

# COVER SHEET - Blue Oaks Farms Cultivation Site Plan

1756 OGULIN CANYON RD. CLEARLAKE CA APN: 010-055-46

## SITE PLAN DATA

AREA OF PROPERTY 46.52 +/- ACRES  
 CULTIVATION AREA 2.05 ACRE (P)  
 ZONING RL - RURAL LANDS

## CULTIVATION LICENSE

THE INTENTION OF THIS SITE MAP IS FOR THE SUBMITTAL APPLICATION FOR CALIFORNIA STATE LICENSE TYPE 3 OUTDOOR-SMALL OUTDOOR.

## PROPERTY OWNER & APPLICANT

Kim Gardner  
 Blue Oaks Farms LLC  
 245 Paula Lane  
 Petaluma, CA 94952  
 PHONE: (415) 637-6456  
 EMAIL: kimlichtergardner@gmail.com



LOCATION MAP

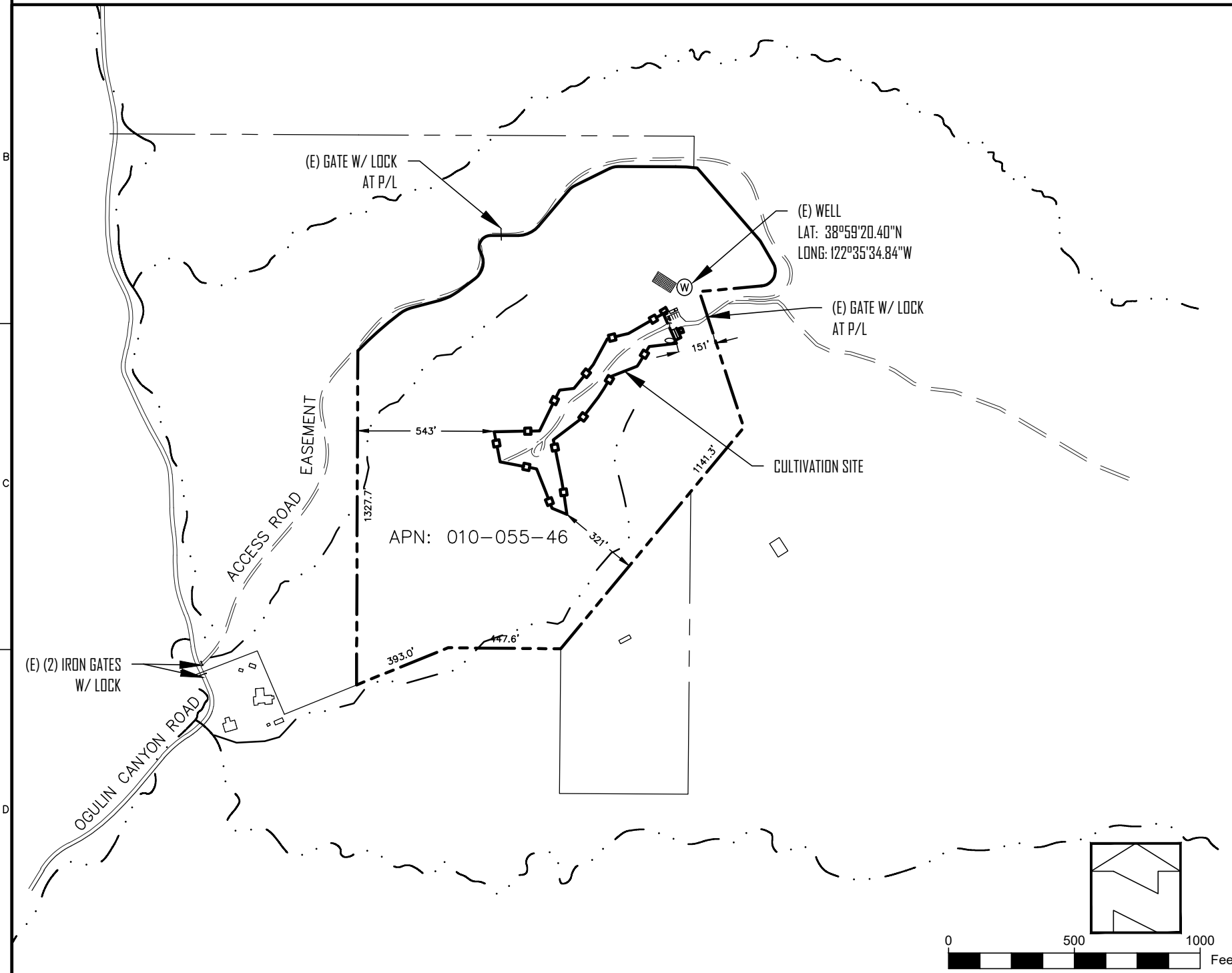
## LEGEND

- PROPERTY LINE
- SETBACK LINE
- CULTIVATION FENCE (P)
- CREEK/DRAINAGE COURSE
- WIRE FENCE (E)
- ACCESS ROAD/DRIVEWAY
- TREE/BRUSH LINE
- IRRIGATION LINE (E)
- IRRIGATION WELL
- SECURITY CAMERA

NOTE:  
 1.) THIS IS NOT A RECORD OF SURVEY. THE BOUNDARY SHOWN IS APPROXIMATE AND BASED OFF OF ASSESSOR'S PARCEL MAPS. NO SURVEY MONUMENTS ARE FOUND NOR SHOWN.

## SITE PLAN INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SURROUNDING AREA AERIAL
- SHEET 3 CANNABIS CULTIVATION SITE
- SHEET 4 CANNABIS CULTIVATION IMPROVEMENTS
- SHEET 5 DETAIL DRAWINGS



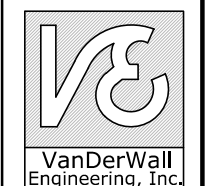
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 COUNTY OF LAKE LAKEPORT, CA

PO BOX 431  
 KELSEYVILLE, CA 95451  
 707-279-4887

**VanDerWall Engineering, Inc.**

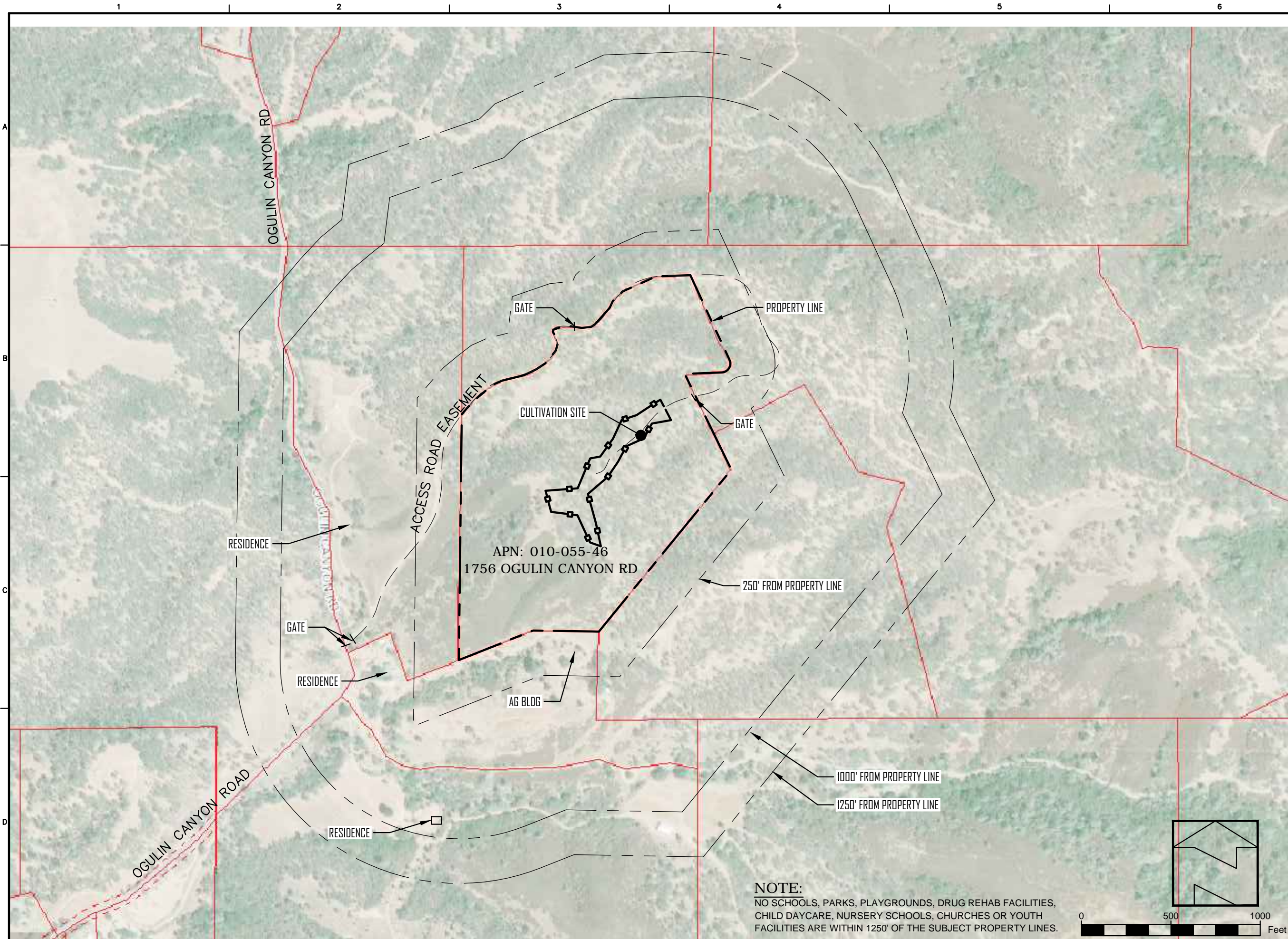
Cover Sheet  
 Blue Oaks Farm  
 APN: 010-055-46  
 1756 OGULIN CANYON ROAD  
 CLEARLAKE CALIFORNIA



VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.  
 0 1"

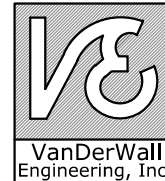
|       |           |
|-------|-----------|
| DATE  | June 2021 |
| PROJ  | 19-38     |
| DWG   |           |
| SHEET | 1 OF 5    |



APN: 010-055-46  
1756 OGULIN CANYON RD

**NOTE:**  
NO SCHOOLS, PARKS, PLAYGROUNDS, DRUG REHAB FACILITIES,  
CHILD DAYCARE, NURSERY SCHOOLS, CHURCHES OR YOUTH  
FACILITIES ARE WITHIN 1250' OF THE SUBJECT PROPERTY LINES.



|   |   |   |
|---|---|---|
| <p><b>VanDerWall</b><br/>Engineering, Inc.</p>                        |   |  <p>VanDerWall<br/>Engineering, Inc.</p> |
| <p>PO BOX 431<br/>KELSEYVILLE, CA 95451<br/>707-279-4887</p>          | <p><b>Surrounding Area Aerial</b><br/><b>Blue Oaks Farms</b><br/>APN: 010-055-46<br/>1756 OGULIN CANYON ROAD<br/>CLEARLAKE CALIFORNIA</p> |   |
| <p>VERIFY SCALE<br/>BAR IS ONE INCH ON ORIGINAL DRAWING.<br/>0 1"</p> |   |   |
| DATE  |   | DEC 2020  |
| PROJ  |   | 19-38   |
| DWG   |   |   |
| SHEET   |   | 2 OF 5  |

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**SITE PLAN DATA**

AREA OF PROPERTY 46.52 +/- ACRES  
 AREA OF CULTIVATION 2.0 ACRES  
 TOTAL FENCED AREA 2.65 ± ACRES

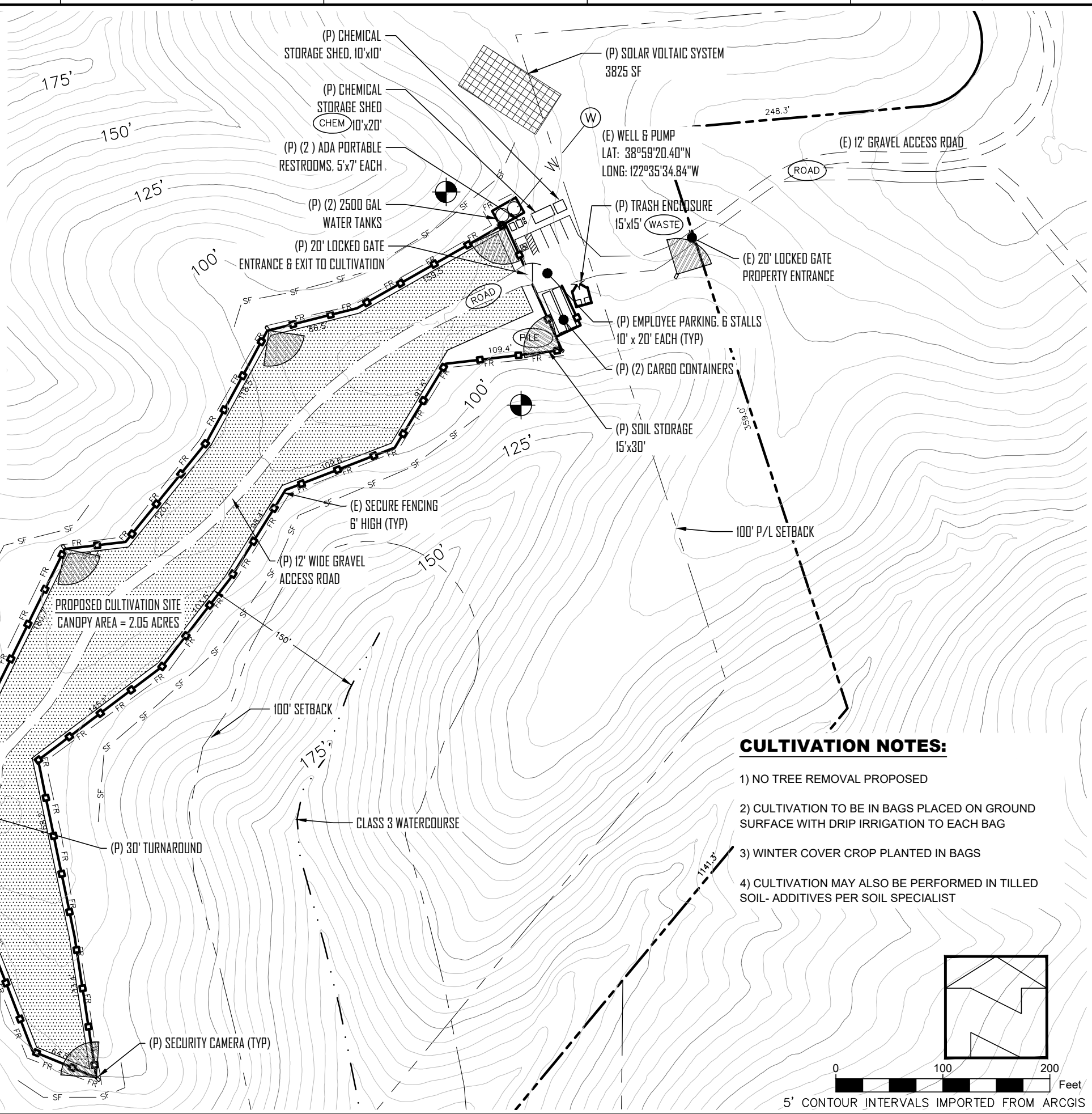
**STORMWATER MANAGEMENT PLAN**

SEED AND MAINTAIN A HEAVY STAND OF VEGETATION INCLUDING INCLUDING RYE GRASS AND FESCUE AROUND PERIMETER OF CULTIVATION FENCE MIN 30' WIDTH

**STORMWATER BMPS LEGEND \***

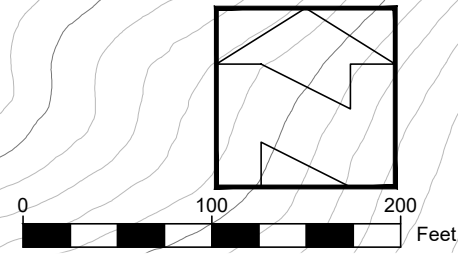
- FR FIBER ROLLS (SE-5)
- ROAD ROAD/PARKING LOT MGT (SC-40,43,44)
- PILE STOCK PILE MGT (WE-1, WM-1,3)
- CHEM CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
- SWALE SWALE MGT (EC-9, SE-6,8,9)
- WASTE WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
- SED SEDIMENT TRAP/BASEIN (SE-2,3)
- Water Quality Monitoring Location
- SURFACE STABILIZATION (EC-2,6,7,8,15,16)
- SILT FENCE (SE-1)

\* ALL STORMWATER BMPS SHALL BE INSTALLED AND MAINTAINED AS PER CALIFORNIA STORMWATER BMP HANDBOOK.



**CULTIVATION NOTES:**

- 1) NO TREE REMOVAL PROPOSED
- 2) CULTIVATION TO BE IN BAGS PLACED ON GROUND SURFACE WITH DRIP IRRIGATION TO EACH BAG
- 3) WINTER COVER CROP PLANTED IN BAGS
- 4) CULTIVATION MAY ALSO BE PERFORMED IN TILLED SOIL- ADDITIVES PER SOIL SPECIALIST



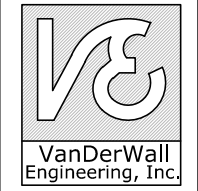
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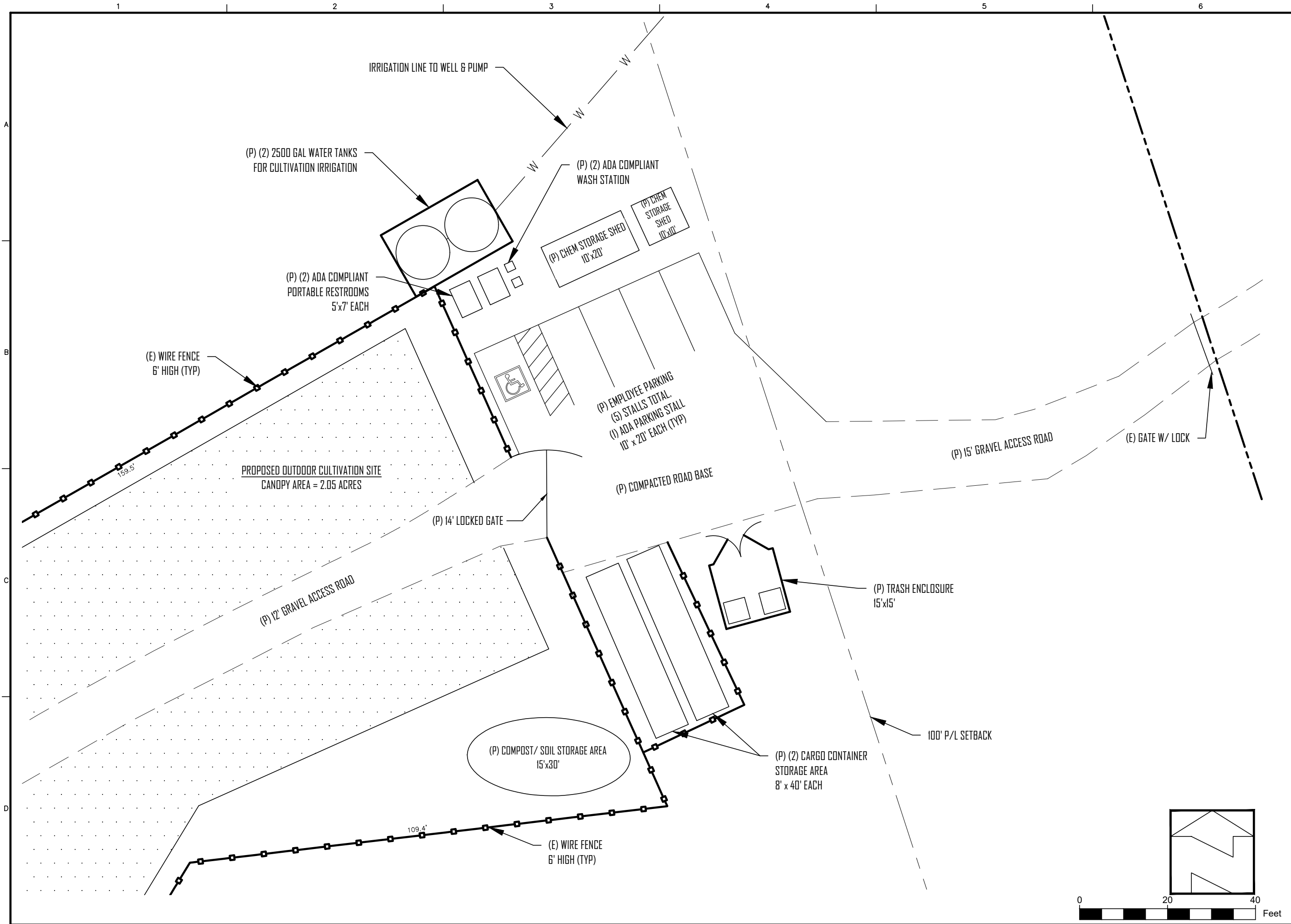
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**Cannabis Cultivation Site**  
**Blue Oaks Farm**  
 APN: 010-055-46  
 1756 OGULIN CANYON ROAD  
 CLEARLAKE CALIFORNIA



|                                      |          |
|--------------------------------------|----------|
| VERIFY SCALE                         |          |
| BAR IS ONE INCH ON ORIGINAL DRAWING. | 0 1"     |
| DATE                                 | DEC 2020 |
| PROJ                                 | 19-38    |
| DWG                                  |          |
| SHEET                                | 3 OF 5   |



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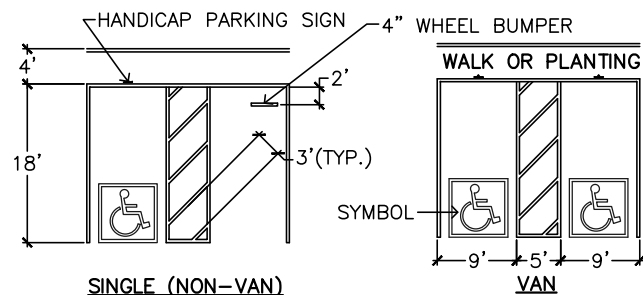
**Cannabis Cultivation Site Plan**  
**Blue Oaks Farm**  
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CLEARLAKE CALIFORNIA

**VanDerWall Engineering, Inc.**

|                                      |           |
|--------------------------------------|-----------|
| VERIFY SCALE                         |           |
| BAR IS ONE INCH ON ORIGINAL DRAWING. |           |
| DATE                                 | JUNE 2021 |
| PROJ                                 | 19-38     |
| DWG                                  |           |
| SHEET                                | 4 OF 5    |

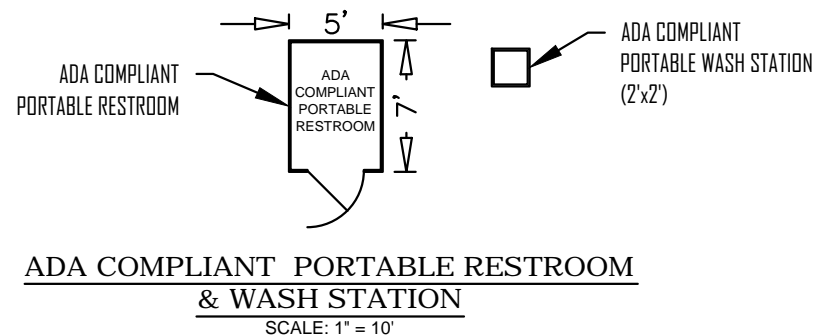
# Cannabis Related Building Layout

APN: 010-055-46  
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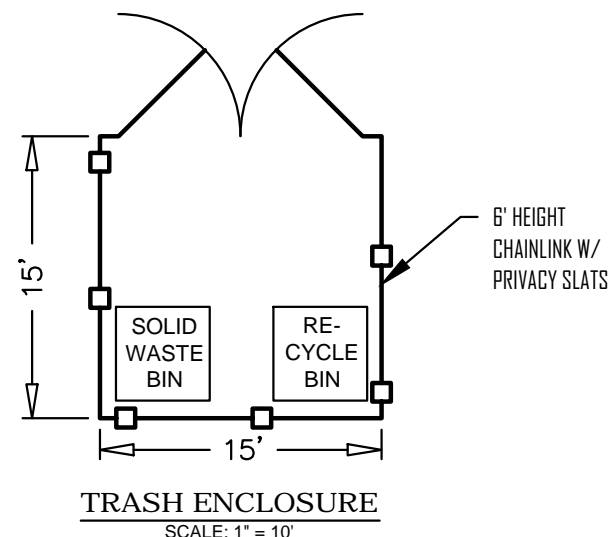


- HANDICAPPED SPACE MUST PERMIT USE EITHER OF CAR DOORS.
- BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
- WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
- SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 1/4" / FT. IN ANY DIRECTION.
- RAMP SHALL NOT ENCROACH INTO ANY PARKING SPACE.
- HANDICAPPED SPACE SHALL BE NEAR ACCESSIBLE PRIMARY ENTRANCE OF BLDG.
- WHEN ONLY ONE NON-VAN SPACE IS PROVIDED IT HAS TO BE 14' WIDE, LINED TO PROVIDE 9' PARKING AREA AND 5' LOADING AND UNLOADING AREA.
- WHEN MORE THAN ONE SPACE IS REQUIRED, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
- EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18' LONG.
- HANDICAP PARKING TO BE PAVED WITH EITHER ASPHALT OR CONCRETE

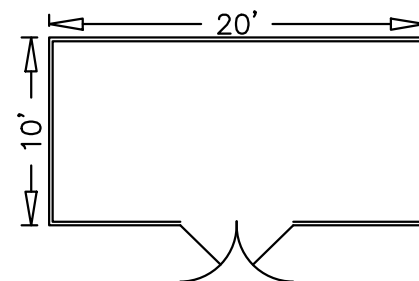
HANDICAP PARKING  
 NTS



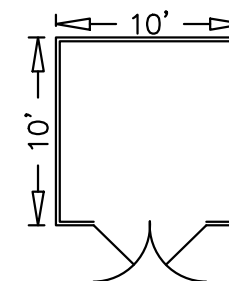
ADA COMPLIANT PORTABLE RESTROOM & WASH STATION  
 SCALE: 1" = 10'



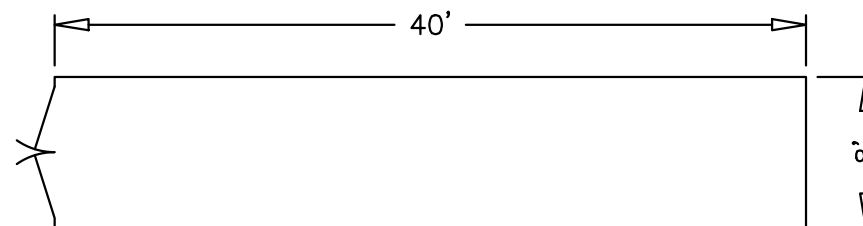
TRASH ENCLOSURE  
 SCALE: 1" = 10'



CHEMICAL STORAGE SHED (10'x20')  
 SCALE: 1" = 10'



CHEMICAL STORAGE SHED (10'x10')  
 SCALE: 1" = 10'



CARGO CONTAINER  
 SCALE: 1" = 10'

SUBMITTED TO:

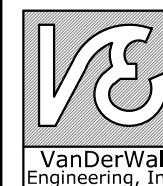
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Detail Drawings

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PROJ 19-38

DWG

SHEET 5 OF 5