

# 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 LLC  
 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

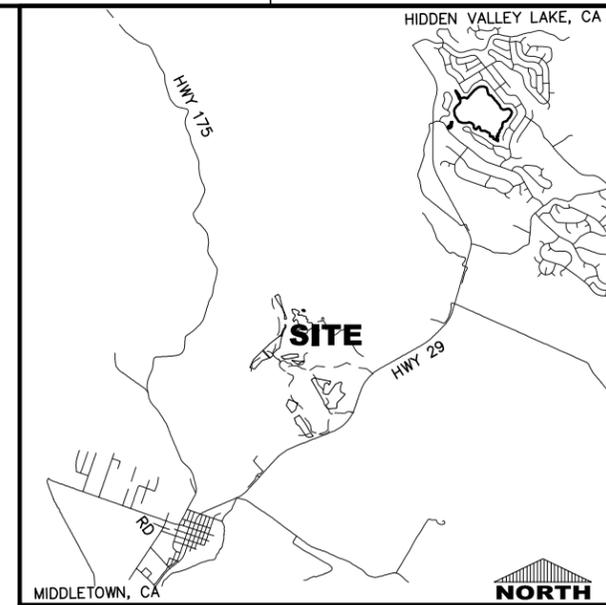
## SITE PLAN DATA

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	35 ACRES	N/A	36.6 AC
CANOPY AREA	N/A	1,410,000 SF (32.4 AC)	N/A	1,160,000 SF (26.6 AC)
ZONING	RL	RL / A	RL	RL / A

## STORMWATER BMPS LEGEND\*

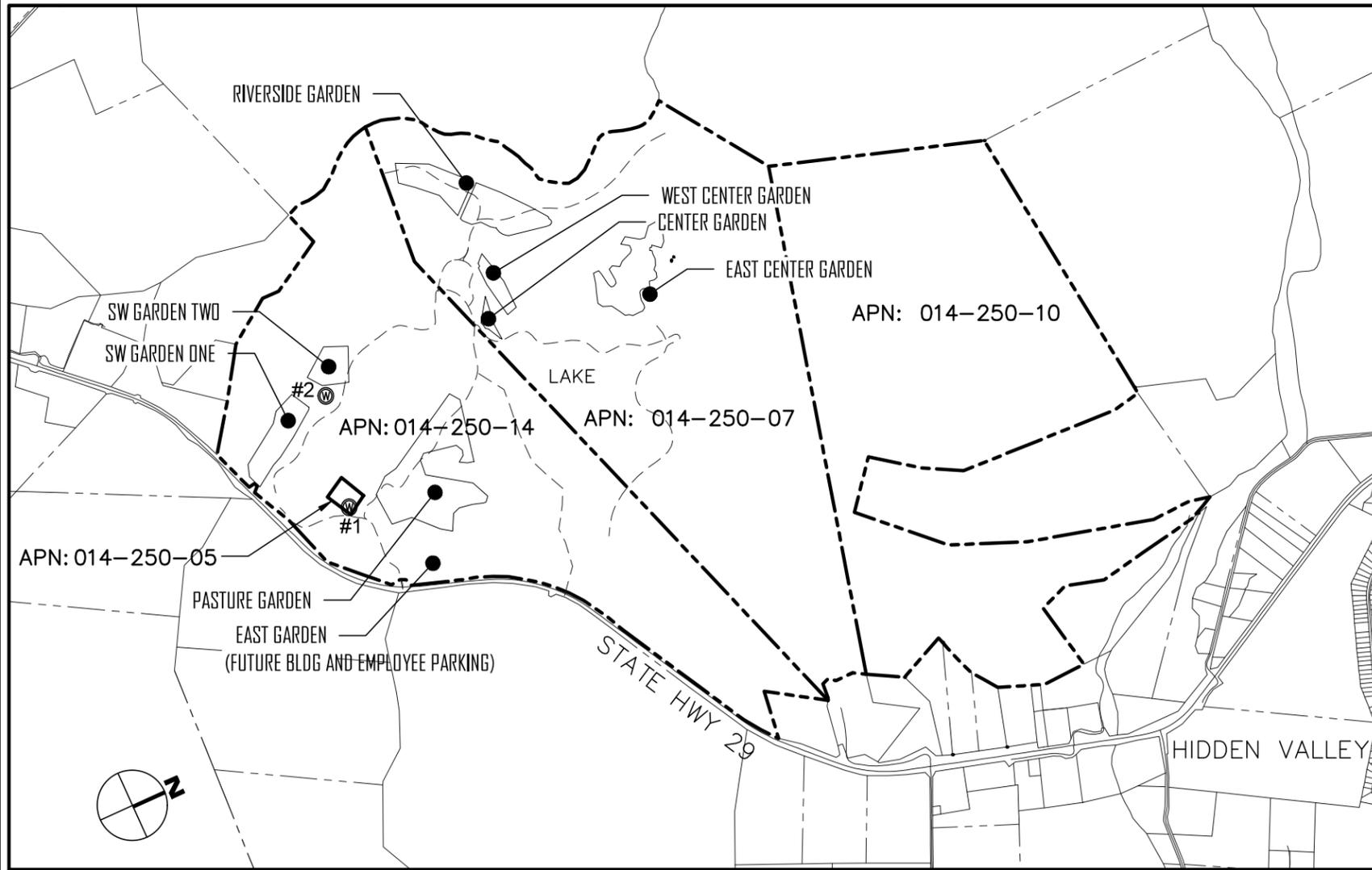
FR — FR	FIBER ROLLS (SE-5)	CHEM	CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
[Pattern]	SURFACE STABILIZATION (EC-2,6,7,8,15,16)	SWALE	SWALE MGT (EC-9, SE-6,8,9)
SF — SF	SILT FENCE (SE-1)	WASTE	WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
ROAD	ROAD/PARKING LOT MGT (SC-40,43,44)	SED	SEDIMENT TRAP/BASEIN (SE-2,3)
PILE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

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



LOCATION MAP

SUBMITTED TO:  
 LAKE COUNTY  
 COMMUNITY DEVELOPMENT DEPT  
 COUNTY OF LAKE  
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LOCATION & SITE MAP



## LEGEND

[Dashed Line]	PROPERTY LINE	[Well Symbol]	WELL
[Dotted Line]	CREEKS	[Utility Pole Symbol]	UTILITY POLE (P)
[Dash-dot Line]	SETBACK LINE	[Fire Hose Symbol]	FIRE HOSE (E)
[Dashed Line with Dots]	CULTIVATION FENCE	[Tree Symbol]	TREE (E)
[Cross-hatch]	CATTLE FENCE	[Landscaping Tree Symbol]	LANDSCAPING TREE (P)
[Dashed Line with Dots]	ACCESS ROAD/DRIVEWAY	[Street Light Symbol]	STREET LIGHT (P)
[Wavy Line]	OAK TREE LINE	[Thermal Camera View Shed Symbol]	THERMAL CAMERA VIEW SHED (P)
[Line with 'E']	POWER LINE (E)	[Non-Thermal Camera View Shed Symbol]	NON-THERMAL CAMERA VIEW SHED (P)
[Line with 'E']	IRRIGATION PIPE (P)		

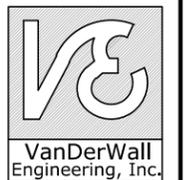
## SITE PLAN INDEX

- 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 RIVERSIDE GARDEN SETBACK DETAIL
- 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

SHEET 10.2 EAST GARDEN PHASE 2 DETAIL

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

**VanDerWall**  
 Engineering, Inc.



## COVER SHEET

APN: 014-250-(05, 07, 10, 14)  
 BAR X RANCH CULTIVATION  
 MIDDLETOWN, CALIFORNIA

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
0	1"
DATE	Rev Dec 2022
PROJ	20-49
DWG	
SHEET	1

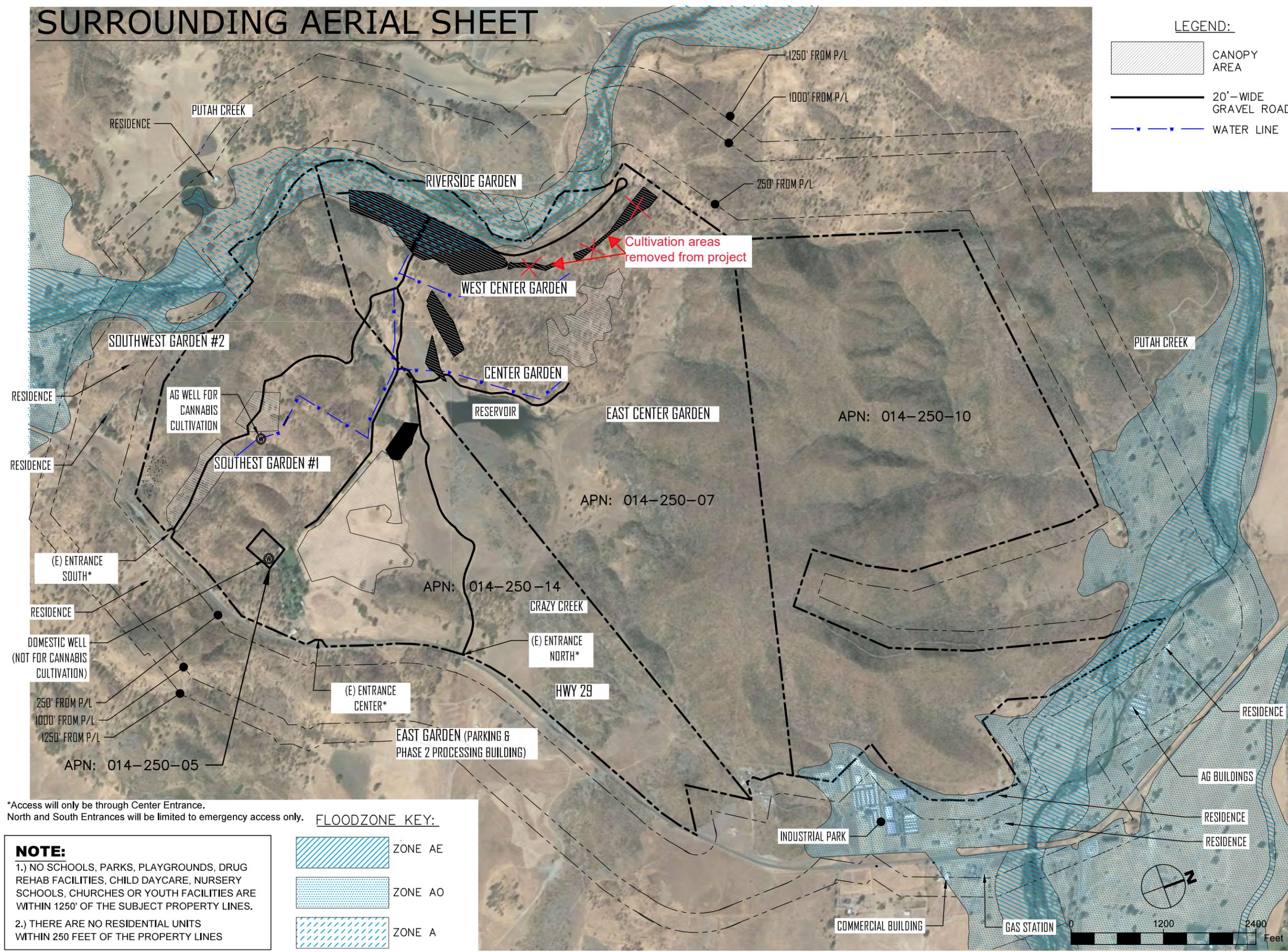
# SURROUNDING AERIAL SHEET

## LEGEND:

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

A  
B  
C  
D

1 2 3 4 5 6



\*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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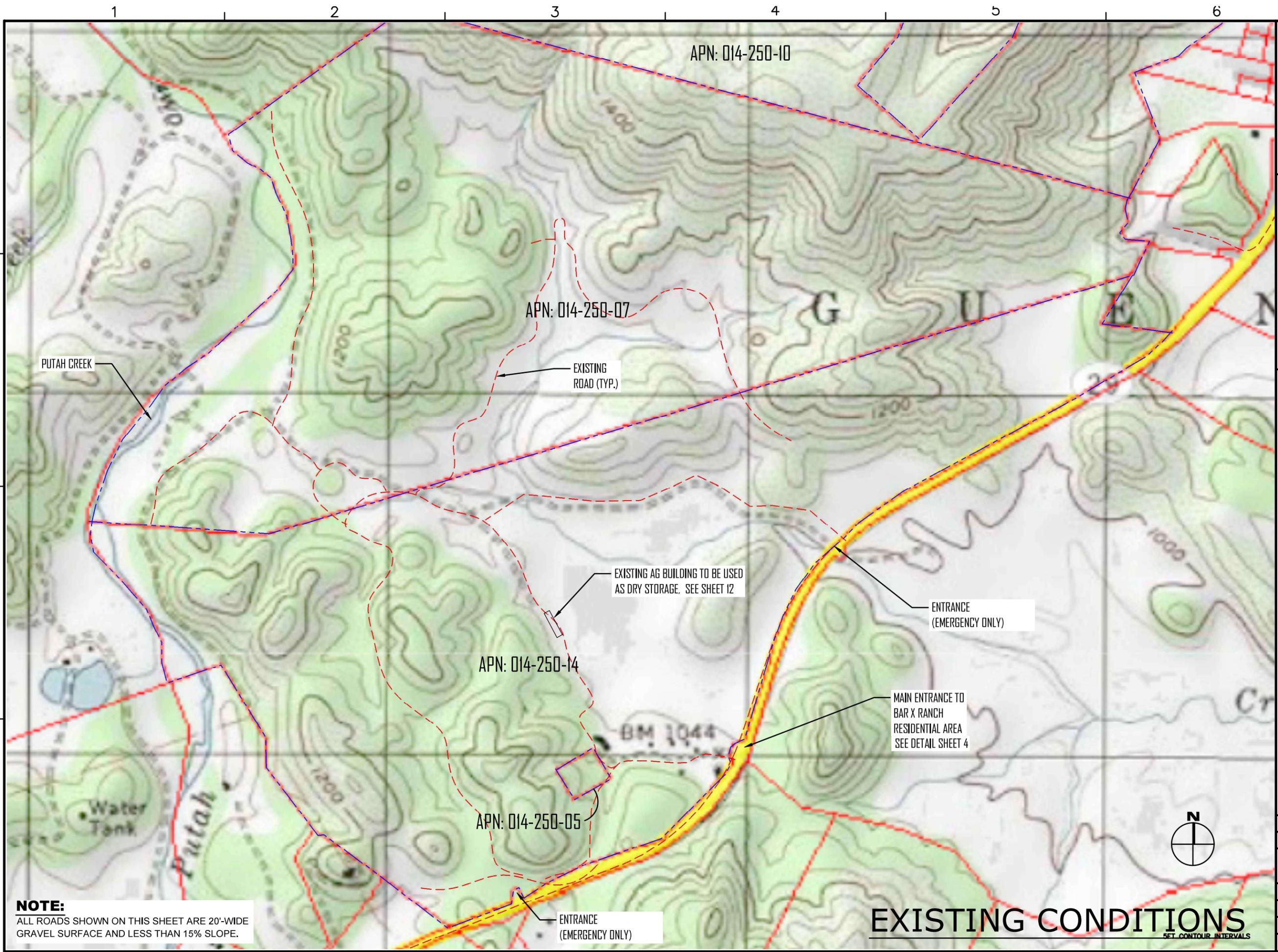
## SURROUNDING AERIAL SHEET

APN: 014-2550-(14,07,10,05)  
BAR X RANCH CULTIVATION  
MIDDLETOWN, CALIFORNIA

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VERIFY SCALE	
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DATE	Rev Dec 2022
PROJ	20-49
DWG	
SHEET	2



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

**EXISTING CONDITIONS**

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**EXISTING/ USGS QUAD MAP**

**BAR X RANCH CULTIVATION**  
MIDDLETOWN, CALIFORNIA



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING. 1"	
DATE	Rev Oct 2021
PROJ	20-49
DWG	
SHEET	3

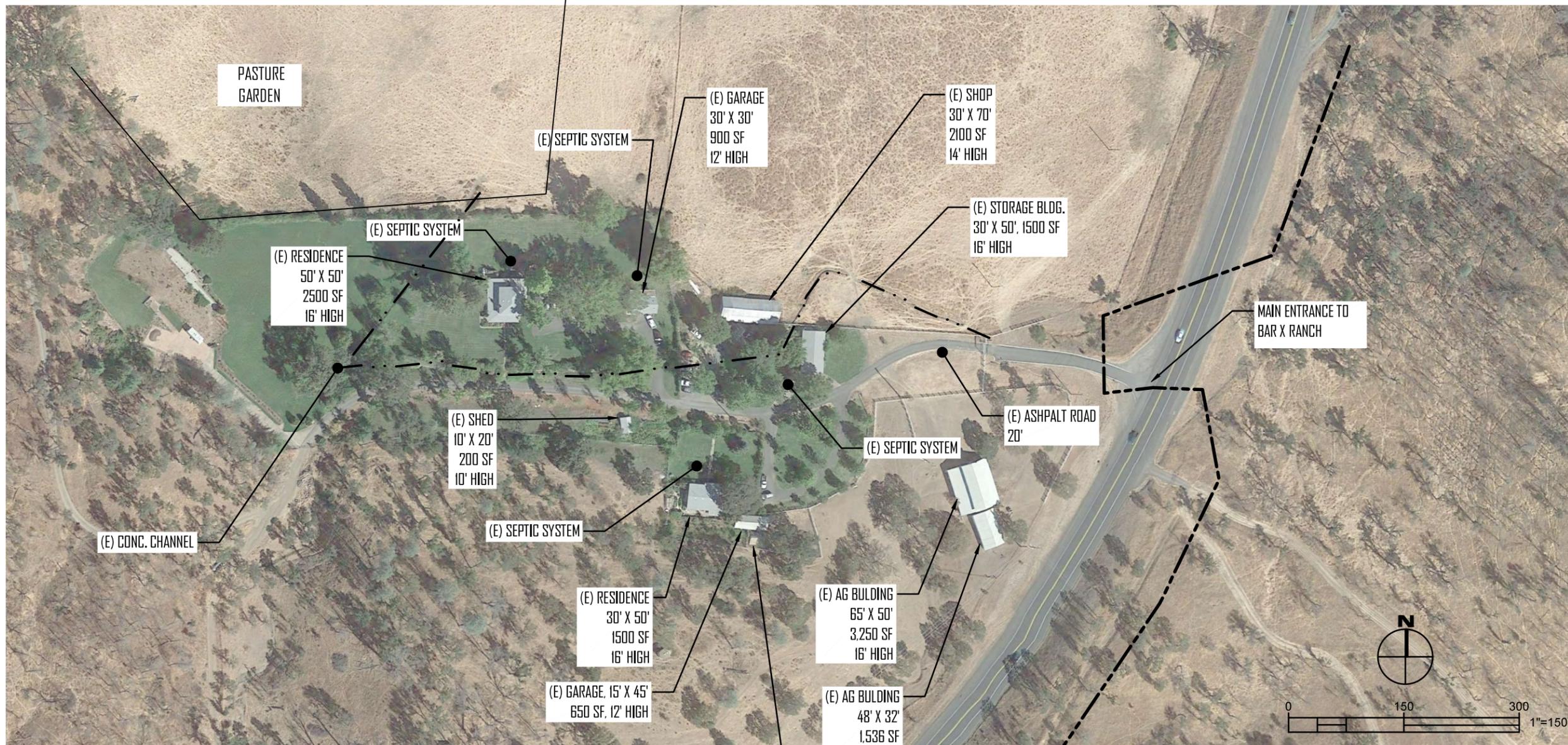
1 2 3 4 5 6

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

SUBMITTED TO:

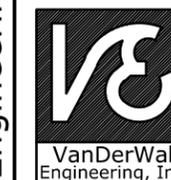
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**EXISTING - RESIDENTIAL AREA**

**BAR X RANCH CULTIVATION**  
MIDDLETOWN, CA



VERIFY SCALE

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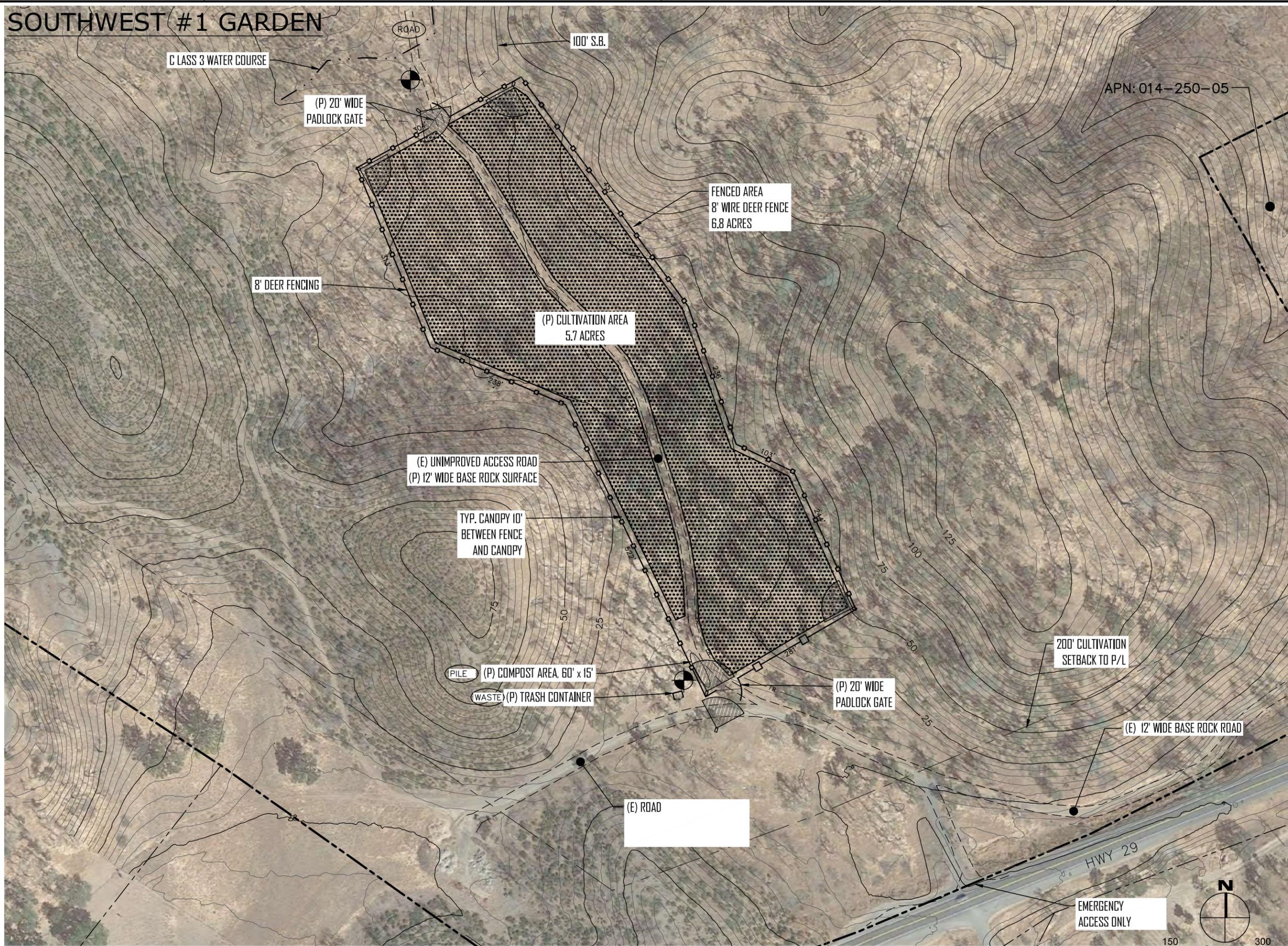
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DWG

SHEET 4

**SOUTHWEST #1 GARDEN**



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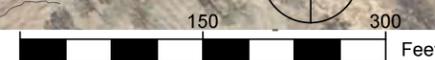
**SOUTHWEST CULTIVATION/  
EMPLOYEE PARKING**  
BAR X RANCH CULTIVATION  
MIDDLETOWN, CALIFORNIA

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DWG  
SHEET 5



# SOUTHWEST #2 GARDEN AREA



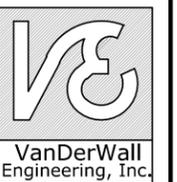
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## SOUTHWEST #2 CULTIVATION

BAR X RANCH CULTIVATION  
 KELSEYVILLE, CALIFORNIA



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DATE Rev Oct 2021

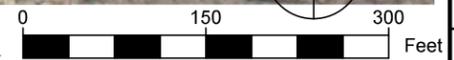
PROJ 20-49

DWG

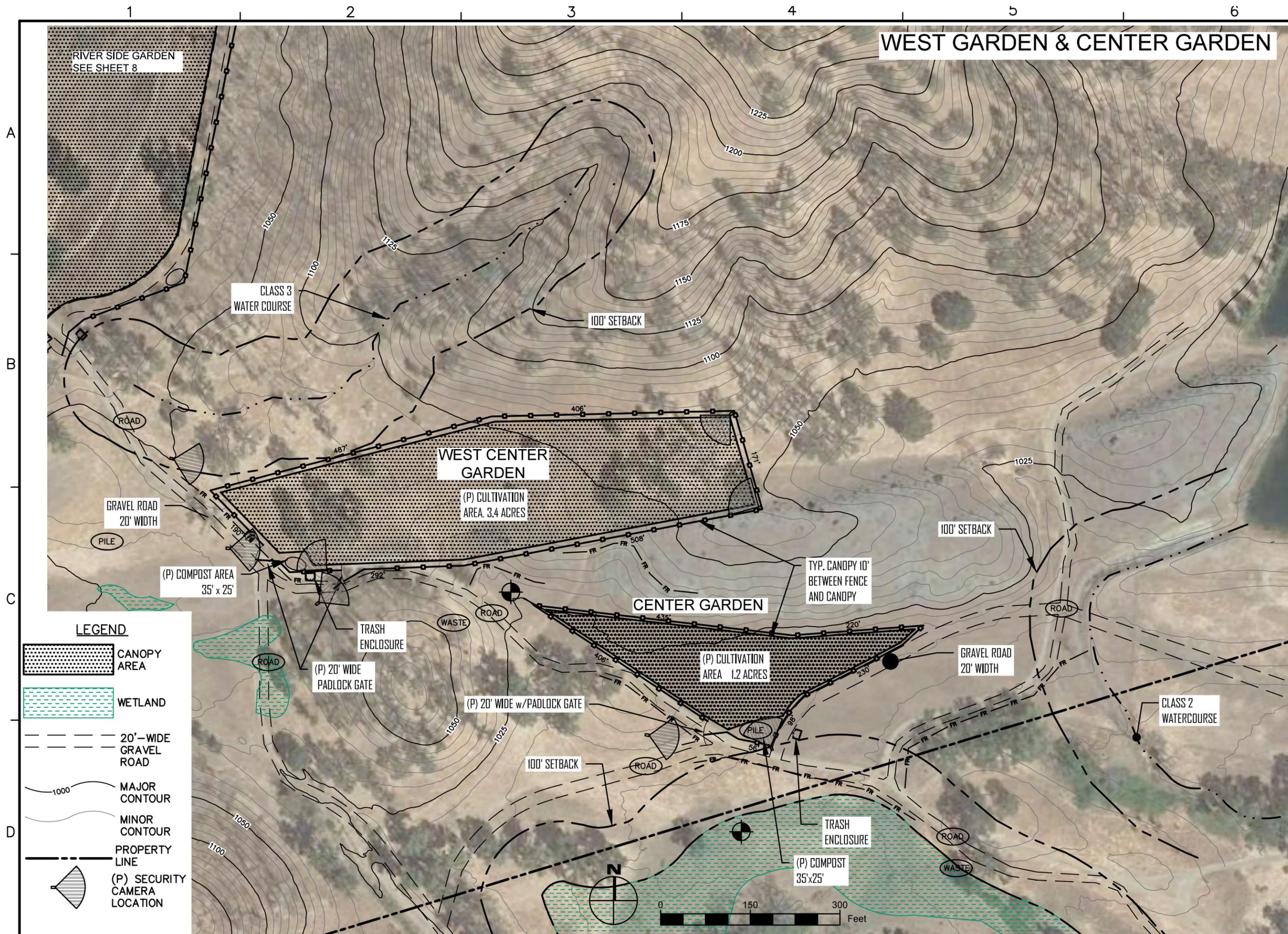
SHEET 6

LAKE CO GIS CONTOUR DATA SHOWN

5' CONTOUR INTERVAL



# WEST GARDEN & CENTER GARDEN



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**WEST CENTER GARDEN  
& CENTER GARDEN**  
BAR X RANCH CULTIVATION  
MIDDLETOWN, CALIFORNIA

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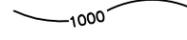
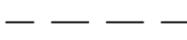
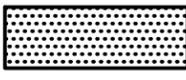


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DWG	
SHEET	7

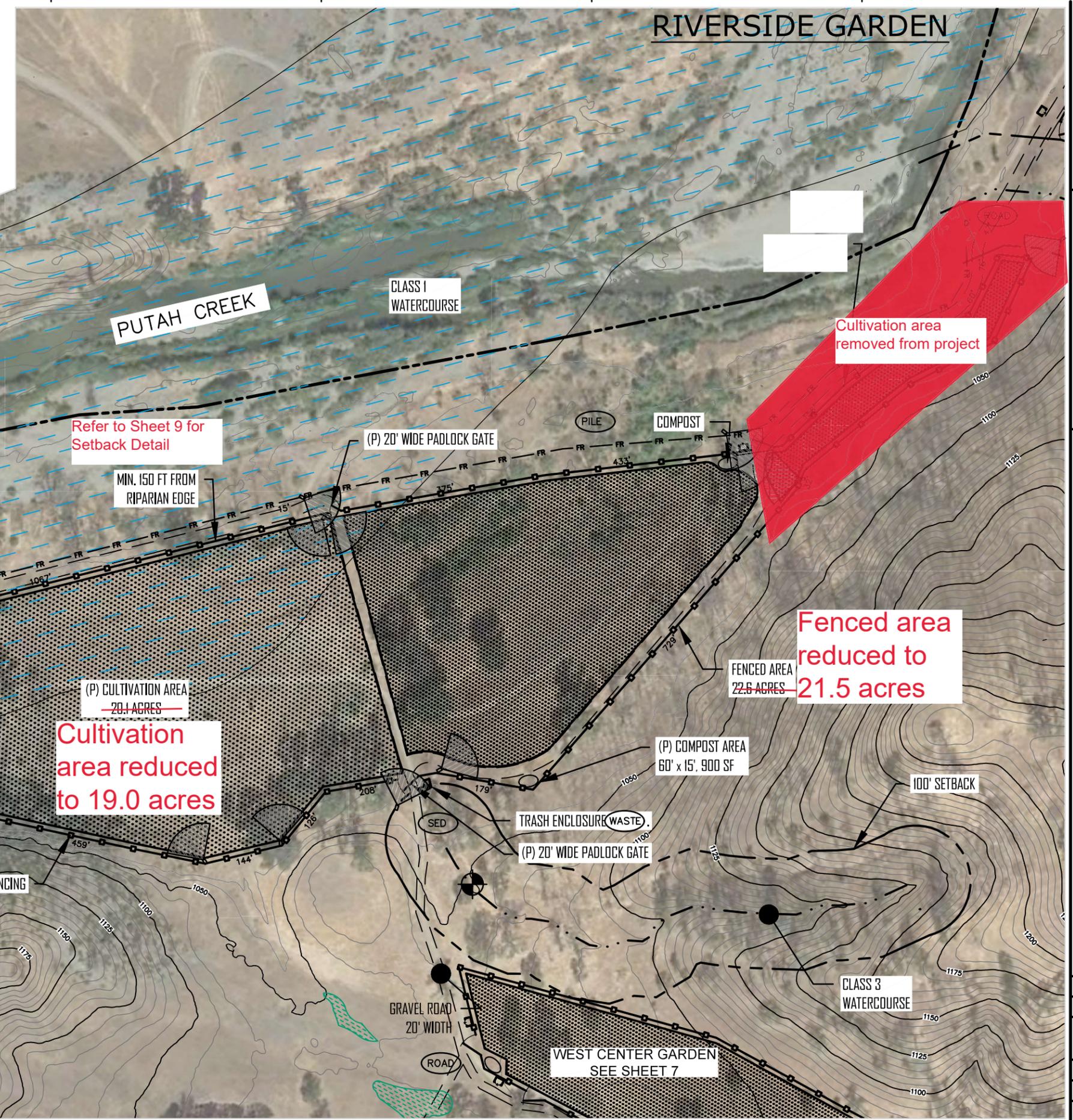
LAKE CO GIS CONTOUR DATA SHOWN 5' CONTOUR INTERVAL

1 | 2 | 3 | 4 | 5 | 6

**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



PUTAH CREEK

CLASS 1 WATERCOURSE

RIVERSIDE GARDEN

Cultivation area removed from project

Refer to Sheet 9 for Setback Detail

MIN. 150 FT FROM RIPARIAN EDGE

GRAVEL ROAD 20' WIDTH

(P) 20' WIDE PADLOCK GATE

PILE

COMPOST

Fenced area reduced to 21.5 acres

(P) CULTIVATION AREA 20.1 ACRES  
Cultivation area reduced to 19.0 acres

FENCED AREA 22.6 ACRES

(P) COMPOST AREA 60' x 15', 900 SF

100' SETBACK

6' WIRE DEER FENCING

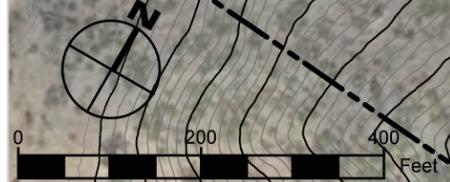
TRASH ENCLOSURE (WASTE)

(P) 20' WIDE PADLOCK GATE

CLASS 3 WATERCOURSE

GRAVEL ROAD 20' WIDTH

WEST CENTER GARDEN SEE SHEET 7



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RIVERSIDE GARDEN

BAR X RANCH CULTIVATION  
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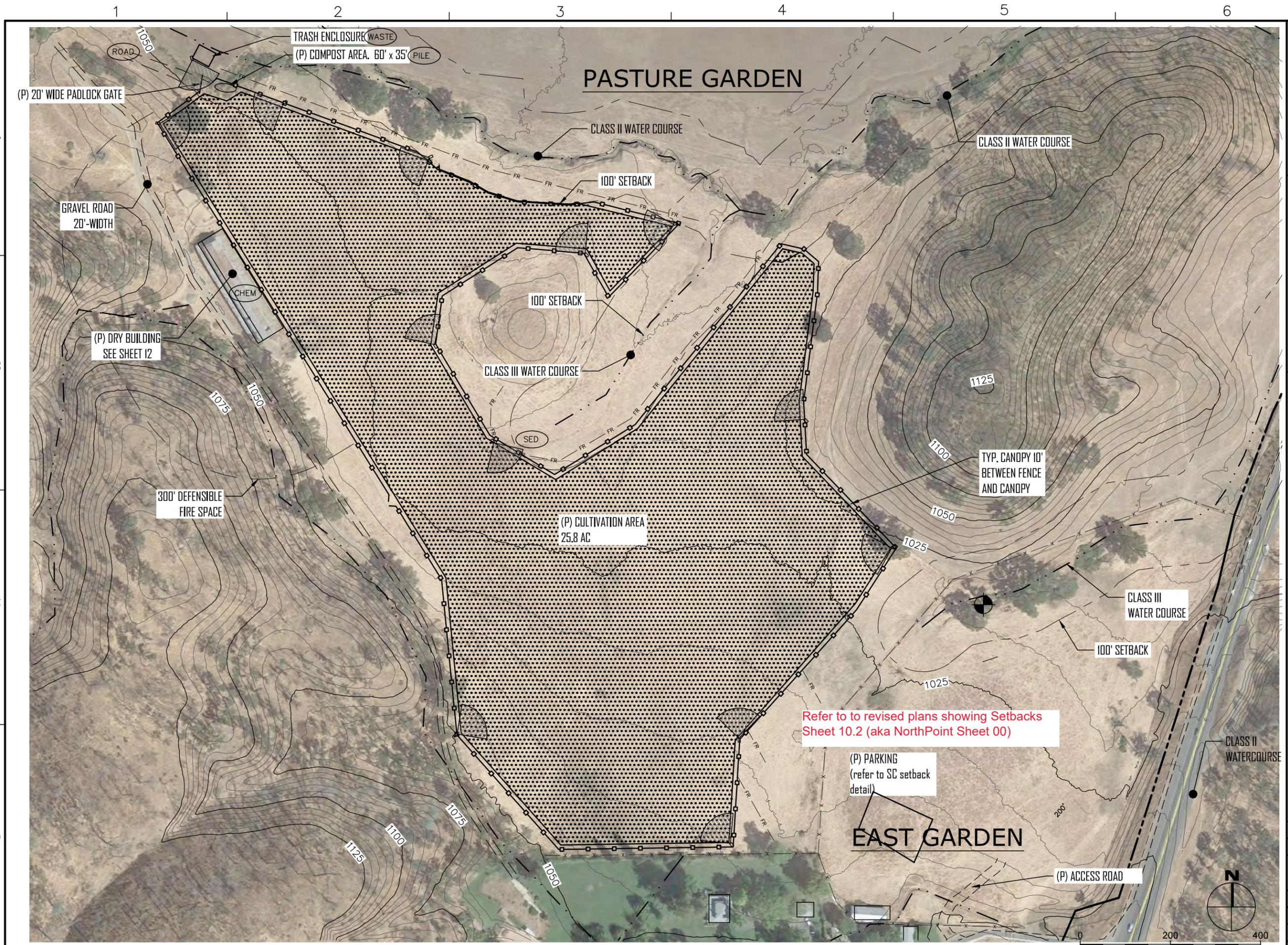
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SHEET 8





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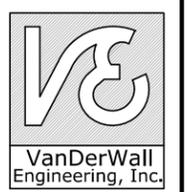
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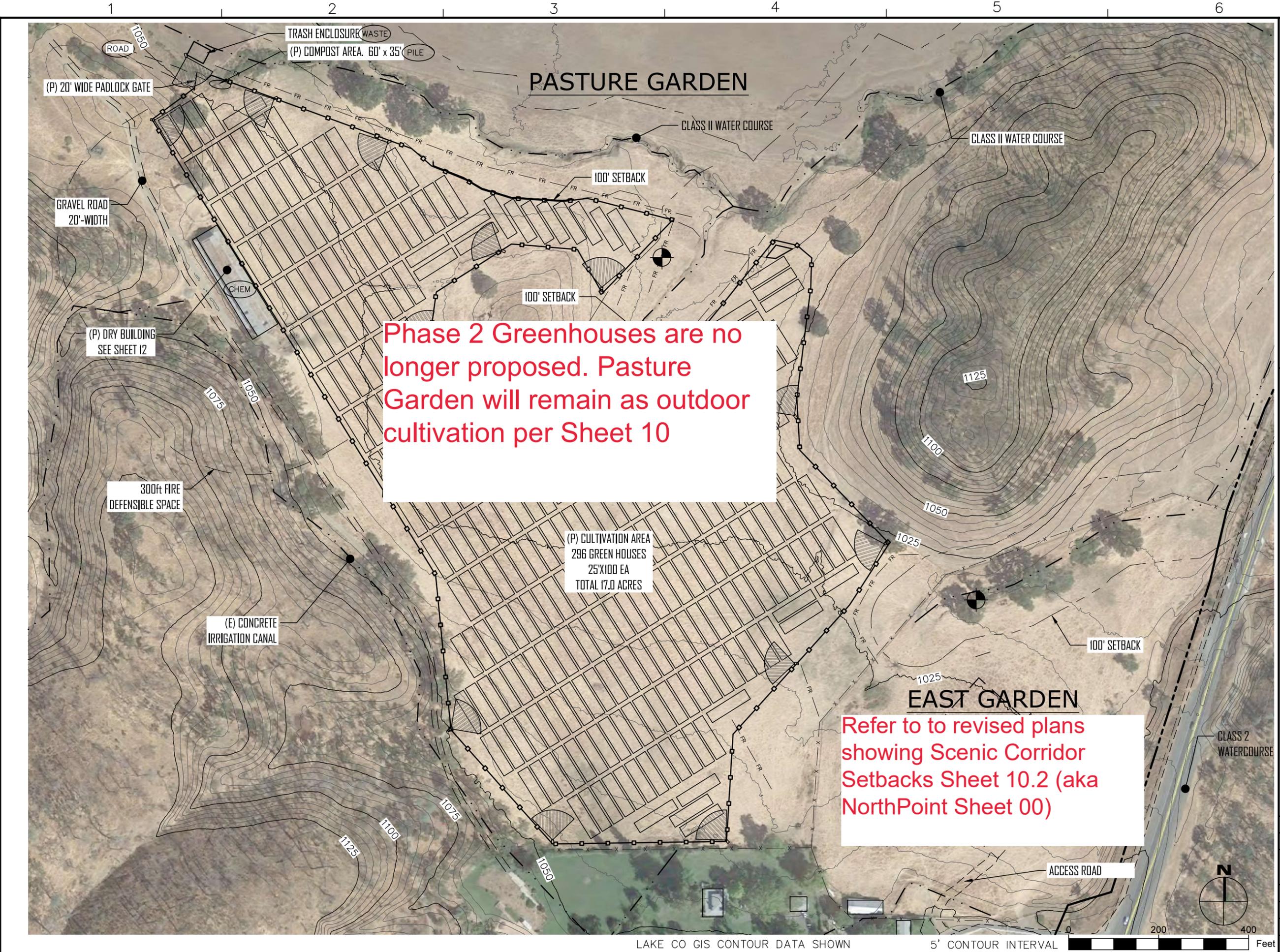
**PASTURE GARDEN PHASE 1 &  
EAST GARDEN (FUTURE)**

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VERIFY SCALE  
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DWG  
SHEET 10



**Phase 2 Greenhouses are no longer proposed. Pasture Garden will remain as outdoor cultivation per Sheet 10**

**Refer to to revised plans showing Scenic Corridor Setbacks Sheet 10.2 (aka NorthPoint Sheet 00)**

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**PASTURE GARDEN PHASE 2 & EAST GARDEN**

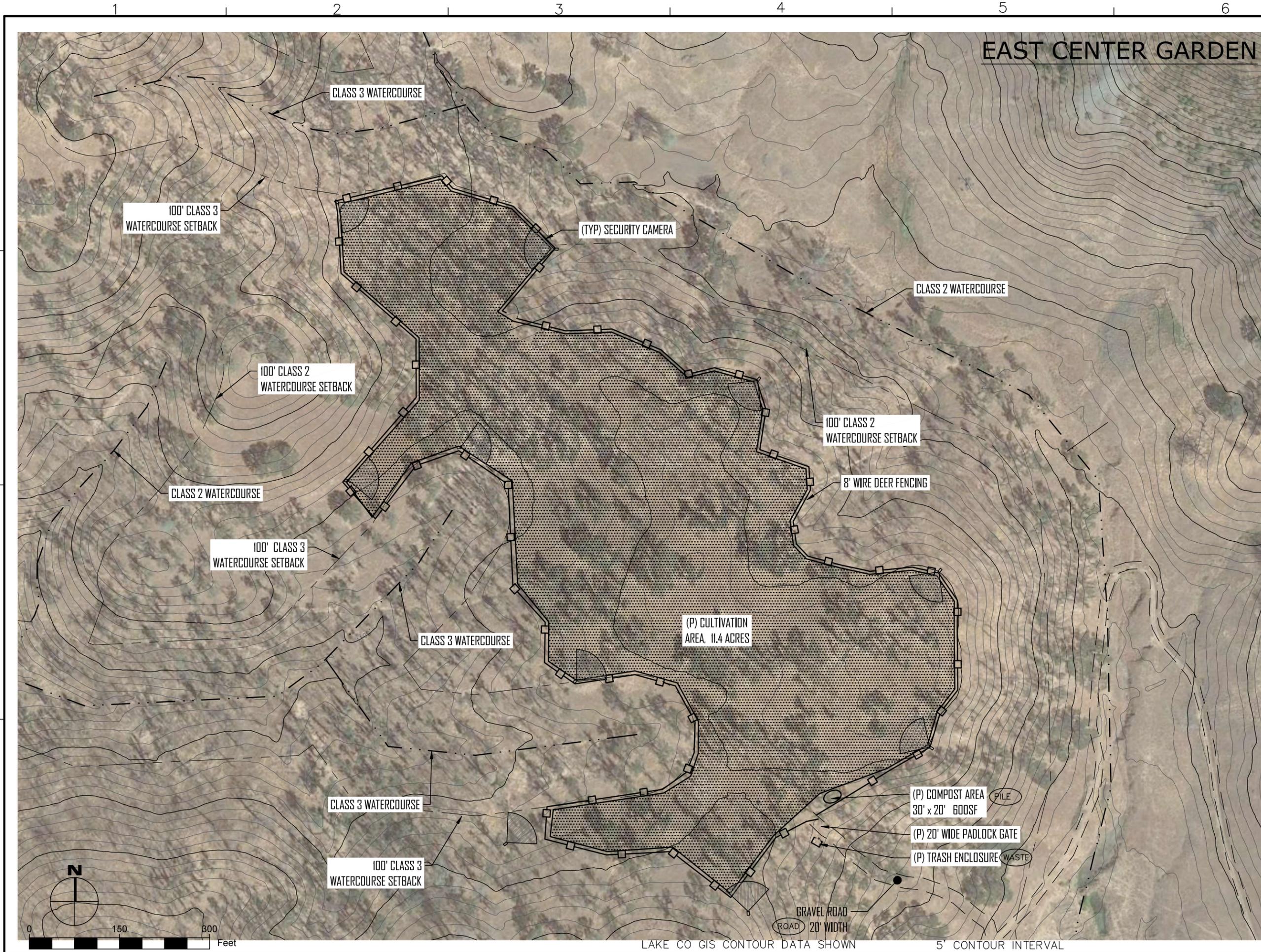
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SHEET	10.1





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**EAST CENTER GARDEN**

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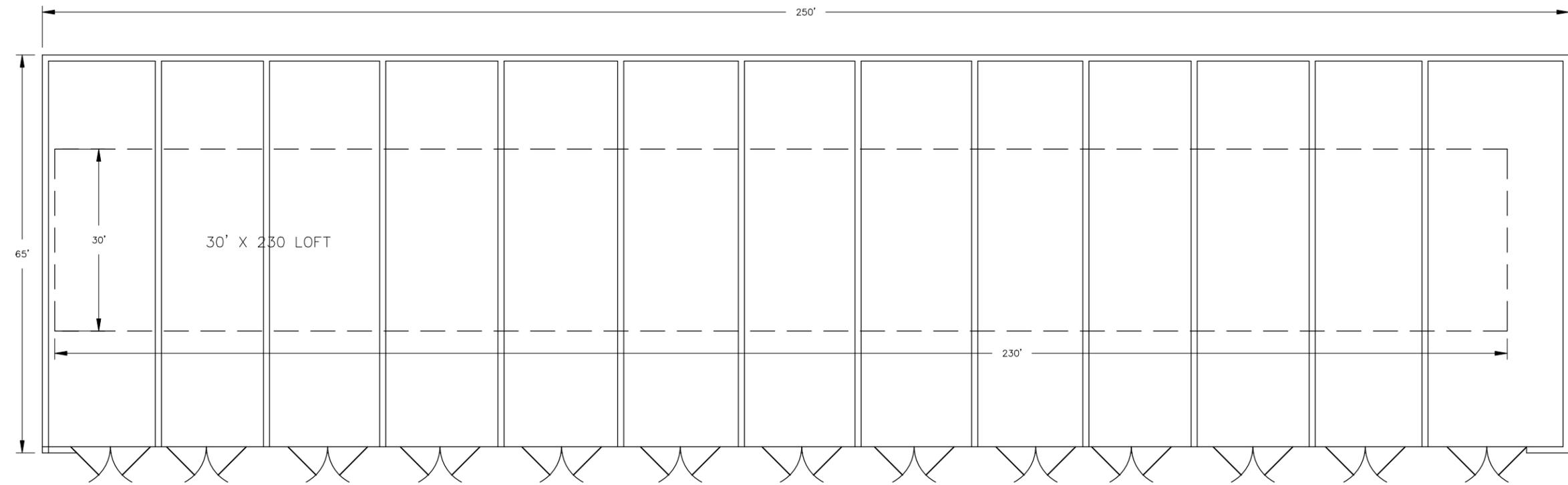


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PROJ	20-49
DWG	
SHEET	11

# BUILDING LAYOUTS

A  
B  
C  
D

1 2 3 4 5 6



**DRY BUILDING**  
SCALE 1" = 20'

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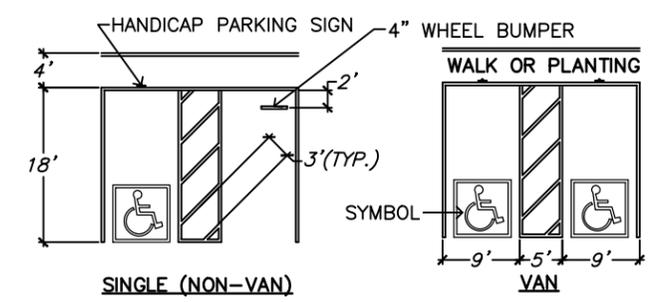
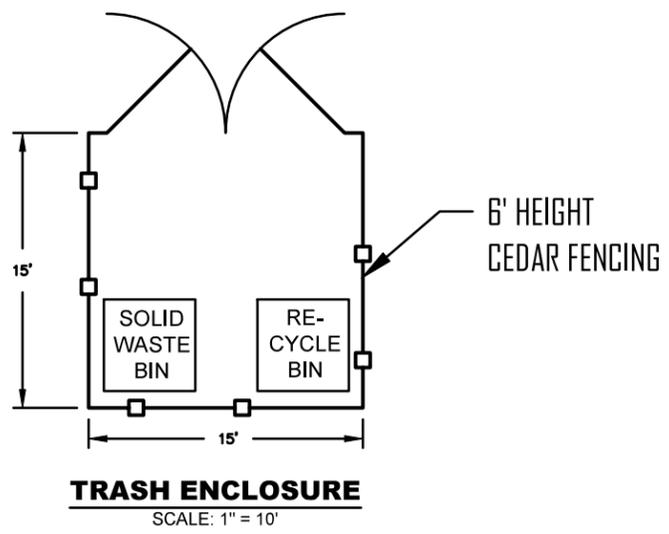
## DETAIL DRAWINGS

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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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**DETAIL DRAWINGS**  
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DWG	
SHEET	13