

COVER SHEET - Bar X Ranch Cultivation

APN: 014-250-(05, 07, 10, 14)

18655 S STATE HIGHWAY 29, MIDDLETOWN, CA

PROPERTY OWNER

Name: LAKE COUNTY NATURAL HEALTH
 Address: 8430 ROVANA CIRCLE
 SACRAMENTO, CA 95828
 Phone: (510) 560-6010
 Email: CPRICE@GREENMATTER.COM

APPLICANT

Name: BAR X FARMS LLC
 Address: 20333 S. STATE STREET
 MIDDLETOWN, CA 95461
 Email: JMORIS@GREENMATTER.COM

WELL LOCATIONS

	LATITUDE	LONGITUDE
WELL #1	38°46'05.23" N	122°35'28.41"W
WELL #2	38°46'09.56"N	122°35'49.25"W

SITE PLAN DATA

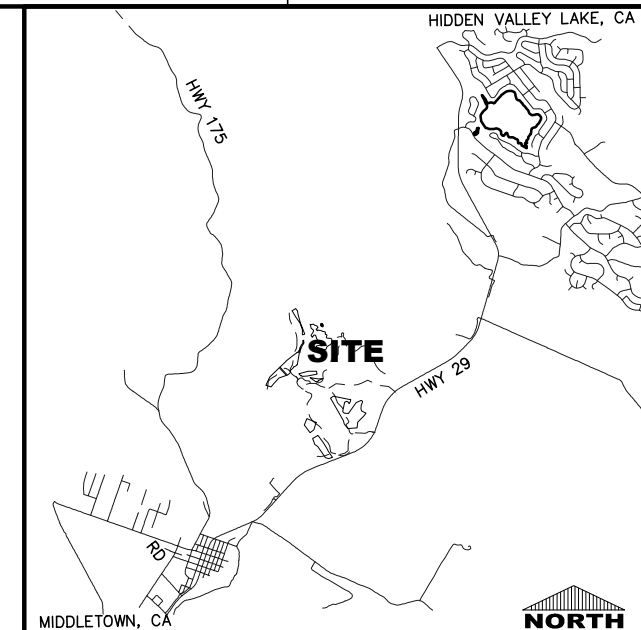
A.P.N.	014-250-05	014-250-07	014-250-10	014-250-14
ADDRESS	20103 S STATE HWY 29	19395 S STATE HWY 29	18655 S STATE HWY 29	20333 S STATE HWY 29
AREA OF PROPERTY	2.8 ACRES (AC)	564.9 AC	511.0 AC	515.9 AC
CULTIVATION AREA	N/A	39 ACRES	N/A	36.6 AC
CANOPY AREA	N/A	1,545,000 SF (35.5 AC)	N/A	1,160,000 SF (26.6 AC)
ZONING	RL	RL / A	RL	RL / A

STORMWATER BMPS LEGEND*

- FR — FR — FIBER ROLLS (SE-5)
- SWALE (EC-9, SE-6,8,9)
- WASTE (WM-5,6,7, SC-3,4)
- SED (SE-2,3)
- WATER QUALITY MONITORING LOCATION
- SURFACE STABILIZATION (EC-2,6,7,8,15,16)
- SILT FENCE (SE-1)
- ROAD/PARKING LOT MGT (SC-40,43,44)
- STOCK PILE MGT (WE-1, WM-1,3)
- CHEM (WM-1,2,3,4,5,6)
- WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
- SEDIMENT TRAP/BASEIN (SE-2,3)

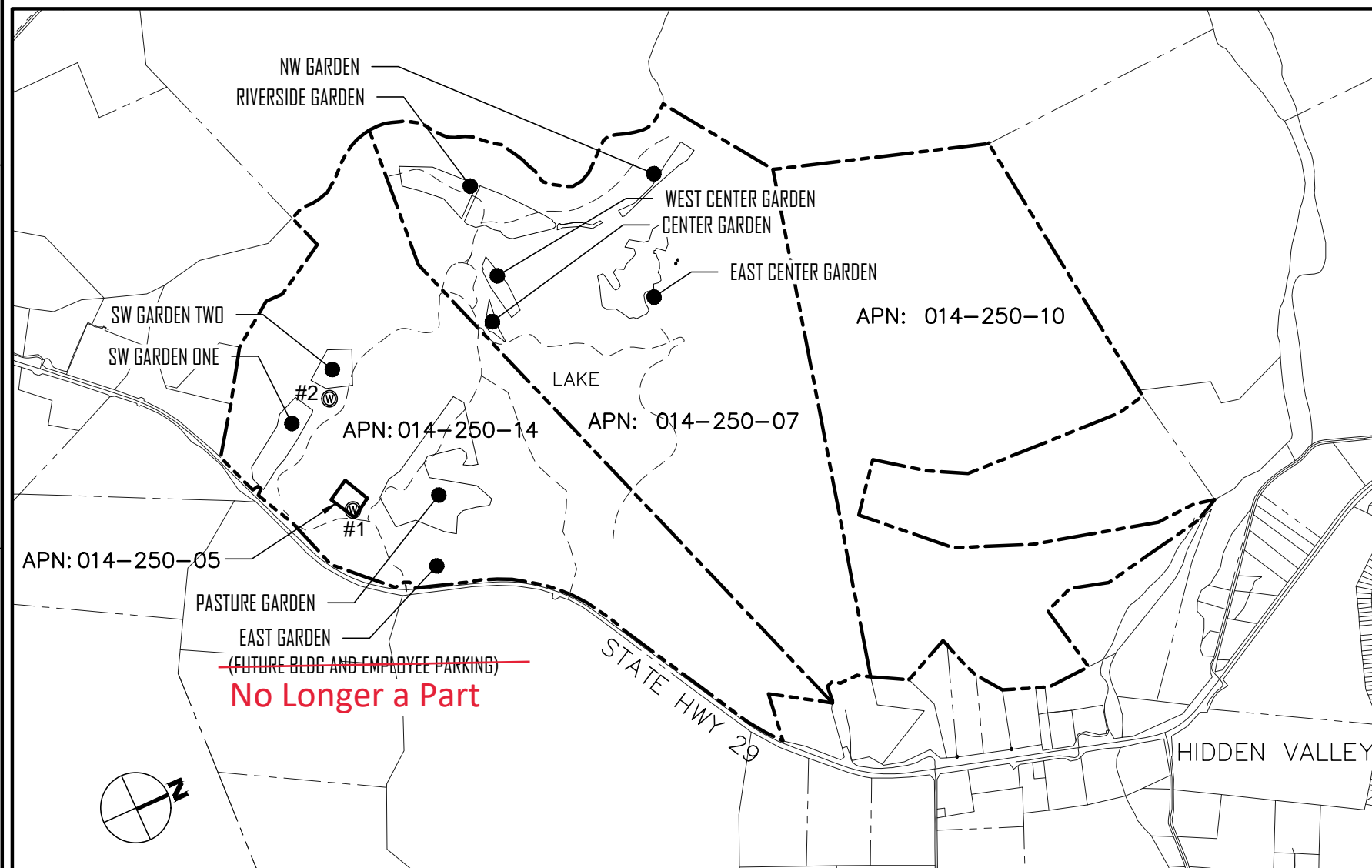
* ALL STORMWATER BMPS SHALL BE INSTALLED AND MAINTAINED AS PER CALIFORNIA STORMWATER BMP HANDBOOK.

Marked up in March 2022 to clearly indicate that Phase 2 Elements are no longer a part of the project application.

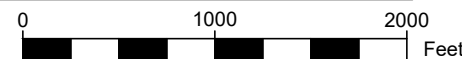


LOCATION MAP

SUBMITTED TO:
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 COMMUNITY DEVELOPMENT DEPT
 COUNTY OF LAKE
 LAKEPORT, CA



LOCATION & SITE MAP



LEGEND

- PROPERTY LINE
- CREEKS
- SETBACK LINE
- CULTIVATION FENCE
- CATTLE FENCE
- ACCESS ROAD/DRIVEWAY
- OAK TREE LINE
- POWER LINE (E)
- IRRIGATION PIPE (P)
- WELL
- UTILITY POLE (P)
- FIRE HOSE (E)
- TREE (E)
- LANDSCAPING TREE (P)
- STREET LIGHT (P)
- THERMAL CAMERA VIEW SHED (P)
- NON-THERMAL CAMERA VIEW SHED (P)

SITE PLAN INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SURROUNDING AREA AERIAL
- SHEET 3 EXISTING CONDITIONS/USGS QUAD MAP
- SHEET 4 EXISTING RESIDENTIAL AREA
- SHEET 5 SOUTHWEST GARDEN #1
- SHEET 6 SOUTHWEST GARDEN #2
- SHEET 7 CENTER GARDEN AND WEST CENTER GARDEN
- SHEET 8 RIVERSIDE GARDEN
- SHEET 9 NORTHWEST GARDEN
- SHEET 10 PASTURE GARDEN AND EAST GARDEN PHASE 1
- ~~SHEET 10.1 PASTURE GARDEN AND EAST GARDEN PHASE 2~~
- SHEET 11 EAST CENTER GARDEN
- SHEET 12 DRY BUILDING LAYOUT
- SHEET 13 DETAIL DRAWINGS

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COVER SHEET




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 BAR X RANCH CULTIVATION
 MIDDLETOWN, CALIFORNIA



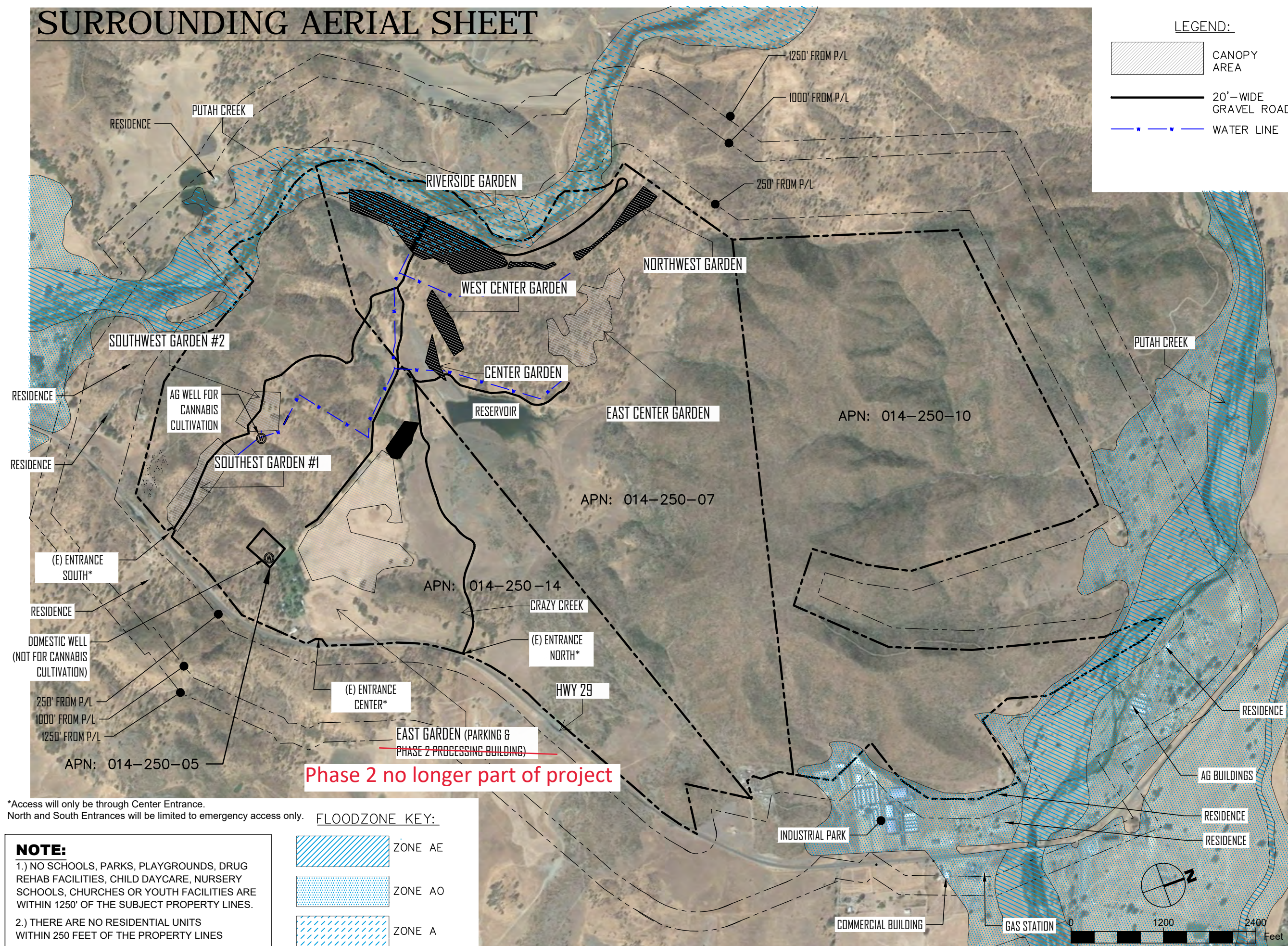
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DATE	Rev Oct 2021
PROJ	20-49
DWG	
SHEET	1

SURROUNDING AERIAL SHEET

LEGEND:

-  CANOPY AREA
-  20'-WIDE GRAVEL ROAD
-  WATER LINE

A
B
C
D

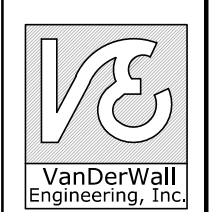


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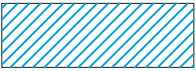
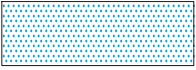

SURROUNDING AERIAL SHEET
APN: 014-2550-(14,07,10,05)
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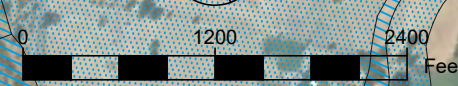
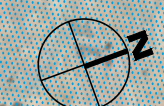


*Access will only be through Center Entrance.
North and South Entrances will be limited to emergency access only.

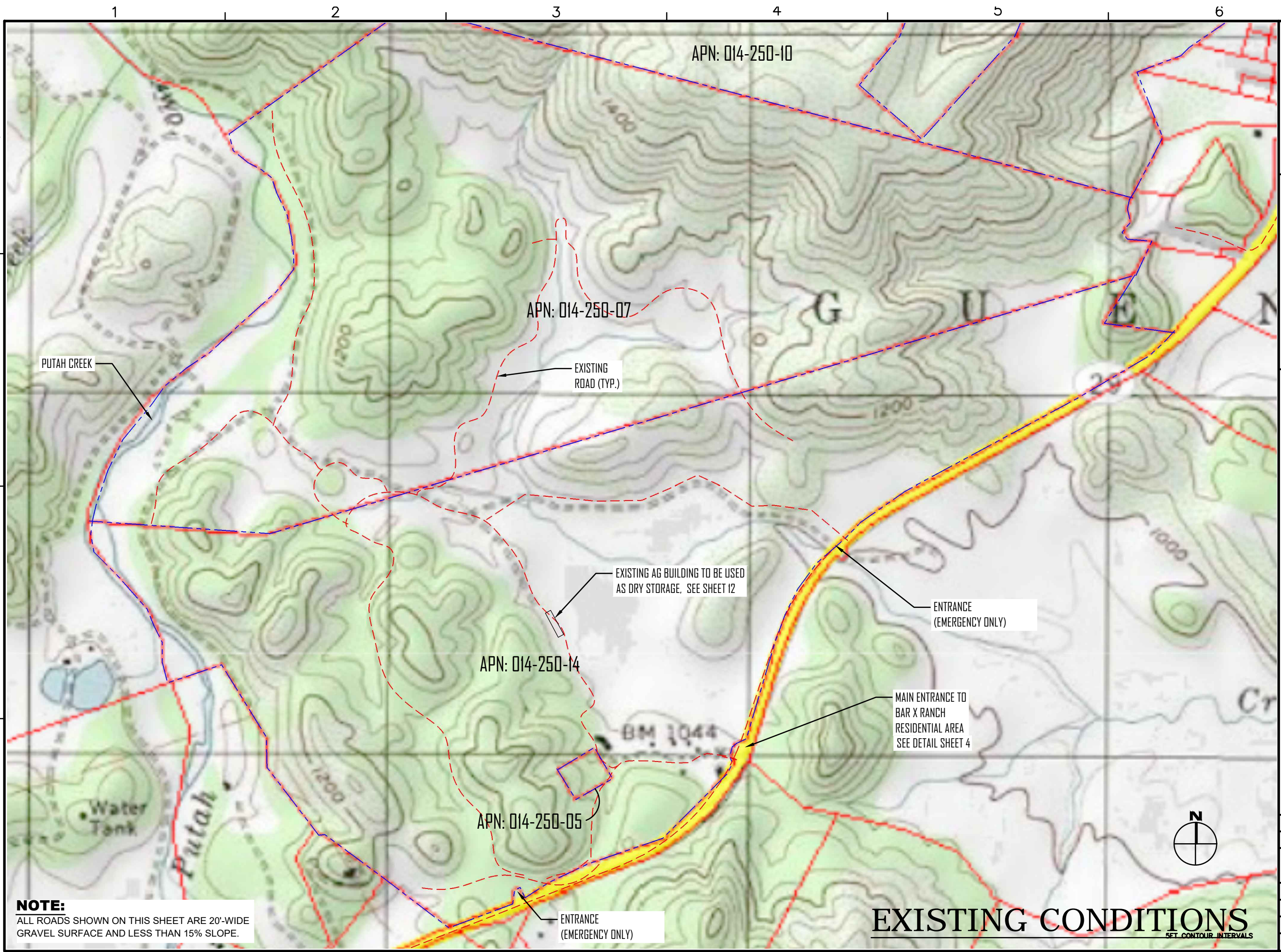
FLOODZONE KEY:

-  ZONE AE
-  ZONE AO
-  ZONE A

NOTE:
1.) NO SCHOOLS, PARKS, PLAYGROUNDS, DRUG REHAB FACILITIES, CHILD DAYCARE, NURSERY SCHOOLS, CHURCHES OR YOUTH FACILITIES ARE WITHIN 1250' OF THE SUBJECT PROPERTY LINES.
2.) THERE ARE NO RESIDENTIAL UNITS WITHIN 250 FEET OF THE PROPERTY LINES



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SHEET	2



NOTE:
 ALL ROADS SHOWN ON THIS SHEET ARE 20'-WIDE GRAVEL SURFACE AND LESS THAN 15% SLOPE.

EXISTING CONDITIONS
SET CONTOUR INTERVALS

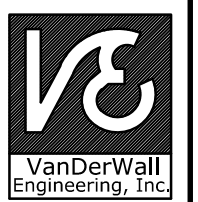
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EXISTING/ USGS QUAD MAP

BAR X RANCH CULTIVATION
 MIDDLETOWN, CALIFORNIA



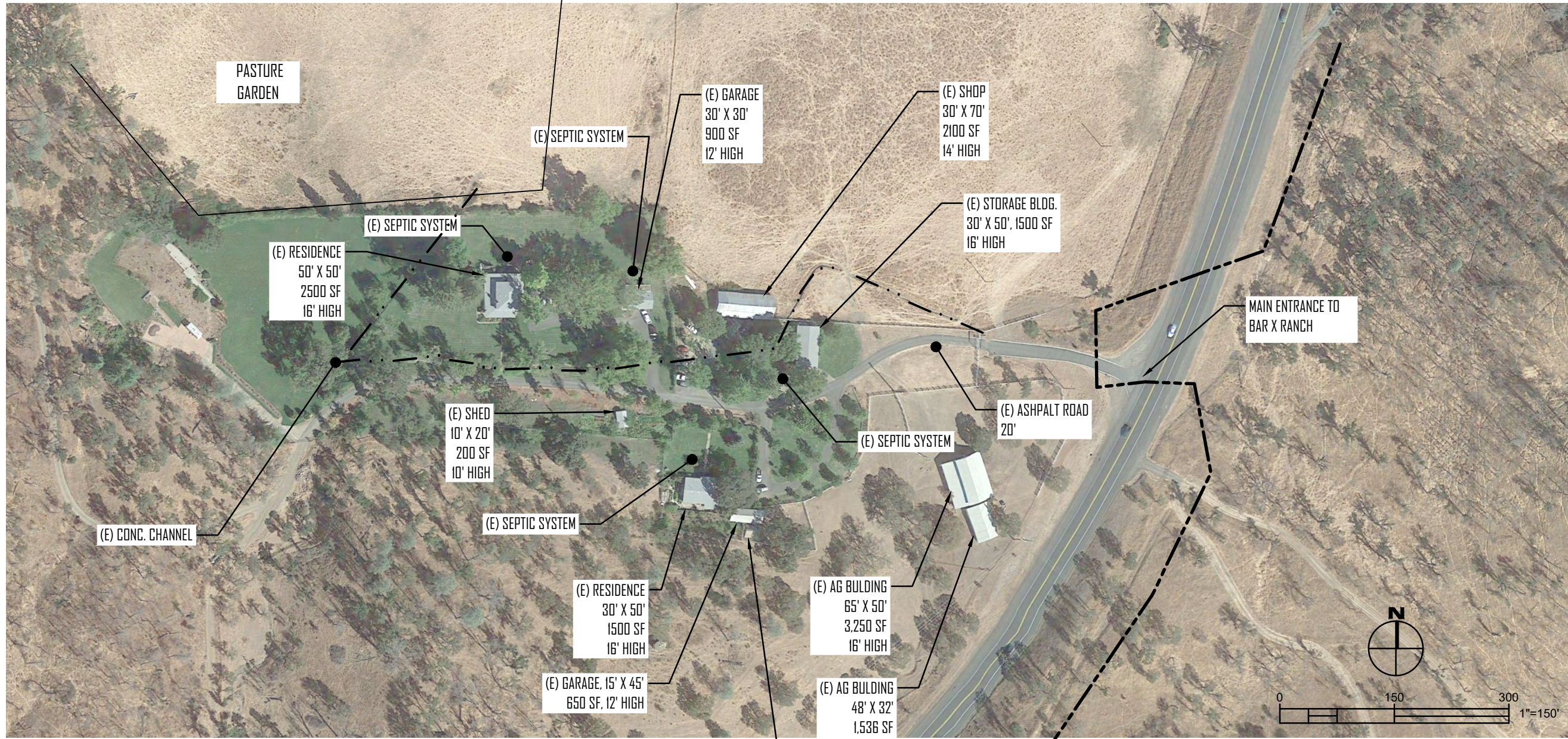
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DWG	
SHEET	3

A

B

C

D



- NOTES:
- 1.) NONE OF THE BUILDINGS SHOWN ON THIS SHEET ARE PROPOSED FOR CANNABIS CULTIVATION USE.
 - 2.) DIMENSIONS SHOWN ARE APPROXIMATE ONLY.
 - 3.) AERIAL PHOTO IS BY GOOGLE EARTH.
 - 4.) NO IMPROVEMENTS ARE PROPOSED FOR THE AREA SHOWN ON THIS SHEET.

EXISTING RESIDENTIAL AREA

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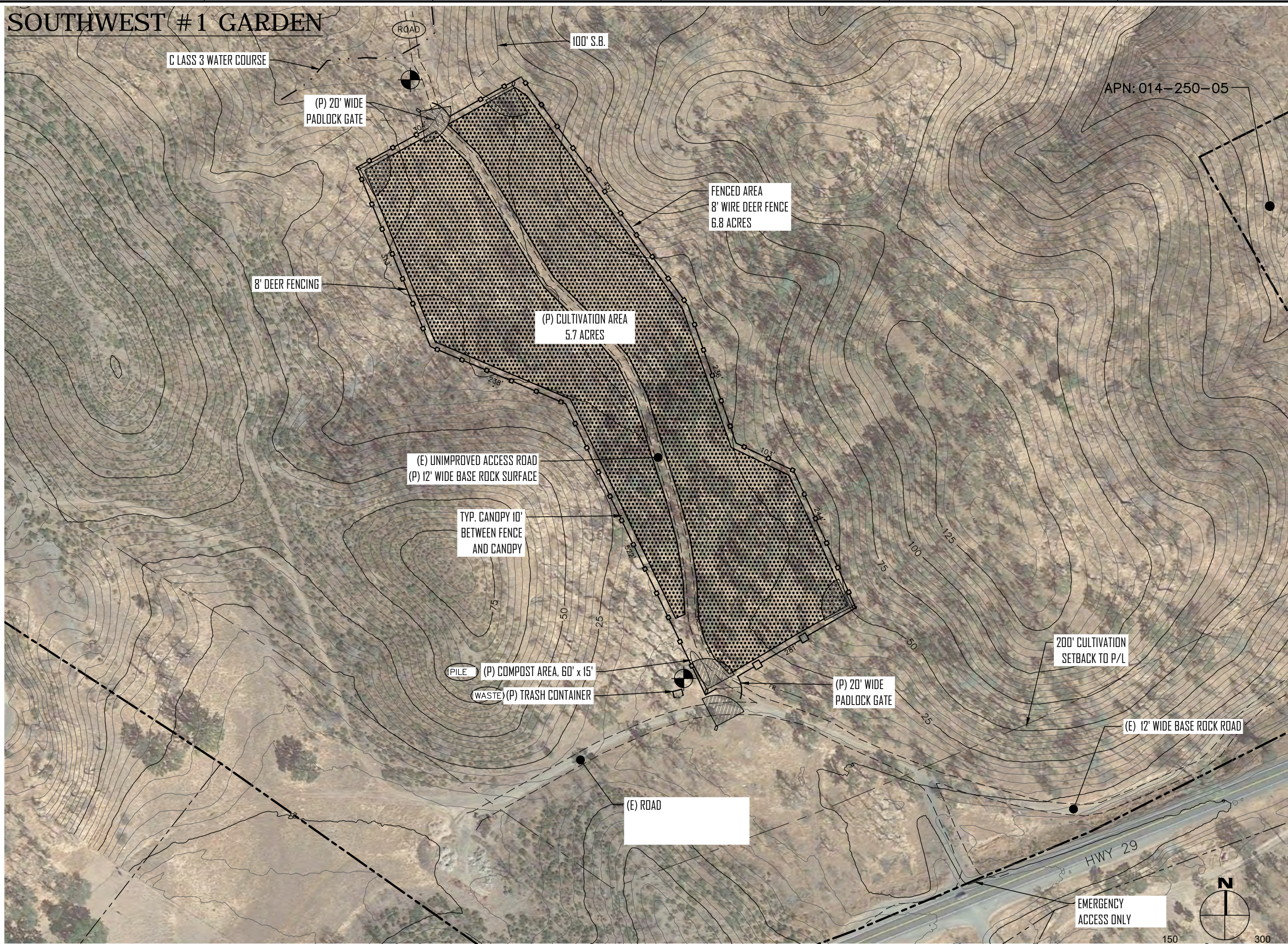
EXISTING - RESIDENTIAL AREA

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SHEET	4

SOUTHWEST #1 GARDEN

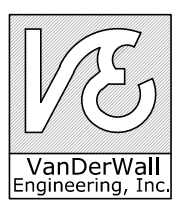


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**SOUTHWEST CULTIVATION/
EMPLOYEE PARKING**
BAR X RANCH CULTIVATION
MIDDLETOWN, CALIFORNIA

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SHEET	5

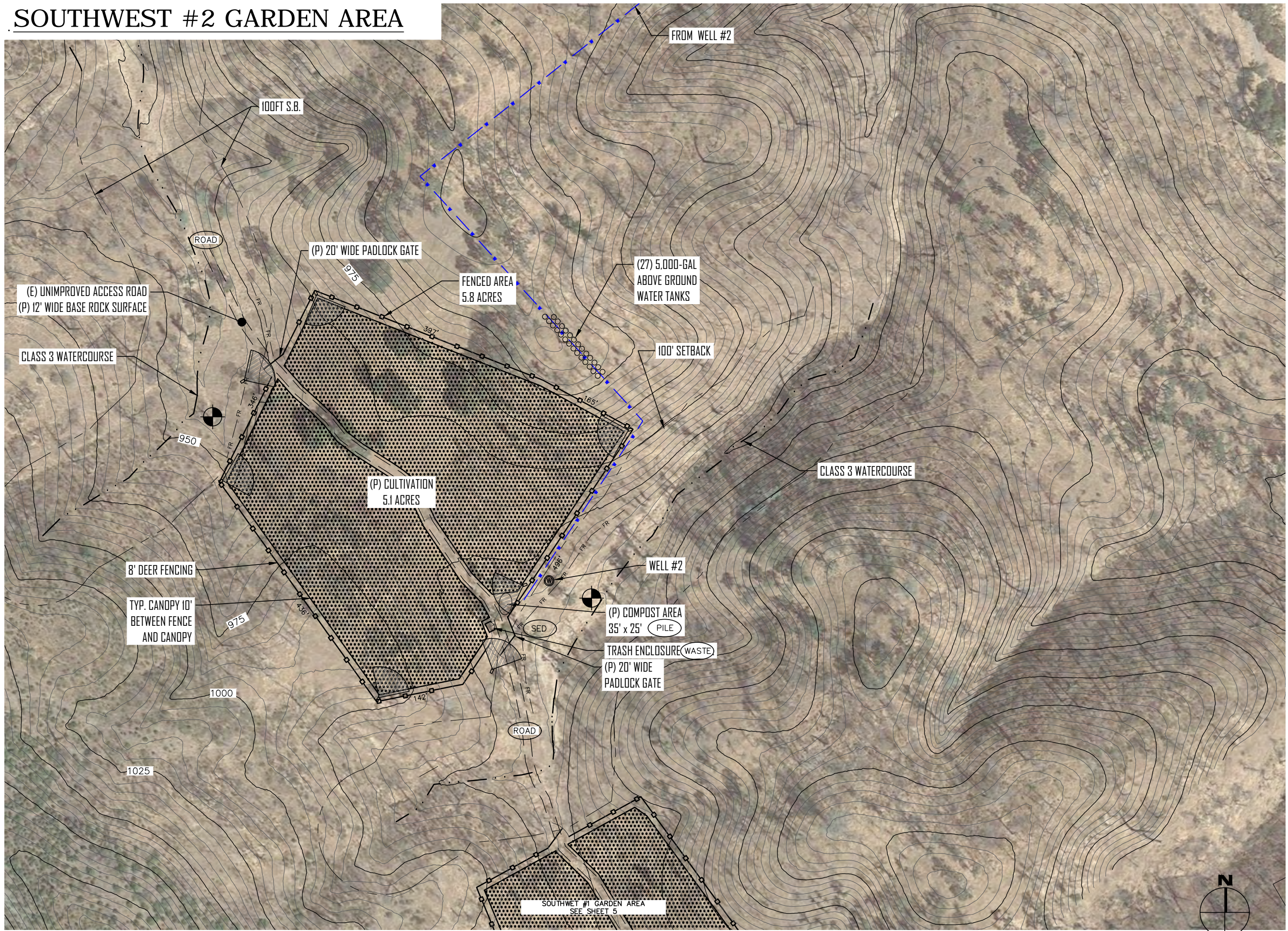
5' CONTOUR INTERVAL LAKE CO GIS



A
B
C
D

1 2 3 4 5 6

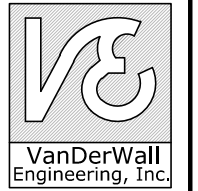
SOUTHWEST #2 GARDEN AREA



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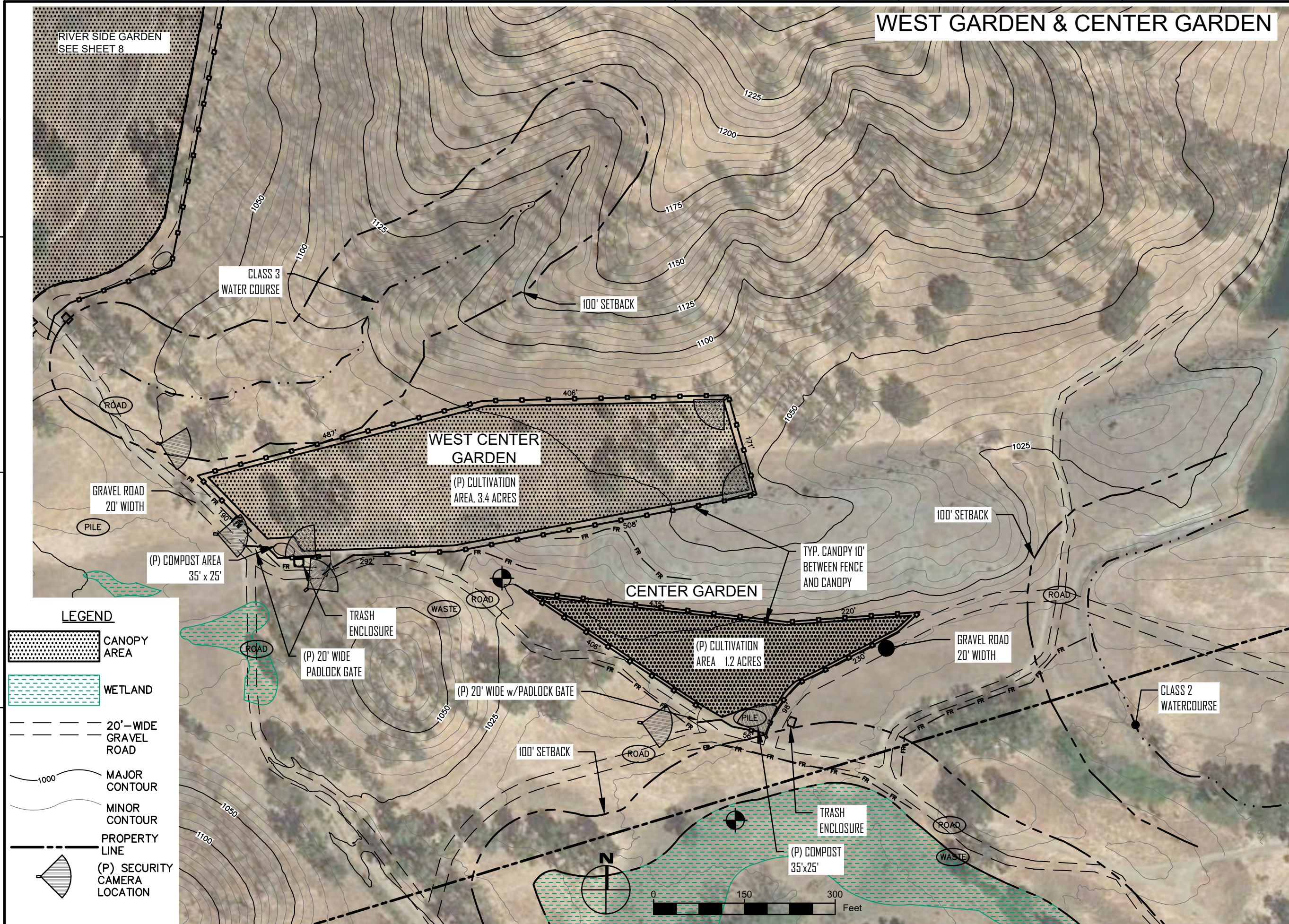
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SOUTHWEST #2 CULTIVATION
 BAR X RANCH CULTIVATION
 KELSEYVILLE, CALIFORNIA

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DWG	
SHEET	6

WEST GARDEN & CENTER GARDEN



LAKE CO GIS CONTOUR DATA SHOWN 5' CONTOUR INTERVAL

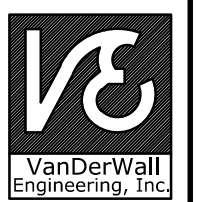
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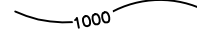


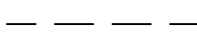
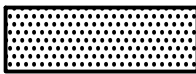
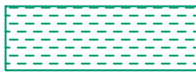


**WEST CENTER GARDEN
& CENTER GARDEN**
BAR X RANCH CULTIVATION
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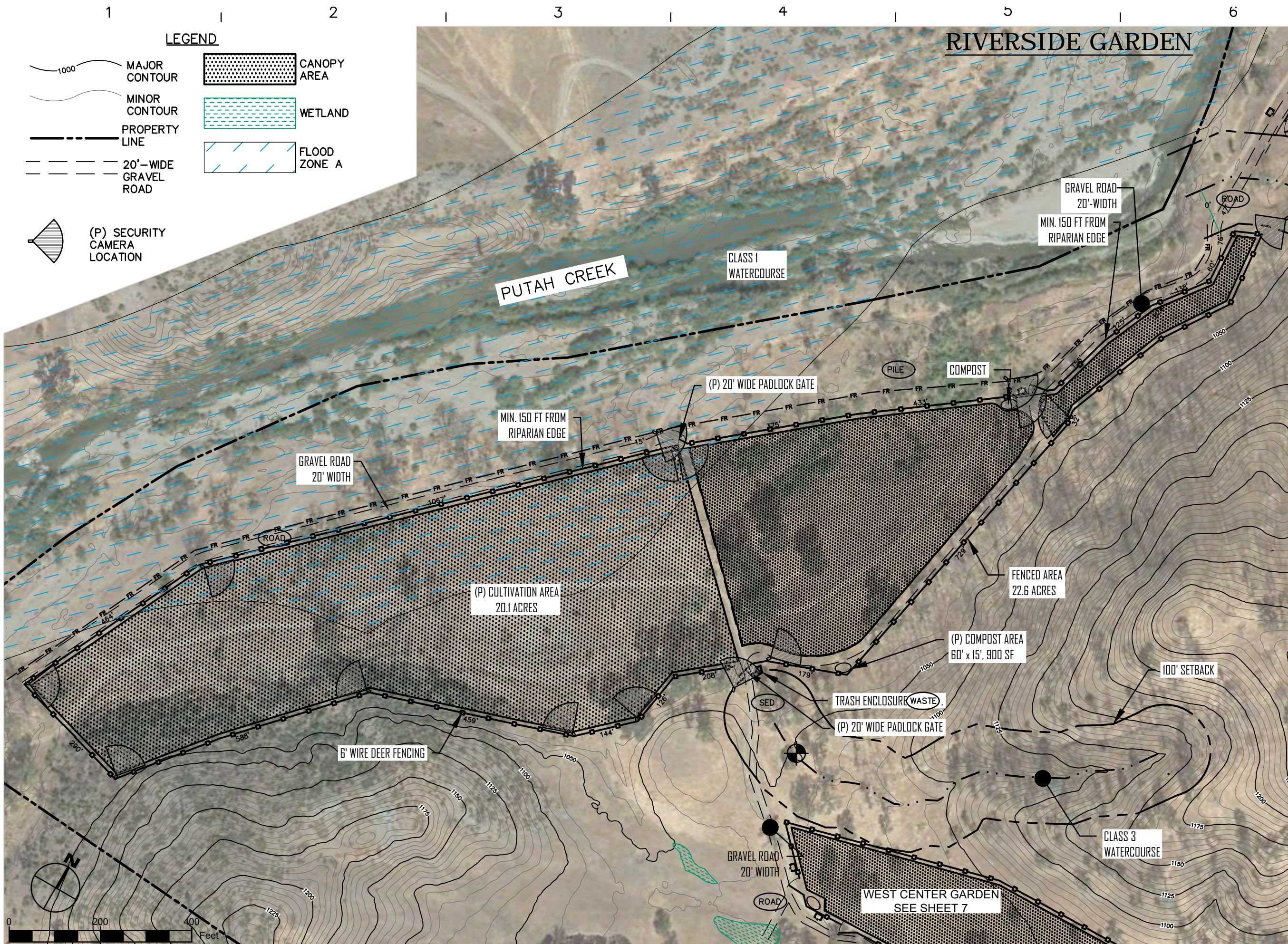


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DWG	
SHEET	7

LEGEND

-  MAJOR CONTOUR
-  MINOR CONTOUR
-  PROPERTY LINE
-  20'-WIDE GRAVEL ROAD
-  CANOPY AREA
-  WETLAND
-  FLOOD ZONE A
-  (P) SECURITY CAMERA LOCATION

A
B
C
D



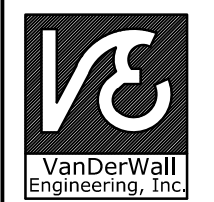
LAKE CO GIS CONTOUR DATA SHOWN 5' CONTOUR INTERVAL

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RIVERSIDE GARDEN
BAR X RANCH CULTIVATION
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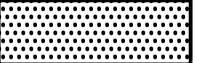

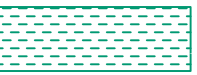
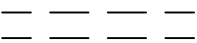

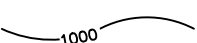


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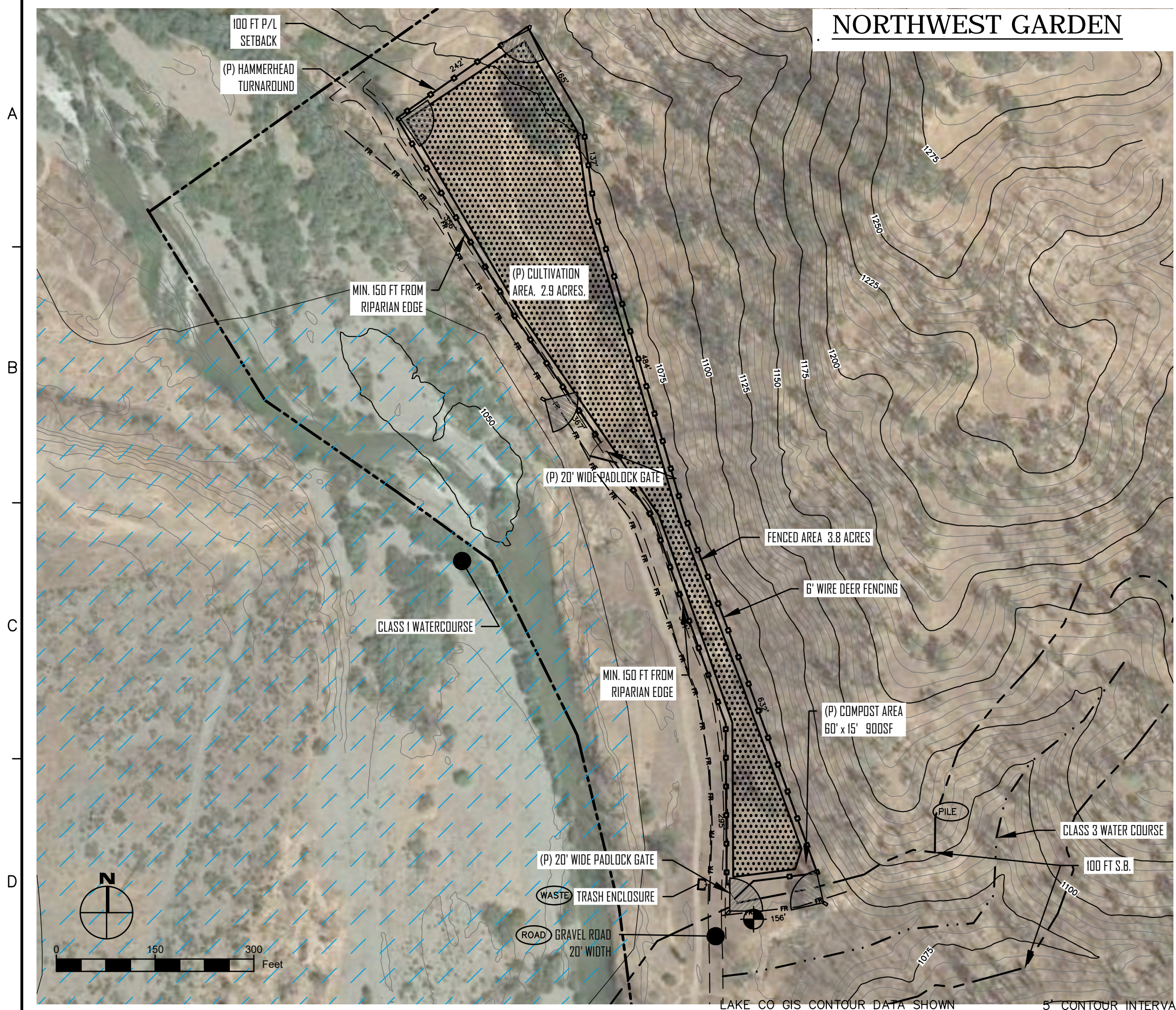


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SHEET	8

NORTHWEST GARDEN

LEGEND

-  CANOPY AREA
-  FLOOD ZONE A
-  WETLAND
-  20'-WIDE GRAVEL ROAD
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  PROPERTY LINE
-  (P) SECURITY CAMERA LOCATION




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NORTHWEST CULTIVATION

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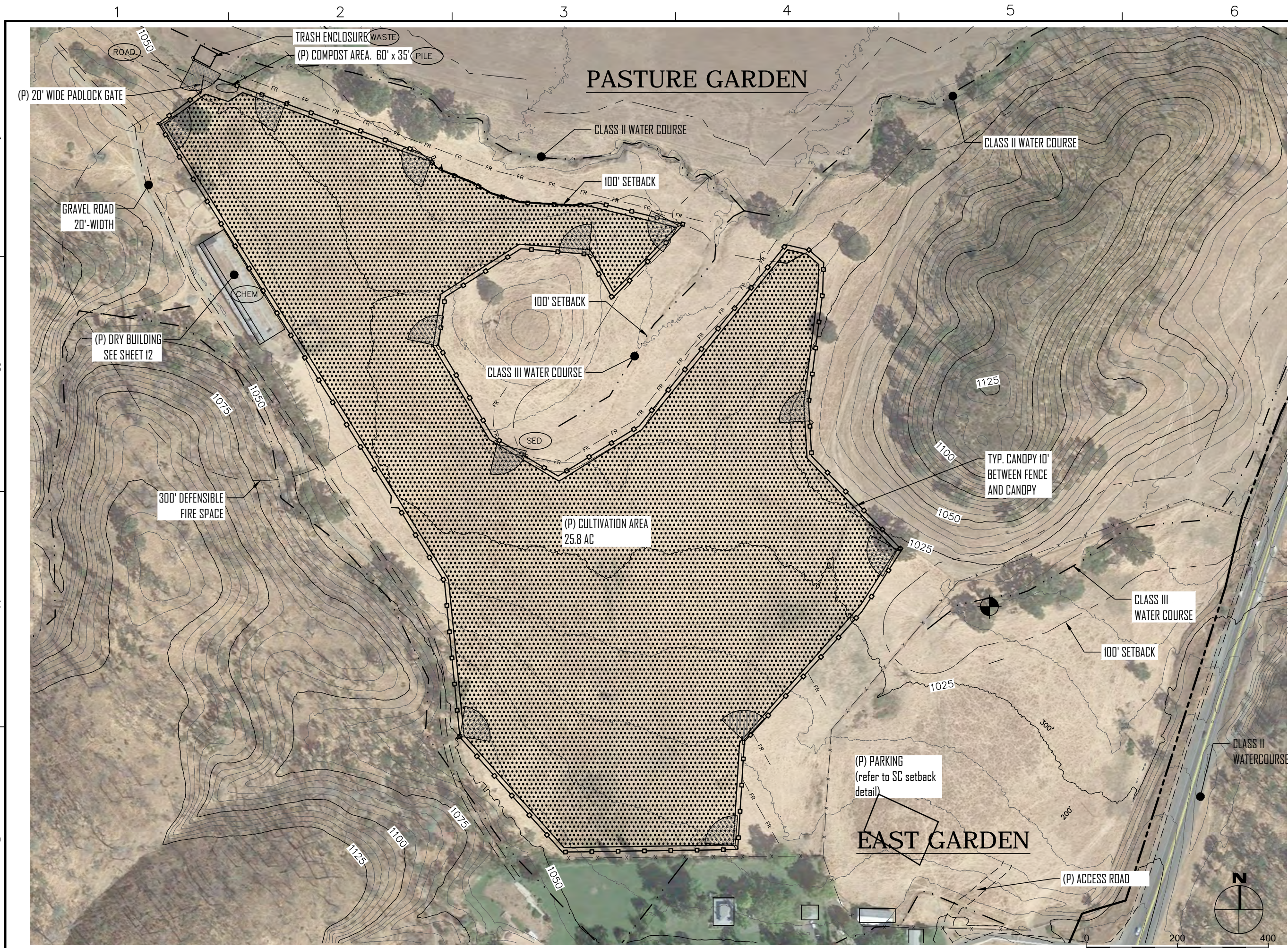


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SHEET	9

LAKE CO GIS CONTOUR DATA SHOWN 5' CONTOUR INTERVAL

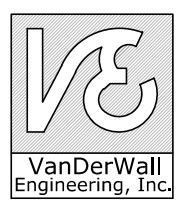


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**PASTURE GARDEN PHASE 1 &
EAST GARDEN (FUTURE)**
BAR X RANCH CULTIVATION
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DWG
SHEET 10



Fee

PASTURE GARDEN

EAST GARDEN

Phase 2 Greenhouses are no longer proposed. Pasture Garden will remain as outdoor cultivation per Sheet 10.0

Phase 2 Processing building no longer proposed.

(P) CULTIVATION AREA
296 GREEN HOUSES
25'X100' EA
TOTAL 17.0 ACRES

TRASH ENCLOSURE (WASTE)
(P) COMPOST AREA. 60' x 35' (PILE)

(P) 20' WIDE PADLOCK GATE

GRAVEL ROAD
20'-WIDTH

(P) DRY BUILDING
SEE SHEET 12

300ft FIRE
DEFENSIBLE SPACE

(E) CONCRETE
IRRIGATION CANAL

CLASS II WATER COURSE

CLASS II WATER COURSE

100' SETBACK

100' SETBACK

100' SETBACK

CLASS 2
WATERCOURSE

ACCESS ROAD



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200 400 Feet

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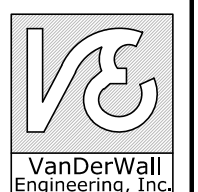
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~~PASTURE GARDEN PHASE 2 &~~ EAST GARDEN

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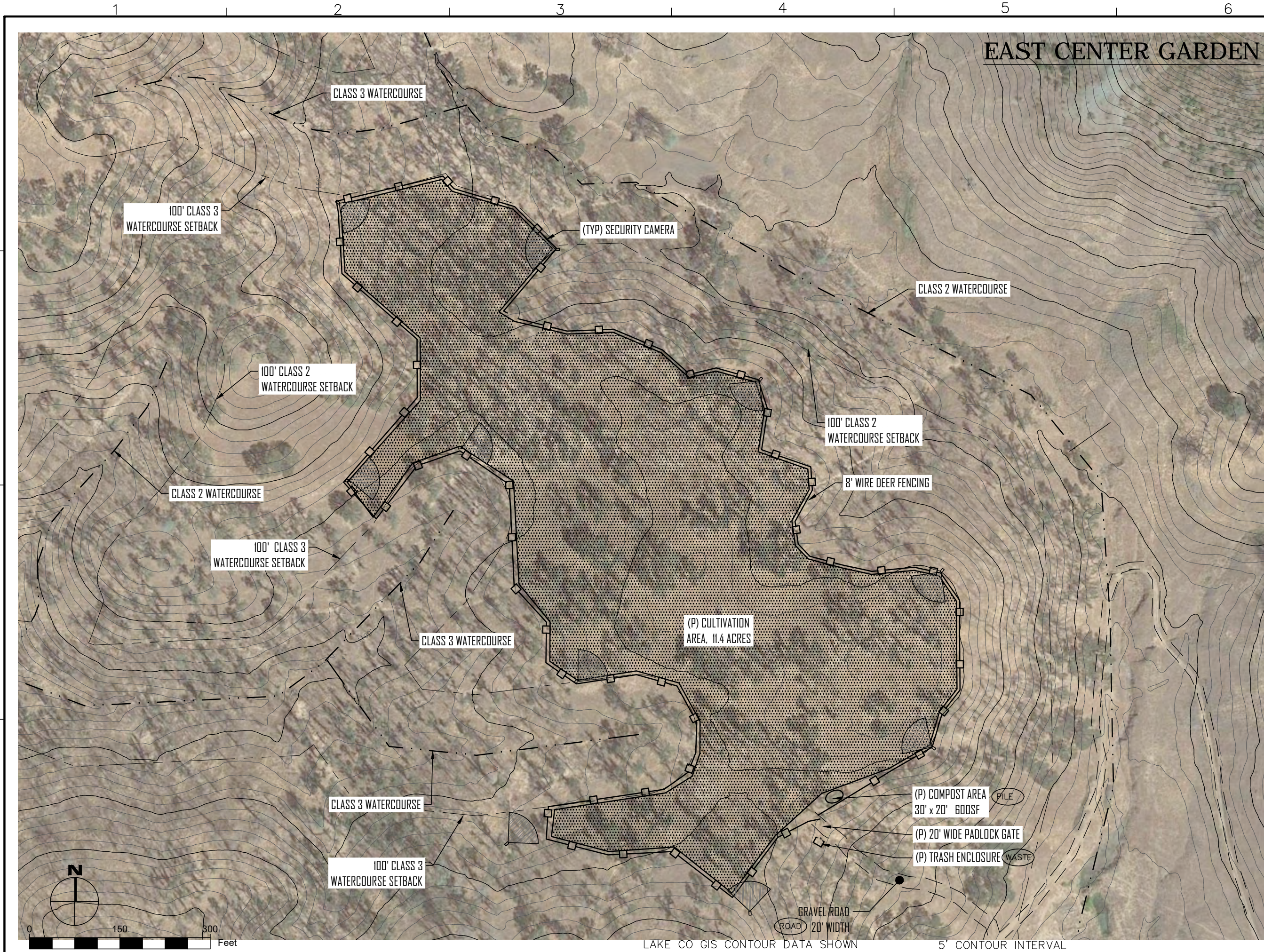
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SHEET 10.1



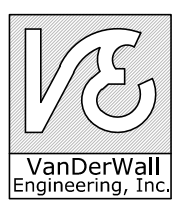
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EAST CENTER GARDEN

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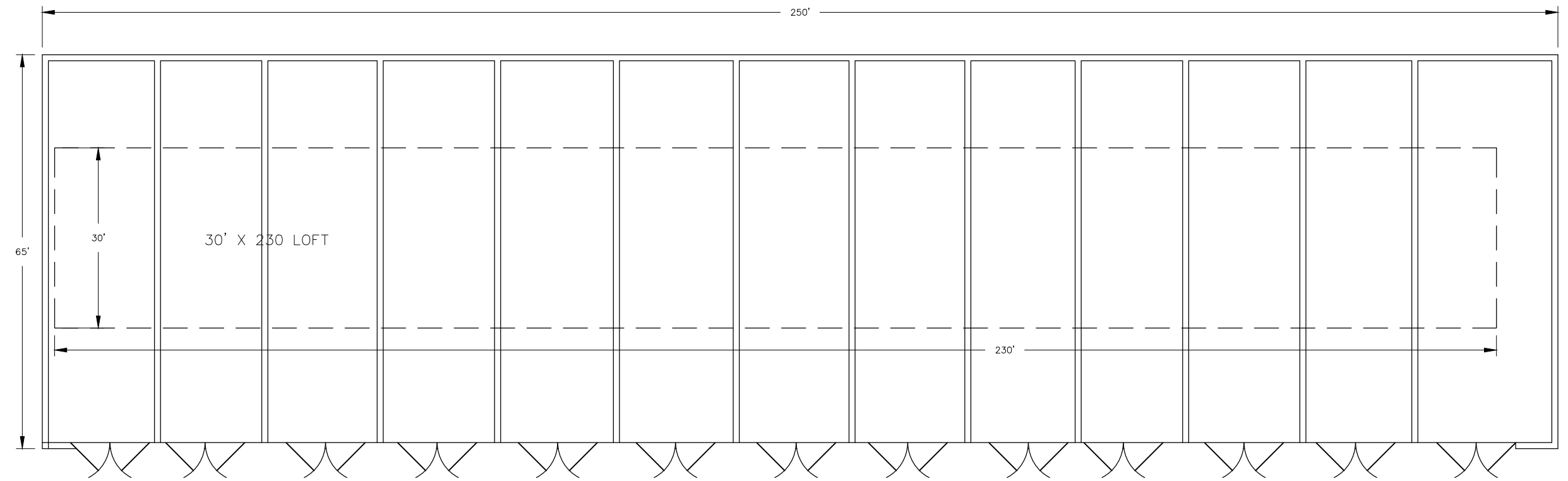


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SHEET	11

BUILDING LAYOUTS

A
B
C
D

1 2 3 4 5 6



DRY BUILDING
SCALE 1" = 20'

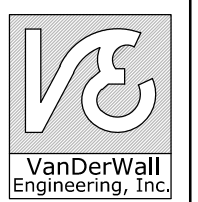
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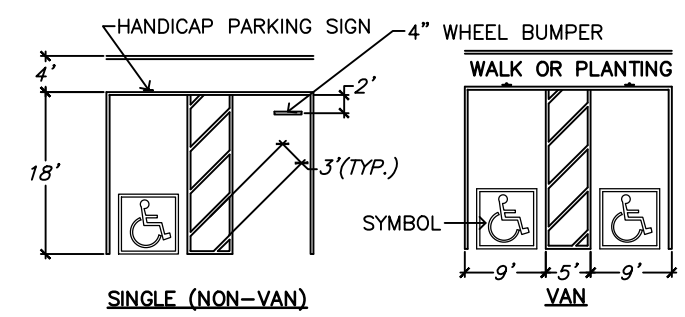
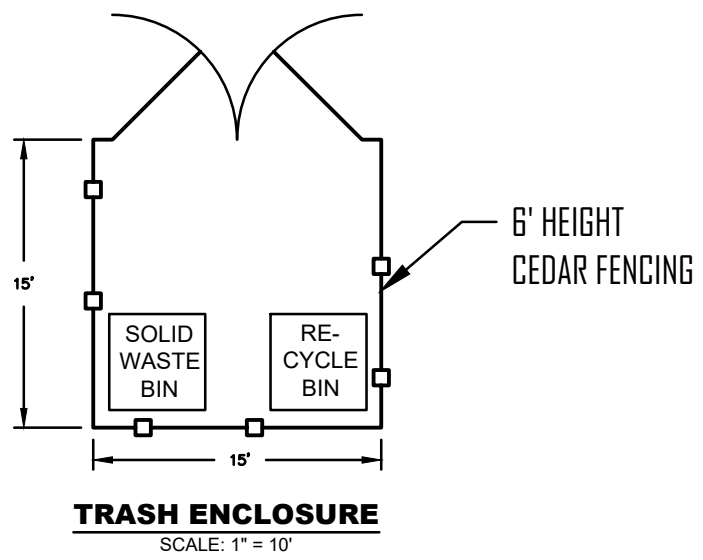
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SHEET	12



1. HANDICAPPED SPACE MUST PERMIT USE EITHER OF CAR DOORS.
2. BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDE WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 1/4"/FT. IN ANY DIRECTION.
5. RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
6. HANDICAPPED SPACE SHALL BE NEAR ACCESSIBLE PRIMARY ENTRANCE OF BLDG.
7. 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.
8. WHEN MORE THAN ONE SPACE IS REQUIRED, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
9. EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18' LONG.
10. HANDICAP PARKING TO BE PAVED WITH EITHER ASPHALT OR CONCRETE

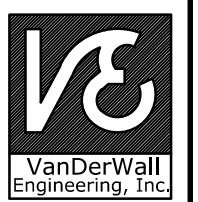
HANDICAP PARKING
NTS

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COMMUNITY DEVELOPMENT DEPT
COUNTY OF LAKE
LAKEPORT, CA

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

DETAIL DRAWINGS
BAR X RANCH CULTIVATION
MIDDLETOWN, CA

VanDerWall
Engineering, Inc.



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING. 1"	
DATE Rev	Oct 2021
PROJ	20-49
DWG	
SHEET	13