100' DEFENSIBLE SPACE BUFFER
- OUTDOOR CULTIVATION AREA, 80 ACRES.
- "BUILDING #1" - PROPOSED COLD STORAGE BUILDING
- PROPOSED NURSERY AREA, 5.0 ACRES
- APPROXIMATE SIZE AND LOCATION OF EXISTING VEGETATION COMPOST AREA
- EXISTING WELL LOCATION WITH 100' SETBACK



KHA PROJECT 197400001		DATE 4/30/2021		SCALE AS SHOWN		DESIGNED CNI		DRAWN NS		CHECKED FF	
LICENSED PROFESSIONAL ENGINEER M. S. P. T. W. A. A. No. 86624 STATE OF CALIFORNIA FOR CONSTRUCTION		PREPARED BY: <b>Kimley-Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 565 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM		APPLICANT: SOURZHVR, INC. 11315 TROVATIEN WAY SAN DIEGO, CA 92131		2ND COUNTY SUBMITTAL 4/29/2021		1ST COUNTY SUBMITTAL 2/4/2021		REVISIONS DATE	
HIGH VALLEY RANCH LAKE COUNTY, CA				FENCE DIMENSION PLAN				SHEET NUMBER C3.3			



Plotted By: Srinivas, Sarjama Sheet: Set: KHA Layout: 1 (2) April 30, 2021 08:41:39am \\CAKFFP01\ca\_008\Project\04K-ITD\197400001 - High Valley Ranch\07\_CAD\Exhibits\PRELIM DIMENSIONAL CONTROL PLAN.dwg  
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LINE TABLE		
LINE	LENGTH	BEARING
L1	387.79	S0°00'00.00"E
L2	88.10	S84°45'35.13"E
L3	87.43	S87°42'33.79"E
L4	108.71	S79°27'25.12"E
L5	78.08	S76°35'42.32"E
L6	74.24	S75°15'22.90"E
L7	171.10	S70°13'16.79"E
L8	27.98	S84°17'21.78"E
L10	164.87	S27°04'18.96"E
L12	91.32	S28°57'37.21"W
L13	227.15	S8°31'50.54"E
L14	205.83	N90°00'00.00"E
L15	136.95	N0°00'00.00"E
L16	74.56	N76°09'35.38"E
L17	194.79	N32°19'47.34"E
L18	230.25	N17°51'26.19"E
L19	285.20	N17°05'31.81"E
L20	186.46	N25°43'44.03"E
L21	95.56	N14°34'16.00"E
L22	123.96	N45°21'45.26"W
L23	1437.36	S89°59'59.99"W
L24	80.16	S72°30'37.77"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	111.38'	107.65'
C2	111.62'	312.81'

FIELD 1 - LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L25	25.92	N16°23'30.45"E
L26	27.39	N2°54'46.17"W
L27	23.15	N50°37'43.99"W
L28	45.02	N34°42'09.74"W
L29	172.65	N90°00'00.00"W
L30	35.32	S0°00'00.00"E
L31	34.66	S35°56'26.04"W
L32	447.33	S1°10'04.71"E
L33	370.73	S2°48'19.72"E
L34	291.05	N90°00'00.00"W
L35	351.77	S1°11'34.51"W
L36	29.39	S18°11'44.37"E
L37	98.57	S43°56'15.75"E
L38	55.77	S20°09'06.88"E
L39	304.10	S0°19'47.57"E
L40	36.86	S19°07'59.08"W
L41	1361.31	S89°22'49.57"E
L42	30.72	S84°45'45.27"E
L43	390.87	N10°43'59.01"W
L44	199.64	N5°01'48.77"W
L45	128.26	N2°26'13.50"W
L46	724.71	N90°00'00.00"W
L47	56.53	N60°38'21.00"W
L48	30.82	N2°59'13.82"W
L49	76.62	N61°52'57.01"E

LINE TABLE		
LINE	LENGTH	BEARING
L50	193.80	N30°05'56.30"W
L51	29.26	N59°19'08.34"W
L52	208.42	N33°52'44.60"W
L53	37.00	S75°00'11.97"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C3	188.62'	137.73'
C4	70.76'	123.44'
C5	190.51'	48.69'
C6	108.12'	136.14'
C7	30.83'	78.77'
C8	29.74'	80.88'
C9	228.16'	85.96'
C10	36.71'	55.73'
C11	82.71'	45.77'
C12	63.48'	75.54'
C13	37.64'	57.12'
C14	69.49'	100.79'

FIELD 2 - LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L55	43.74	N38°26'37.40"W
L56	53.00	N0°00'00.03"E
L57	64.20	N48°48'50.05"W
L58	92.30	N14°02'10.15"W
L59	171.17	N56°42'07.30"W
L60	475.04	S89°59'59.97"W
L61	138.39	N0°04'02.26"E
L62	39.73	N53°22'51.86"W
L63	113.41	N44°02'42.93"W
L64	91.30	N26°33'53.66"W
L65	188.28	N69°35'49.97"E
L66	403.93	N90°00'00.00"E
L67	90.35	N90°00'00.00"E
L68	73.40	N0°00'00.00"E
L69	43.81	N90°00'00.00"E
L70	64.47	S0°00'00.00"E
L71	218.21	S9°40'20.42"E
L72	74.35	S6°14'59.30"E
L73	371.02	N90°00'00.00"E
L74	81.46	N12°52'26.07"W
L75	120.52	N2°35'35.01"W
L76	79.95	N25°20'45.72"W
L77	64.84	N32°28'15.70"W
L78	80.96	N24°46'30.00"W
L79	115.05	N3°16'48.38"E

LINE TABLE		
LINE	LENGTH	BEARING
L80	84.53	N13°06'56.87"E
L81	74.76	N66°19'58.57"W
L82	87.93	S86°31'11.54"W
L83	18.67	N56°55'34.67"W
L84	113.60	N13°21'22.56"W
L85	100.66	N18°13'53.37"W
L86	70.55	N22°43'54.21"E
L87	64.45	N41°23'37.50"W
L88	363.16	N70°35'05.03"W
L89	434.45	N89°59'59.99"W
L90	110.78	S62°28'23.94"W
L91	76.81	S16°42'45.30"W
L92	138.31	S46°21'16.72"E
L93	414.15	S0°27'16.37"E
L94	183.48	S86°04'08.26"W
L95	655.22	S2°55'13.02"W
L96	53.85	S54°12'19.27"E
L97	43.46	S7°44'03.62"W
L98	70.13	N90°00'00.00"W
L99	230.38	S5°34'45.63"W
L100	51.69	S75°15'22.90"E
L101	122.70	S46°32'52.74"E
L102	180.12	S64°47'55.48"E
L103	248.07	S59°31'58.57"E
L104	273.71	S52°41'20.31"E

LINE TABLE		
LINE	LENGTH	BEARING
L105	285.30	S66°31'54.72"E
L106	356.95	N90°00'00.00"E
L107	3.37	N17°52'42.91"W
L108	74.32	N21°02'12.25"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C15	123.50'	93.92'
C16	117.12'	59.67'
C17	111.05'	191.29'
C18	124.71'	78.98'
C19	173.32'	80.69'
C20	115.73'	94.16'
C21	100.66'	45.77'
C22	330.79'	139.32'
C23	87.93'	70.89'
C24	115.08'	47.19'
C25	128.62'	105.78'

FIELD 3 - LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L109	69.58	S71°40'16.33"W
L110	80.37	N72°15'10.59"E
L111	33.83	S25°20'45.72"E
L112	268.87	S20°08'50.71"E
L113	267.28	S0°37'46.40"E
L114	243.62	S89°59'59.86"W
L115	181.65	N76°35'52.49"W
L116	106.88	N60°36'08.02"W
L117	25.46	N0°00'01.49"W
L118	574.61	N90°00'00.00"W
L119	67.56	N56°00'16.43"W
L120	110.69	N9°59'23.39"W
L121	251.93	N18°32'02.94"W
L122	229.03	N29°13'50.78"W
L123	82.53	N61°16'27.33"W
L124	59.77	N15°55'54.33"W
L125	97.63	N2°15'49.68"W
L126	979.28	N90°00'00.00"E
L127	57.04	S5°25'05.35"W
L128	47.30	S39°20'39.98"E
L129	41.03	N19°52'03.46"E
L130	43.53	N54°59'27.68"E
L131	34.76	S47°06'57.20"E
L132	136.01	S50°53'45.04"E
L133	67.03	S64°07'11.41"E

LINE TABLE		
LINE	LENGTH	BEARING
L134	52.15	S4°45'26.22"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C26	113.52'	59.47'
C27	36.92'	109.71'
C28	30.89'	63.60'

FIELD 4 - LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L135	45.86	S12°15'52.89"E
L136	145.82	N88°10'54.02"E
L137	70.98	N16°36'36.11"E
L138	115.91	N21°21'10.10"E
L139	63.90	N44°59'59.37"W
L140	56.77	N47°29'21.77"W
L141	40.69	N10°37'10.50"W
L142	23.07	N57°31'43.15"W
L143	100.74	N22°27'08.32"W
L144	400.03	S75°20'06.64"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C29	116.83'	53.22'
C30	108.86'	65.49'
C31	105.78'	82.91'
C32	113.71'	90.55'
C33	111.79'	92.93'
C34	141.74'	80.65'
C35	112.93'	63.32'
C36	110.01'	140.93'

NURSERY - LINE & CURVE TABLES

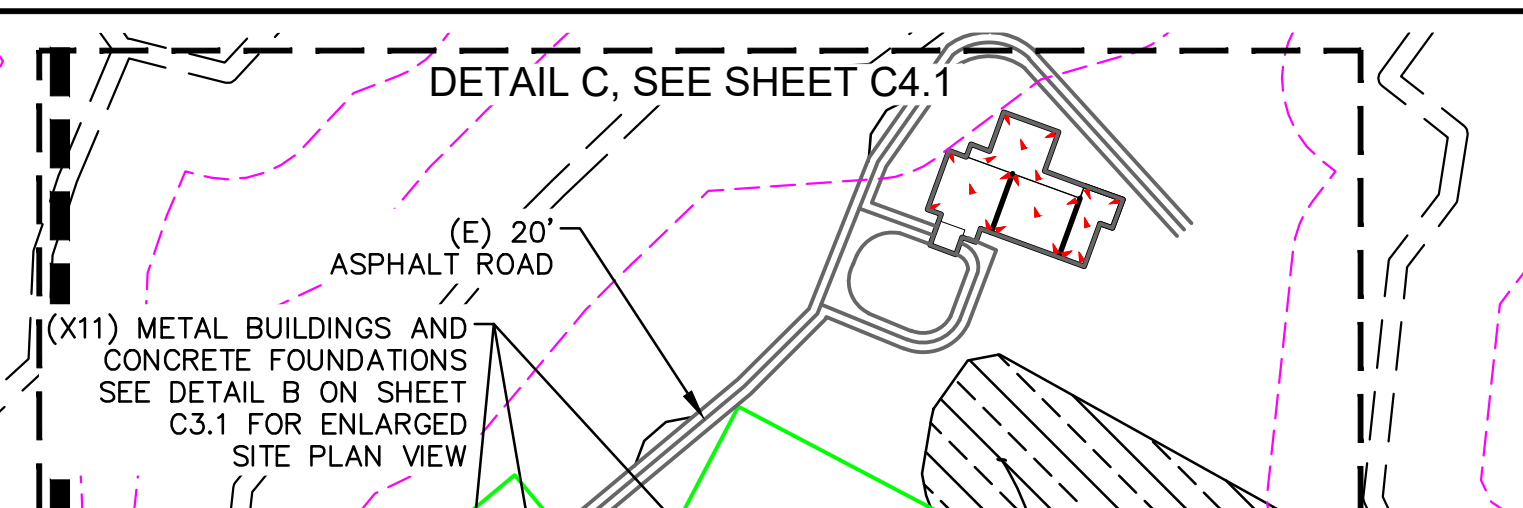
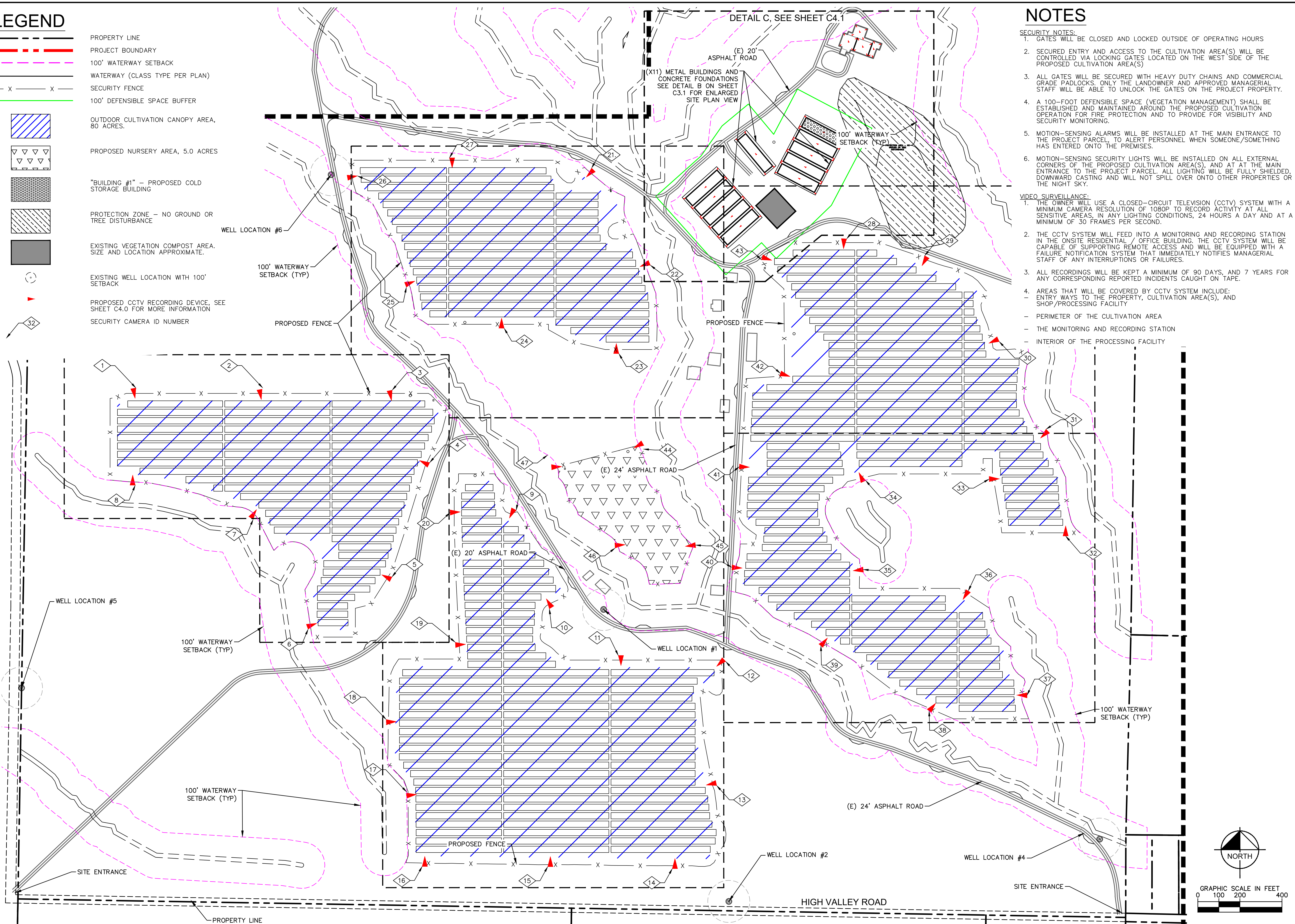
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<b>LINE AND CURVE TABLES</b>											
<b>HIGH VALLEY RANCH</b>											
LAKE COUNTY, CA											
SHEET NUMBER <b>C3.4</b>											
APPLICANT: SOURZHR, INC. 11315 TREGURN WAY SAN DIEGO, CA 92131											
PREPARED BY: <b>Kimley-Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM											
LICENSED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 88623 CIVIL CONSTRUCTION											
2ND COUNTY SUBMITTAL		4/29/2021		1ST COUNTY SUBMITTAL		2/4/2021		REVISIONS		DATE	



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# LEGEND

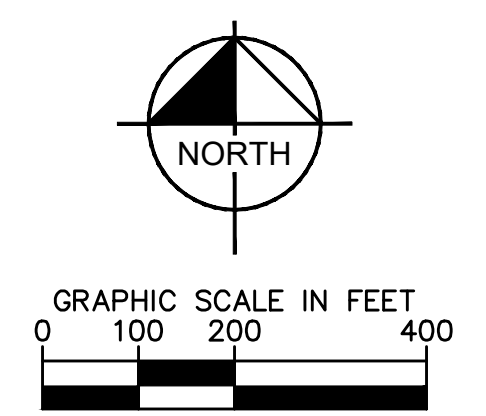
- PROPERTY LINE
- PROJECT BOUNDARY
- 100' WATERWAY SETBACK
- WATERWAY (CLASS TYPE PER PLAN)
- SECURITY FENCE
- 100' DEFENSIBLE SPACE BUFFER
- OUTDOOR CULTIVATION CANOPY AREA, 80 ACRES.
- PROPOSED NURSERY AREA, 5.0 ACRES
- "BUILDING #1" - PROPOSED COLD STORAGE BUILDING
- PROTECTION ZONE - NO GROUND OR TREE DISTURBANCE
- EXISTING VEGETATION COMPOST AREA. SIZE AND LOCATION APPROXIMATE.
- EXISTING WELL LOCATION WITH 100' SETBACK
- PROPOSED CCTV RECORDING DEVICE, SEE SHEET C4.0 FOR MORE INFORMATION
- SECURITY CAMERA ID NUMBER



# NOTES

- SECURITY NOTES:**
1. GATES WILL BE CLOSED AND LOCKED OUTSIDE OF OPERATING HOURS
  2. SECURED ENTRY AND ACCESS TO THE CULTIVATION AREA(S) WILL BE CONTROLLED VIA LOCKING GATES LOCATED ON THE WEST SIDE OF THE PROPOSED CULTIVATION AREA(S)
  3. ALL GATES WILL BE SECURED WITH HEAVY DUTY CHAINS AND COMMERCIAL GRADE PADLOCKS. ONLY THE LANDOWNER AND APPROVED MANAGERIAL STAFF WILL BE ABLE TO UNLOCK THE GATES ON THE PROJECT PROPERTY.
  4. A 100-FOOT DEFENSIBLE SPACE (VEGETATION MANAGEMENT) SHALL BE ESTABLISHED AND MAINTAINED AROUND THE PROPOSED CULTIVATION OPERATION FOR FIRE PROTECTION AND TO PROVIDE FOR VISIBILITY AND SECURITY MONITORING.
  5. MOTION-SENSING ALARMS WILL BE INSTALLED AT THE MAIN ENTRANCE TO THE PROJECT PARCEL, TO ALERT PERSONNEL WHEN SOMEONE/SOMETHING HAS ENTERED ONTO THE PREMISES.
  6. MOTION-SENSING SECURITY LIGHTS WILL BE INSTALLED ON ALL EXTERNAL CORNERS OF THE PROPOSED CULTIVATION AREA(S), AND AT AT THE MAIN ENTRANCE TO THE PROJECT PARCEL. ALL LIGHTING WILL BE FULLY SHIELDED, DOWNWARD CASTING AND WILL NOT SPILL OVER ONTO OTHER PROPERTIES OR THE NIGHT SKY.

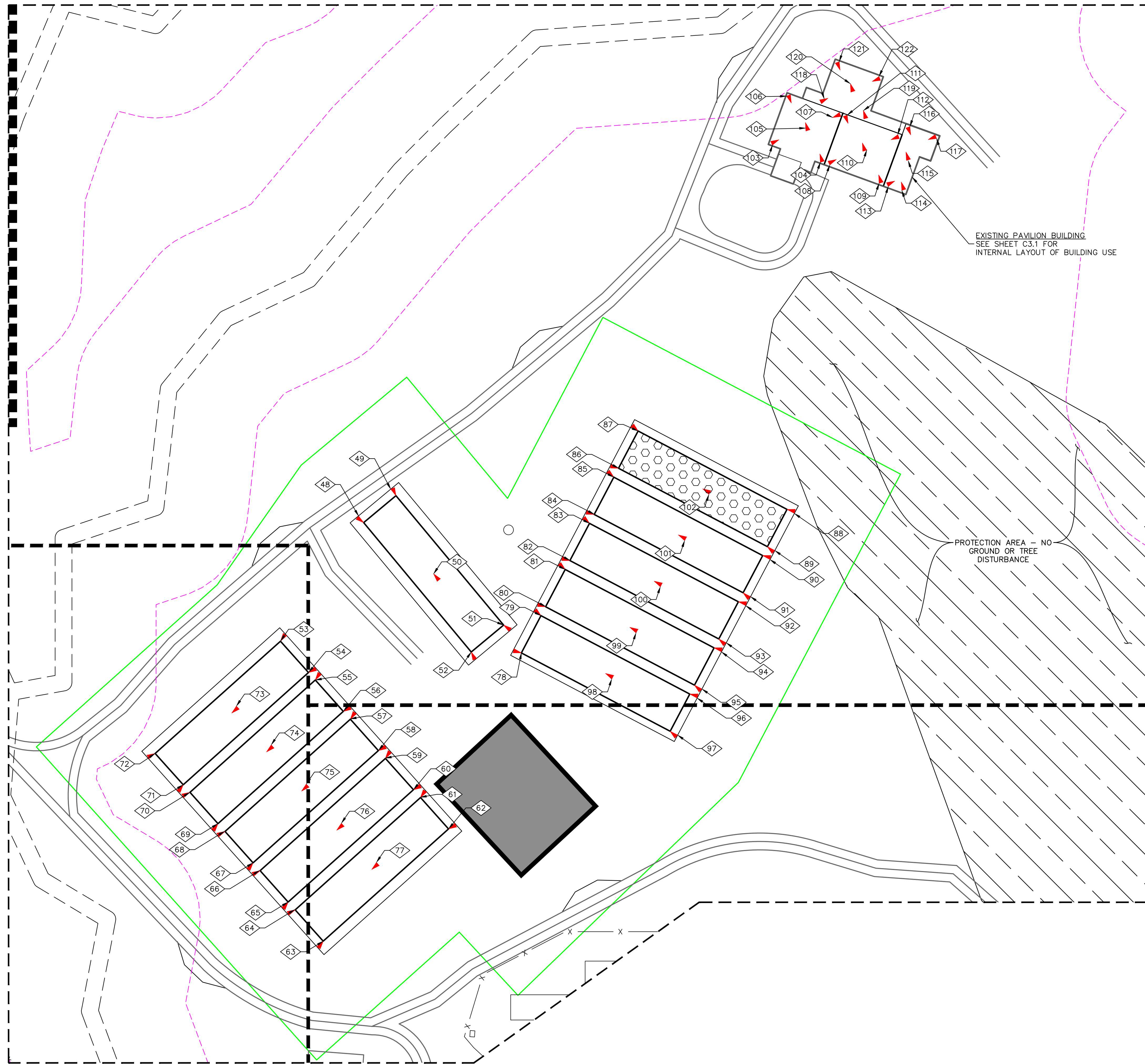
- VIDEO SURVEILLANCE:**
1. THE OWNER WILL USE A CLOSED-CIRCUIT TELEVISION (CCTV) SYSTEM WITH A MINIMUM CAMERA RESOLUTION OF 1080P TO RECORD ACTIVITY AT ALL SENSITIVE AREAS, IN ANY LIGHTING CONDITIONS, 24 HOURS A DAY AND AT A MINIMUM OF 30 FRAMES PER SECOND.
  2. THE CCTV SYSTEM WILL FEED INTO A MONITORING AND RECORDING STATION IN THE ONSITE RESIDENTIAL / OFFICE BUILDING. THE CCTV SYSTEM WILL BE CAPABLE OF SUPPORTING REMOTE ACCESS AND WILL BE EQUIPPED WITH A FAILURE NOTIFICATION SYSTEM THAT IMMEDIATELY NOTIFIES MANAGERIAL STAFF OF ANY INTERRUPTIONS OR FAILURES.
  3. ALL RECORDINGS WILL BE KEPT A MINIMUM OF 90 DAYS, AND 7 YEARS FOR ANY CORRESPONDING REPORTED INCIDENTS CAUGHT ON TAPE.
  4. AREAS THAT WILL BE COVERED BY CCTV SYSTEM INCLUDE:
    - ENTRY WAYS TO THE PROPERTY, CULTIVATION AREA(S), AND SHOP/PROCESSING FACILITY
    - PERIMETER OF THE CULTIVATION AREA
    - THE MONITORING AND RECORDING STATION
    - INTERIOR OF THE PROCESSING FACILITY



APPLICANT:		SOURZHRV, INC.	
PREPARED BY:		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM	
KHA PROJECT 197400001 DATE 4/30/2021 SCALE AS SHOWN DESIGNED: CM DRAWN: NS CHECKED: FP		2ND COUNTY SUBMITTAL 4/29/2021	1ST COUNTY SUBMITTAL 2/4/2021
SECURITY PLAN HIGH VALLEY RANCH LAKE COUNTY, CA		SHEET NUMBER <b>C4.0</b>	



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DETAIL C

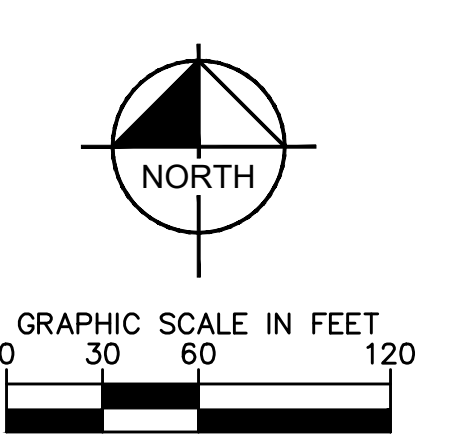
### NOTES

- SECURITY NOTES:**
- GATES WILL BE CLOSED AND LOCKED OUTSIDE OF OPERATING HOURS
  - SECURED ENTRY AND ACCESS TO THE CULTIVATION AREA(S) WILL BE CONTROLLED VIA LOCKING GATES LOCATED ON THE WEST SIDE OF THE PROPOSED CULTIVATION AREA(S)
  - ALL GATES WILL BE SECURED WITH HEAVY DUTY CHAINS AND COMMERCIAL GRADE PADLOCKS. ONLY THE LANDOWNER AND APPROVED MANAGERIAL STAFF WILL BE ABLE TO UNLOCK THE GATES ON THE PROJECT PROPERTY.
  - A 100-FOOT DEFENSIBLE SPACE (VEGETATION MANAGEMENT) SHALL BE ESTABLISHED AND MAINTAINED AROUND THE PROPOSED CULTIVATION OPERATION FOR FIRE PROTECTION AND TO PROVIDE FOR VISIBILITY AND SECURITY MONITORING.
  - MOTION-SENSING ALARMS WILL BE INSTALLED AT THE MAIN ENTRANCE TO THE PROJECT PARCEL, TO ALERT PERSONNEL WHEN SOMEONE/SOMETHING HAS ENTERED ONTO THE PREMISES.
  - MOTION-SENSING SECURITY LIGHTS WILL BE INSTALLED ON ALL EXTERNAL CORNERS OF THE PROPOSED CULTIVATION AREA(S), AND AT THE MAIN ENTRANCE TO THE PROJECT PARCEL. ALL LIGHTING WILL BE FULLY SHIELDED, DOWNWARD CASTING AND WILL NOT SPILL OVER ONTO OTHER PROPERTIES OR THE NIGHT SKY.

- VIDEO SURVEILLANCE:**
- THE OWNER WILL USE A CLOSED-CIRCUIT TELEVISION (CCTV) SYSTEM WITH A MINIMUM CAMERA RESOLUTION OF 1080P TO RECORD ACTIVITY AT ALL SENSITIVE AREAS, IN ANY LIGHTING CONDITIONS, 24 HOURS A DAY AND AT A MINIMUM OF 30 FRAMES PER SECOND.
  - THE CCTV SYSTEM WILL FEED INTO A MONITORING AND RECORDING STATION IN THE ONSITE RESIDENTIAL / OFFICE BUILDING. THE CCTV SYSTEM WILL BE CAPABLE OF SUPPORTING REMOTE ACCESS AND WILL BE EQUIPPED WITH A FAILURE NOTIFICATION SYSTEM THAT IMMEDIATELY NOTIFIES MANAGERIAL STAFF OF ANY INTERRUPTIONS OR FAILURES.
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    - THE MONITORING AND RECORDING STATION
    - INTERIOR OF THE PROCESSING FACILITY

### LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- 100' WATERWAY SETBACK
- WATERWAY (CLASS TYPE PER PLAN)
- SECURITY FENCE
- 100' DEFENSIBLE SPACE BUFFER
- PROPOSED CCTV RECORDING DEVICE, SEE SHEET C4.0 FOR MORE INFORMATION
- SECURITY CAMERA ID NUMBER
- APPROXIMATE SIZE AND LOCATION OF EXISTING VEGETATION COMPOST AREA
- PROTECTION AREA - NO TREE OR GROUND DISTURBANCE
- "BUILDING #1" - PROPOSED COLD STORAGE BUILDING



KHA PROJECT 197400001		DATE 4/30/2021		SCALE AS SHOWN		DESIGNED GN		DRAWN NS		CHECKED FF	
KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 WWW.KIMLEY-HORN.COM		APPLICANT: SOURZHVR, INC.		2ND COUNTY SUBMITTAL 4/29/2021		1ST COUNTY SUBMITTAL 2/4/2021		REVISIONS		DATE	
LICENSED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 88669 CIVIL ENGINEER		PREPARED BY: Kimley-Horn		2		1		No.		No.	
HIGH VALLEY RANCH LAKE COUNTY, CA		DETAIL C SECURITY PLAN		SHEET NUMBER C4.1		LAKE COUNTY, CA		LAKE COUNTY, CA		LAKE COUNTY, CA	