

HUNTER POINT RD FARM COMMERCIAL CANNABIS SITE PLAN

1580 HUNTER POINT RD
UPPER LAKE, CA 95485
APN: 022-001-03

Project Information

CLIENT: SCOTT FEIL
1580 HUNTER POINT RD
UPPER LAKE, CA 95485
E: raceready02@yahoo.com
P: (707) 485-4000

CONSULTANT: KYLE GEITNER, PRINCIPAL CONSULTANT
100 E ST, SUITE 104
SANTA ROSA, CA 95404
KG@NORTHBAYCANNACONSULTING.COM
(707) 293-4224

PROJECT ADDRESS: 1580 HUNTER POINT RD
UPPER LAKE, CA 95485

LAND USE: RL

PARCEL AREA: 20.55 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS PERMIT FOR (1) A-TYPE 3 LICENSE FOR 1 ACRE OF OUTDOOR CANNABIS CULTIVATION IN THE COUNTY OF LAKE.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
CULTIVATION AREA ELEVATION: 1925-2000 FEET
FLOOD PROOFING REQUIRED?: NO

Linetype Legend

EXISTING	PROPOSED	DEFINITION
-x-x-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

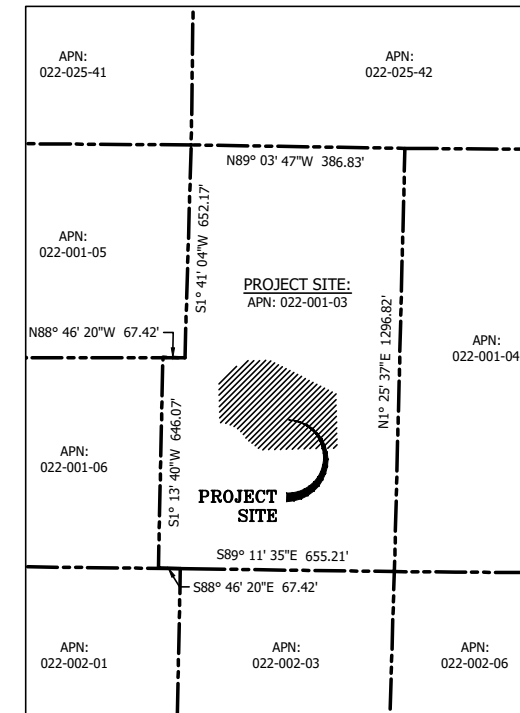
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	CULTIVATION SITE
6.0	CANNABIS RELATED BUILDING LAYOUT
7.0	SECURITY

Abbreviations

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



APN MAP
NTS



Location Map
NTS

NORTH BAY
CANNACONSULTING.COM

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NOTES:

- PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
- 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 1250 FEET OF THE PROPERTY.
- FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE THIS SHEET.
- BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
- PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4200 AND 4301 (4001-4958) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
- ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 16%. ROADWAY SLOPES EXCEEDING 16% ARE NOT ALLOWED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS ON-SITE SHALL COMPLY.
- ALL PROPOSED WATER TANKS INTENDED FOR FIRE SUPPRESSION WATER STORAGE SHALL BE STEEL OR FIBERGLASS. ANY EXISTING WATER TANKS INTENDED FOR FIRE SUPPRESSION WATER STORAGE THAT CONSIST OF MATERIAL OTHER THAN STEEL OR FIBERGLASS SHALL BE REPLACED WITH A STEEL OR FIBERGLASS TANK.
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PRINCIPAL CONSULTANT

DATE:	4/12/2021	DRAWN:	JHA
JOB #:	20-093	SCALE:	AS SHOWN
REVISION:	CHECKED:		KJG

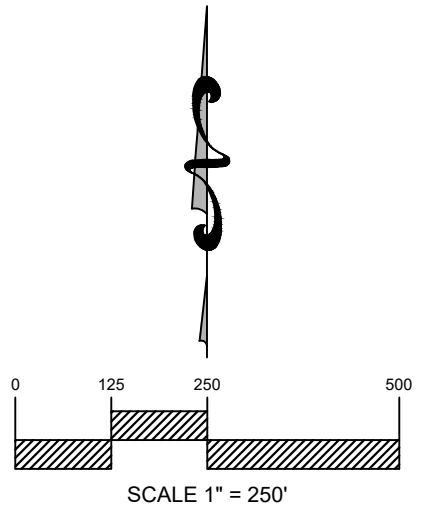
SHEET TITLE:
COVER SHEET
SHEET: 1.0
1 OF 7



- KEYNOTES:**
- ① PROPOSED OUTDOOR CULTIVATION SITE, SEE SHEET 5.0 FOR CULTIVATION DETAILS
 - ② SEE SHEET 4.0 FOR PROPOSED SITE CONDITIONS
 - ③ SEE SHEET 3.0 FOR EXISTING SITE CONDITIONS
 - ④ SEE SHEET 7.0 FOR SECURITY DETAILS

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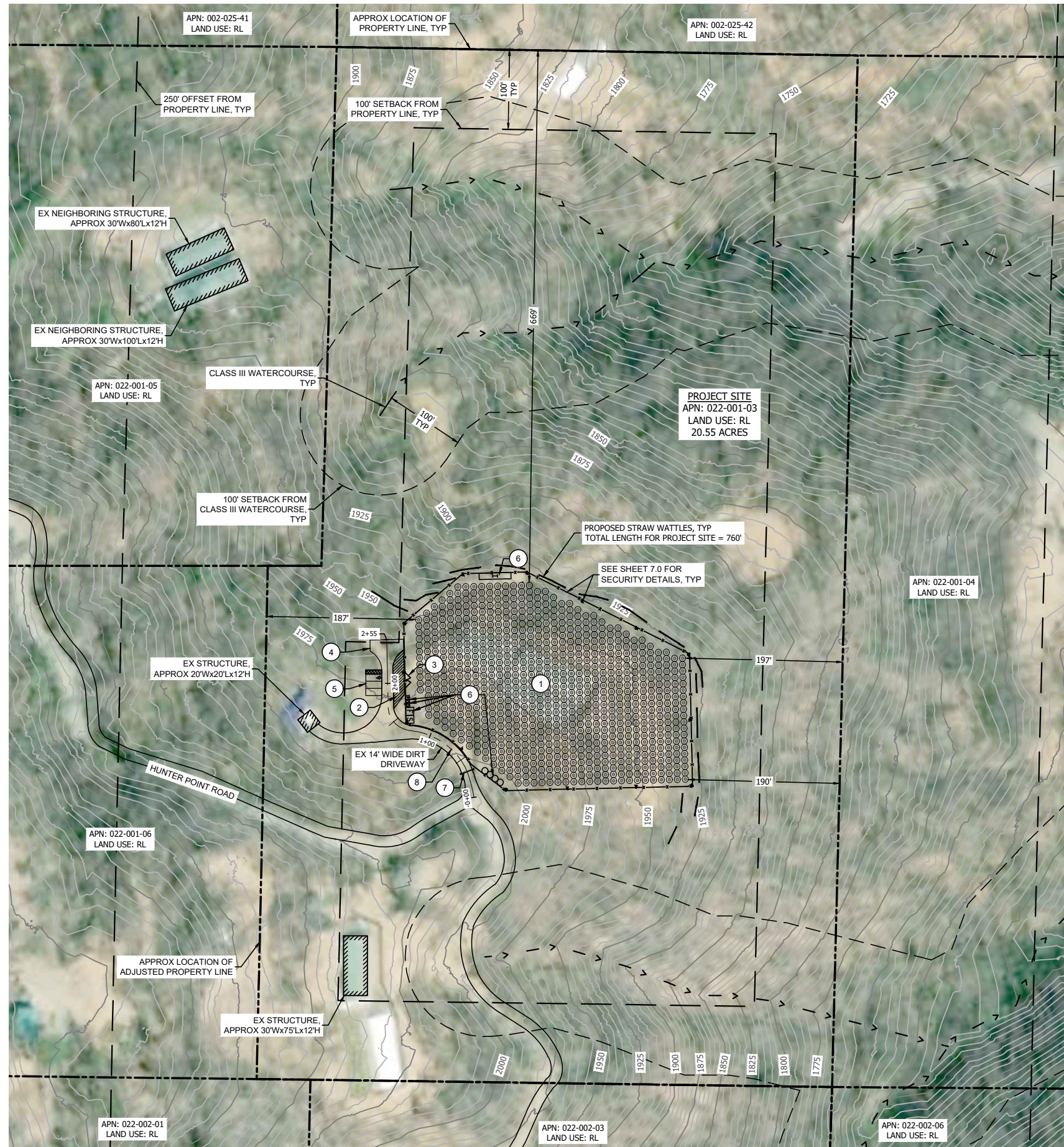
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DATE:	4/12/2021
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REVISION:	
DRAWN:	JHA
SCALE:	AS SHOWN
CHECKED:	KJG
SHEET TITLE: SURROUNDING AERIAL	
SHEET:	2.0 2 OF 7

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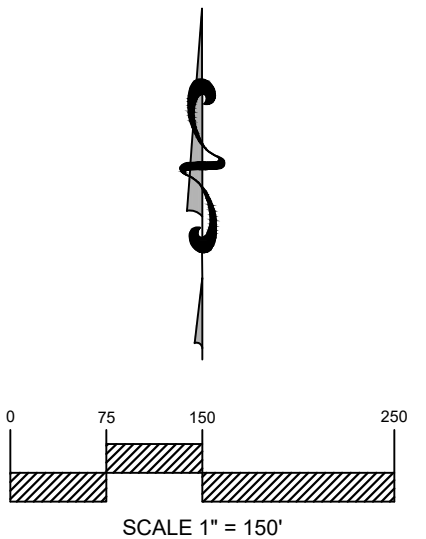
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KEYNOTES:

- 1 PROPOSED OUTDOOR CULTIVATION AREA
SEE SHEET 5.0 FOR CULTIVATION SITE DETAILS
- 2 PROPOSED LOADING AREA,
14'Wx75'L
- 3 PROPOSED 20' WIDE GATE TO PROJECT SITE,
TO REMAIN LOCKED WHILE NOT IN USE
- 4 PROPOSED SRA FIRE SAFE HAMMERHEAD TURNAROUND
- 5 PROPOSED ADA COMPLIANT PARKING
- 6 PROPOSED CULTIVATION UTILITIES,
SEE SHEET 5.0 FOR CULTIVATION SITE DETAILS
- 7 PROPOSED 16' WIDE ENTRANCE/EXIT GATE TO CULTIVATION
SITE, TO REMAIN LOCKED WHILE NOT IN USE. GATE SHALL
BE A MINIMUM OF 30' FROM EDGE OF ROAD
- 8 EXISTING DRIVEWAY ALIGNMENT

NOTE:
PROPERTY LINE ADJUSTED ALONG
NEIGHBORING PARCEL (APN: 002-001-06).
NEW ASSESSED ACREAGE FOR PROJECT
SITE IS 20.55 ACRES



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NORTH
BAY

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 3. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 5. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
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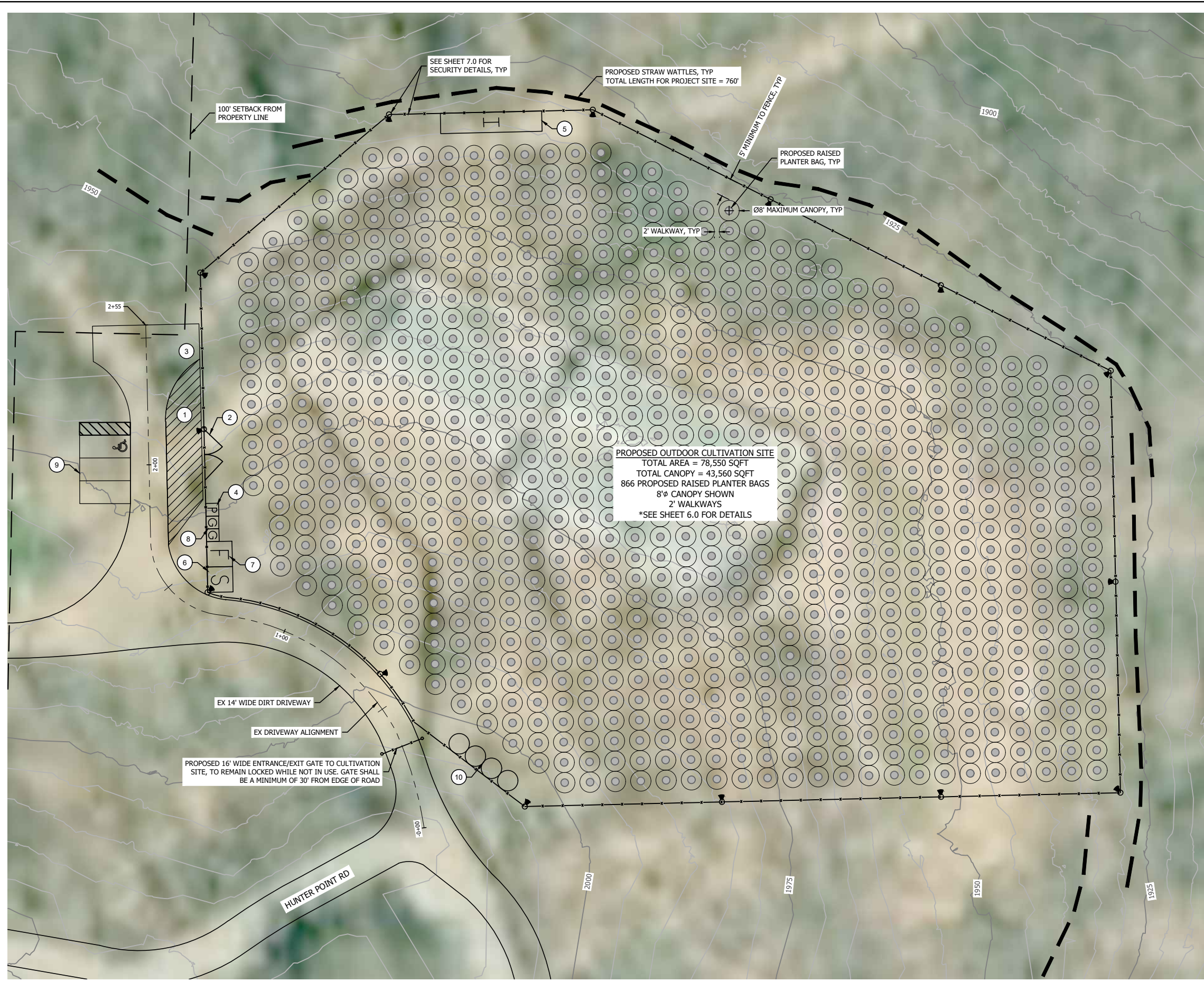
CLIENT:
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PRINCIPAL CONSULTANT

DATE: 4/12/2021	DRAWN: JHA
JOB #: 20-093	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
PROPOSED CONDITIONS

SHEET: 4.0
4 OF 7



PROPOSED OUTDOOR CULTIVATION SITE
 TOTAL AREA = 78,550 SQFT
 TOTAL CANOPY = 43,560 SQFT
 866 PROPOSED RAISED PLANTER BAGS
 8" Ø CANOPY SHOWN
 2' WALKWAYS
 *SEE SHEET 6.0 FOR DETAILS

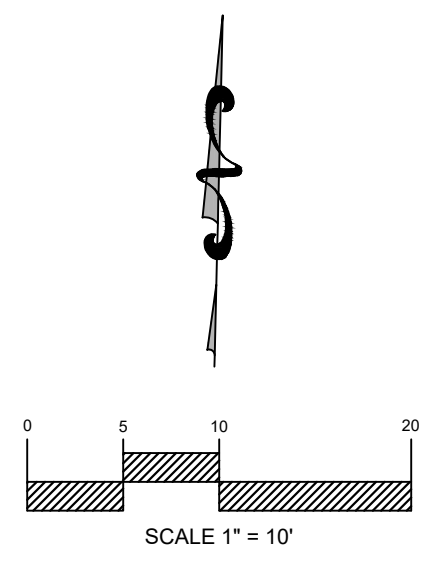
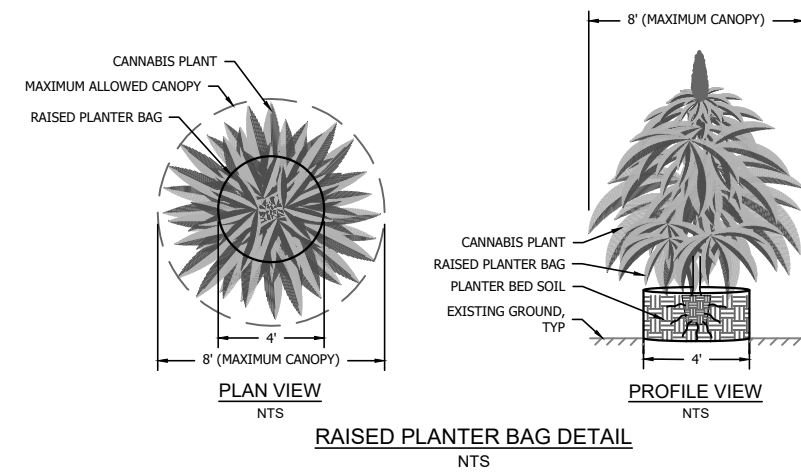
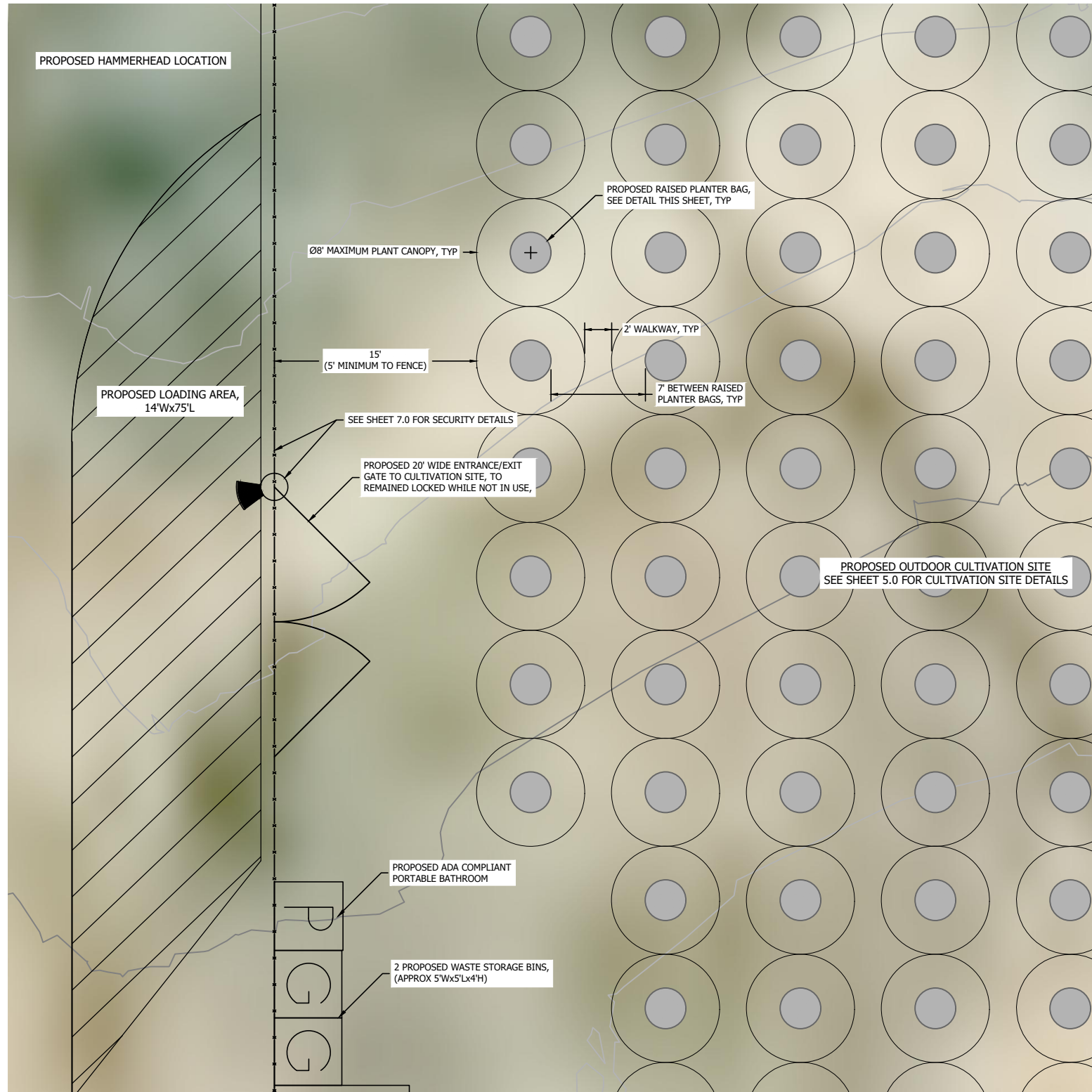
KEYNOTES:

- 1 PROPOSED LOADING AREA, 14'Wx75'L
- 2 PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, TO REMAINED LOCKED WHILE NOT IN USE
- 3 PROPOSED HAMMERHEAD TURNAROUND LOCATION
- 4 PROPOSED ADA COMPLIANT PORTABLE BATHROOM
- 5 PROPOSED ISO CONTAINER, (8'Wx40'Lx8'H)
- 6 SEE SHEET 7.0 FOR SECURITY DETAILS
- 7 PROPOSED FERTILIZER STORAGE, (APPROX 10'Wx10'Lx8'H)
- 8 2 PROPOSED WASTE STORAGE BINS, (APPROX 5'Wx5'Lx4'H)
- 9 PROPOSED ADA COMPLIANT PARKING AREA
- 10 4 PROPOSED 2,500 GALLON WATER TANKS

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 15001 STANLEY AVE. SUITE 100
 SANTA ROSA, CA 95404

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DATE: 4/12/2021	DRAWN: JHA
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SHEET TITLE: CULTIVATION SITE	
SHEET: 5.0	5 OF 7



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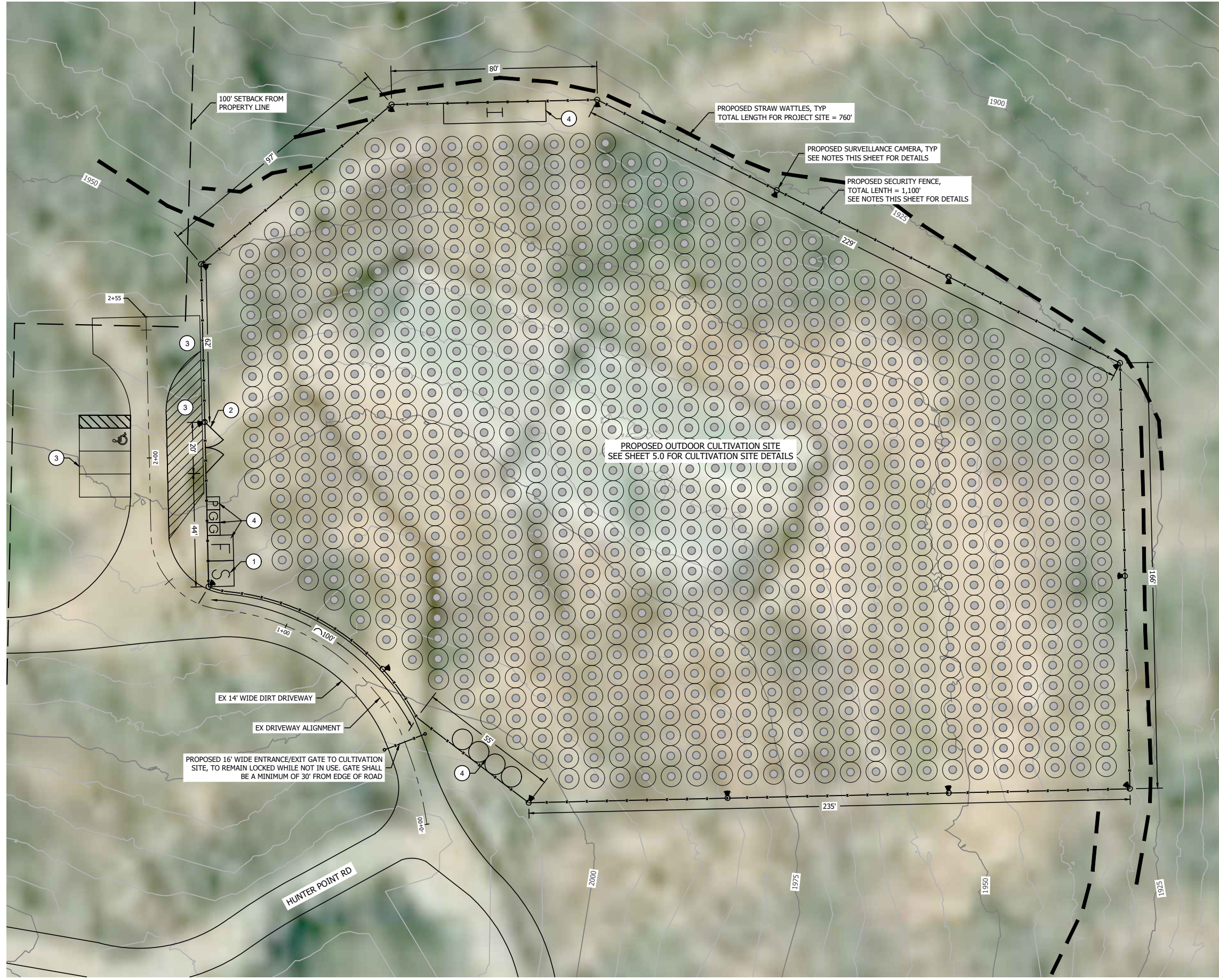
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SHEET TITLE:
CANNABIS RELATED
BUILDING LAYOUT

SHEET: 6.0
6 OF 7

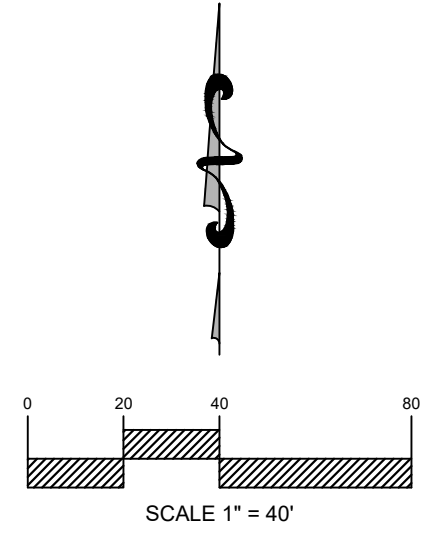
4/12/2021 11:18 AM Plotted by anahm c:\Users\anahm\NorthBay_Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\Kyle Geitner - 1580 Hunter Point Road - Scott Feil\CAD\Planning\20-093 Overall Site Plan.dwg



- KEYNOTES:**
- ① PROPOSED SECURITY OFFICE, (APPROX 10'Wx10'Lx8'H)
 - ② PROPOSED 20' WIDE ENTRANCE/EXIT GATE TO CULTIVATION SITE, TO REMAINED LOCKED WHILE NOT IN USE, TYP
 - ③ SEE SHEET 4.0 FOR PROPOSED SITE CONDITIONS
 - ④ SEE SHEET 5.0 FOR CULTIVATION SITE DETAILS

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 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.
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 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.



PROJECT ADDRESS: 1580 HUNTER POINT ROAD UPPER LAKE, CA 95485	
APN:	022-001-03
CLIENT:	SCOTT FEIL
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT
DATE:	DRAWN:
4/12/2021	JHA
JOB #:	SCALE:
20-093	AS SHOWN
REVISION:	CHECKED:
	KJG
SHEET TITLE: SECURITY PLAN	
SHEET:	7.0
	7 OF 7