

SUAREZ FARM
COMMERCIAL CANNABIS SITE PLAN
26200 MORGAN VALLEY ROAD
LOWER LAKE, CA 95457
APN: 012-016-41

Project Information

CLIENT: ADRIAN SUAREZ
26200 MORGAN VALLEY ROAD
LOWER LAKE, CA 95457
ADRIANPENA1991@GMAIL.COM
(707) 293-4224

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

PROJECT ADDRESS: 26200 MORGAN VALLEY ROAD
LOWER LAKE, CA 95457

LAND USE: RL

PARCEL AREA: 118.410 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS PERMIT FOR; (4) A-TYPE 3 LICENSES FOR 4 ACRES OF OUTDOOR CANNABIS CULTIVATION AND (1) A-TYPE 3B LICENSE FOR 22,000 SQFT OF MIXED-LIGHT CANNABIS CULTIVATION IN THE COUNTY OF LAKE. THE PROJECT PLANS TO EARLY ACTIVATE 2 ACRES OF OUTDOOR CANNABIS CULTIVATION.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE: D

BASE FLOOD ELEVATION: NA

CULTIVATION AREA ELEVATION: 2,400-2,700 FEET

FLOOD PROOFING REQUIRED? NO

Linetype Legend

EXISTING	PROPOSED	DEFINITION
		FENCE
		DRAINAGE PIPE
		PROPERTY LINE
		WATERCOURSE
		ELECTRICAL UTILITY LINE
		WATER LINE
		SANITARY SEWER
		FIBER ROLL
		TREE TO BE REMOVED

Sheet Index

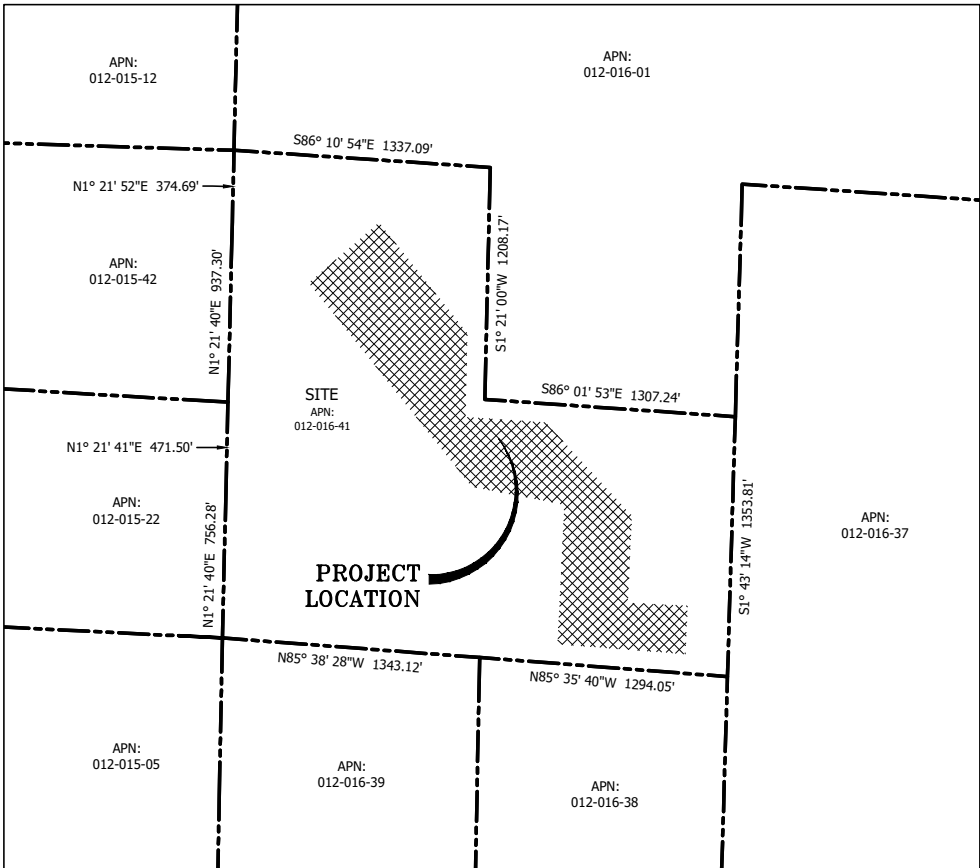
1.0	COVER SHEET
2.0	SURROUNDING AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	EARLY ACTIVATION CULTIVATION SITE
6.0	CULTIVATION SITE (USE PERMIT APPROVAL)
7.0	CANNABIS RELATED BUILDING LAYOUT
8.0	SECURITY

Abbreviations

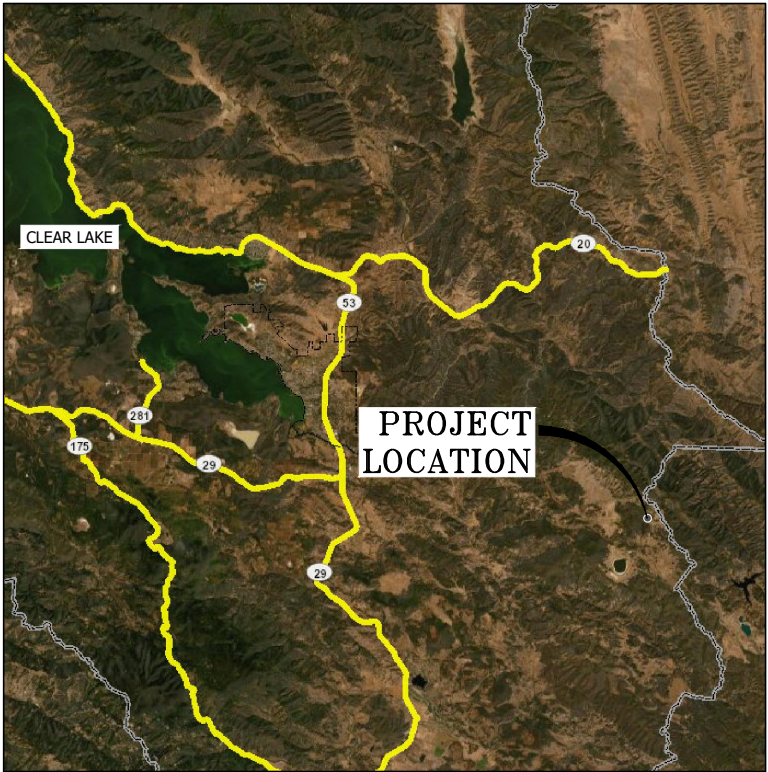
AC	ASPHALT CONCRETE	FG	FINISH GRADE
APN	ASSESSOR'S PARCEL NUMBER	FL	FLOW LINE
APPROX	APPROXIMATE	GH	GREENHOUSE
C L	CENTERLINE	HH	HOOPHOUSE
CONC	CONCRETE	INV	INVERT
CY	CUBIC YARD	LF	LINEAR FEET
Ø	DIAMETER	MAX	MAXIMUM
EG	EXISTING GROUND	MIN	MINIMUM
ELEV	ELEVATION	NA	NOT APPLICABLE
EP	EDGE OF PAVEMENT	NTS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

CANNA
CONSULTING

WWW.NBCANNACONSULTING.COM

PHONE: (707) 995-5919

100 E ST, SUITE 104

SANTA ROSA, CA 95404

- NOTES:
1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
 2. 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 1,250 FEET OF THE PROPERTY.
 3. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE THIS SHEET.
 4. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 5. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4200 AND 4201 (4001-4958) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
 6. 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.
 7. 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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DRAWN:
ANR

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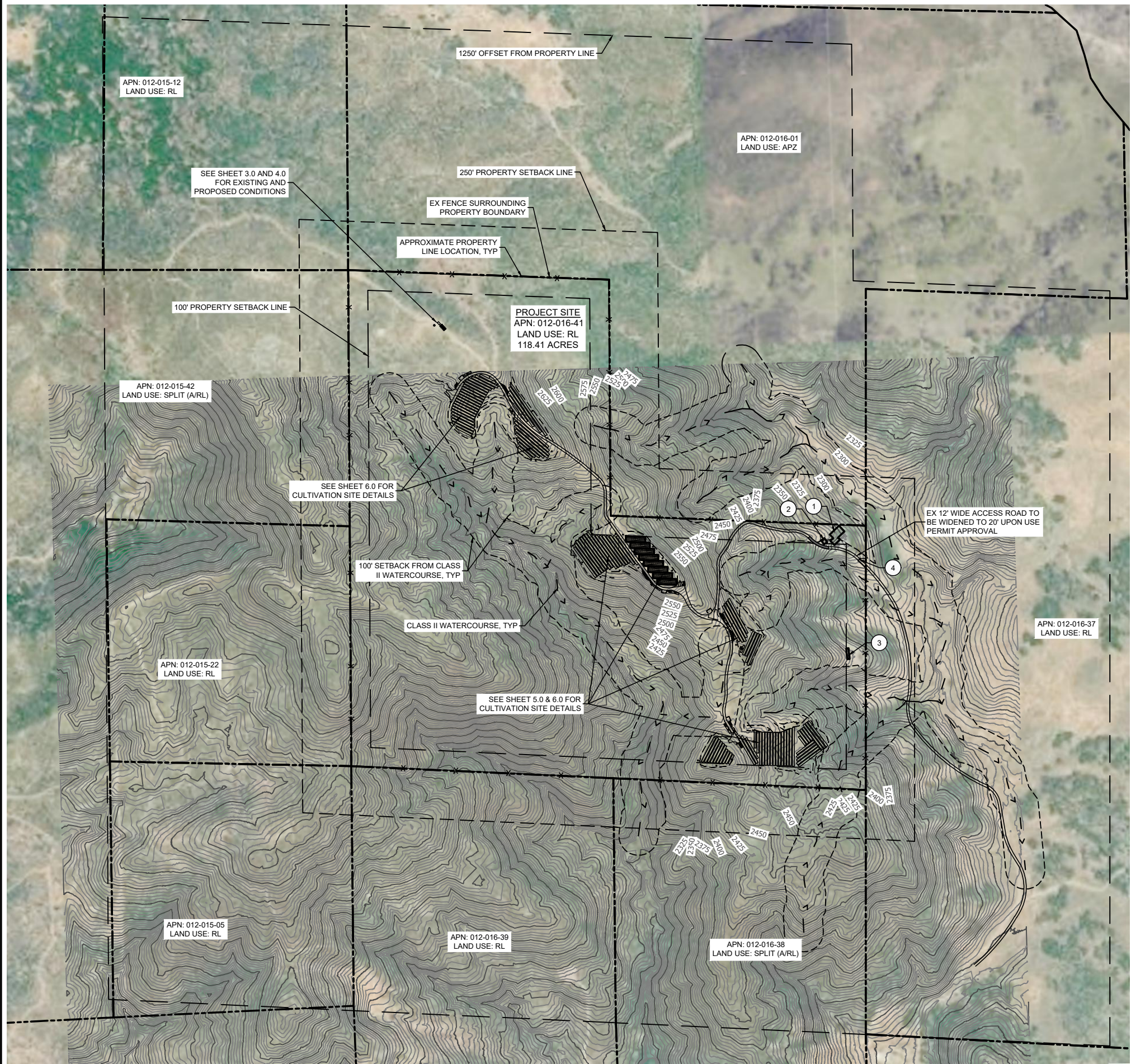
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AS SHOWN

REVISION:
CHECKED:
KJG

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COVER SHEET

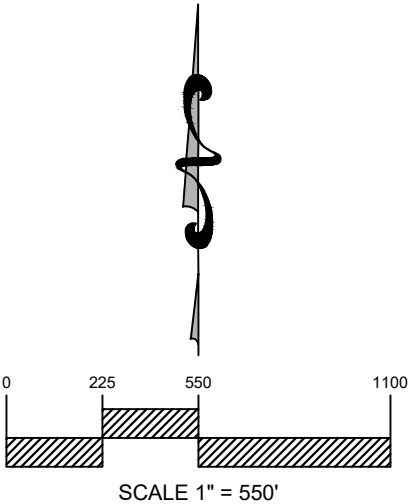
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KEYNOTES:

- 1 EXISTING STRUCTURE, APPROX 65'Wx55'Wx22'H
- 2 EXISTING SHED, APPROX 12'Wx20'Lx14'H
- 3 EXISTING STRUCTURE, APPROX 55'Wx12'Lx12'H
- 4 EXISTING 16' WIDE GATE TO BE WIDENED



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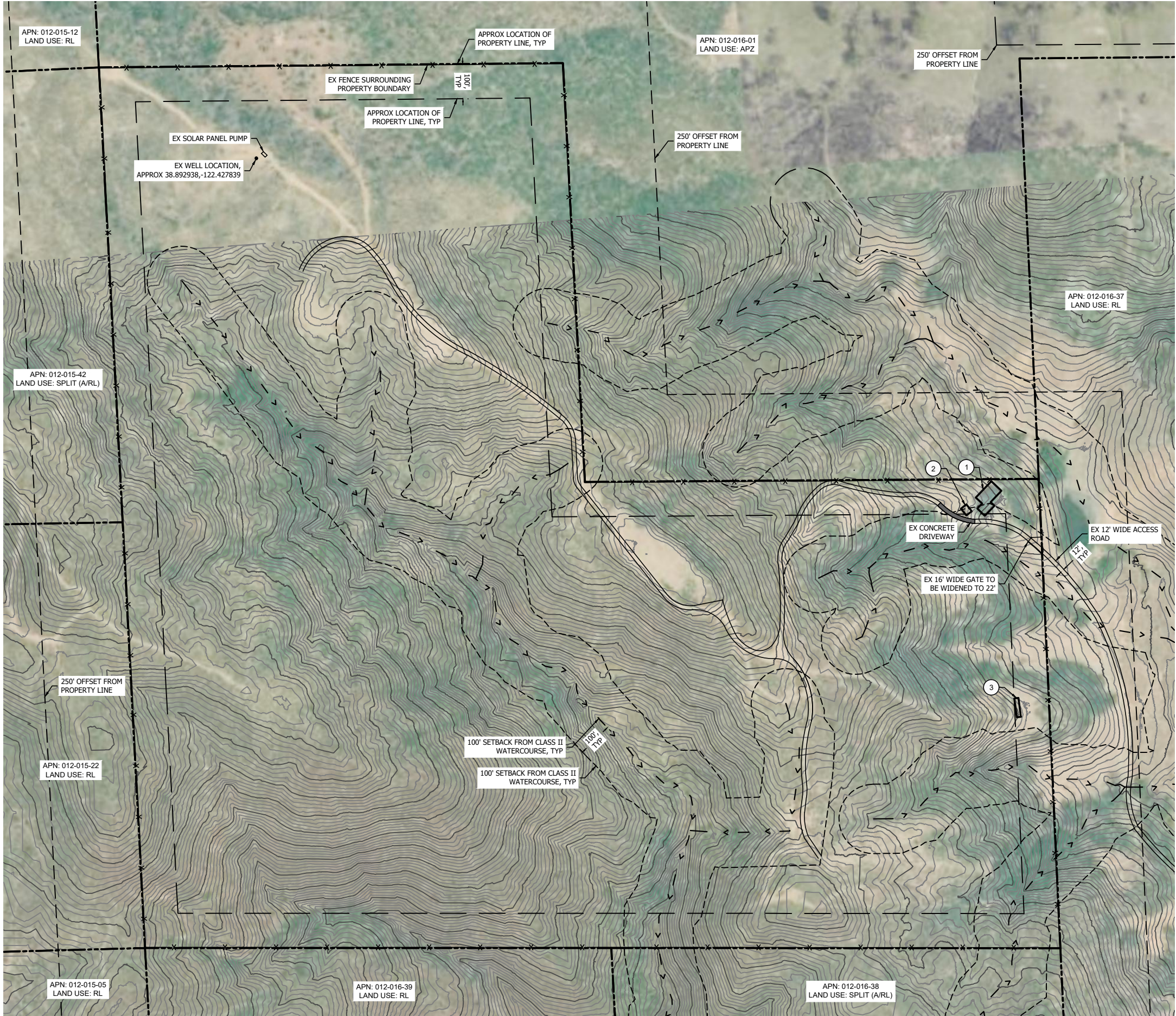
CLIENT:
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CONSULTANT:
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PRINCIPAL CONSULTANT

DATE: 11/15/2020	DRAWN: ANR
JOB #: 20-013	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

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SHEET: 2.0
2 OF 8

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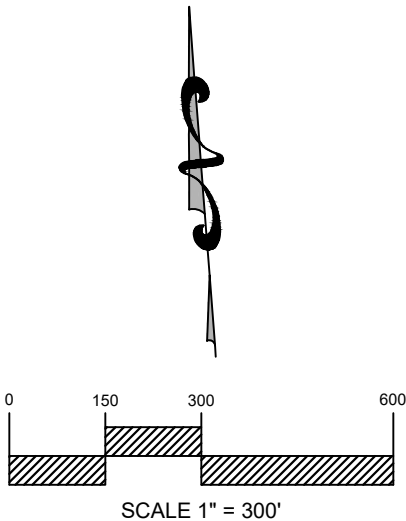
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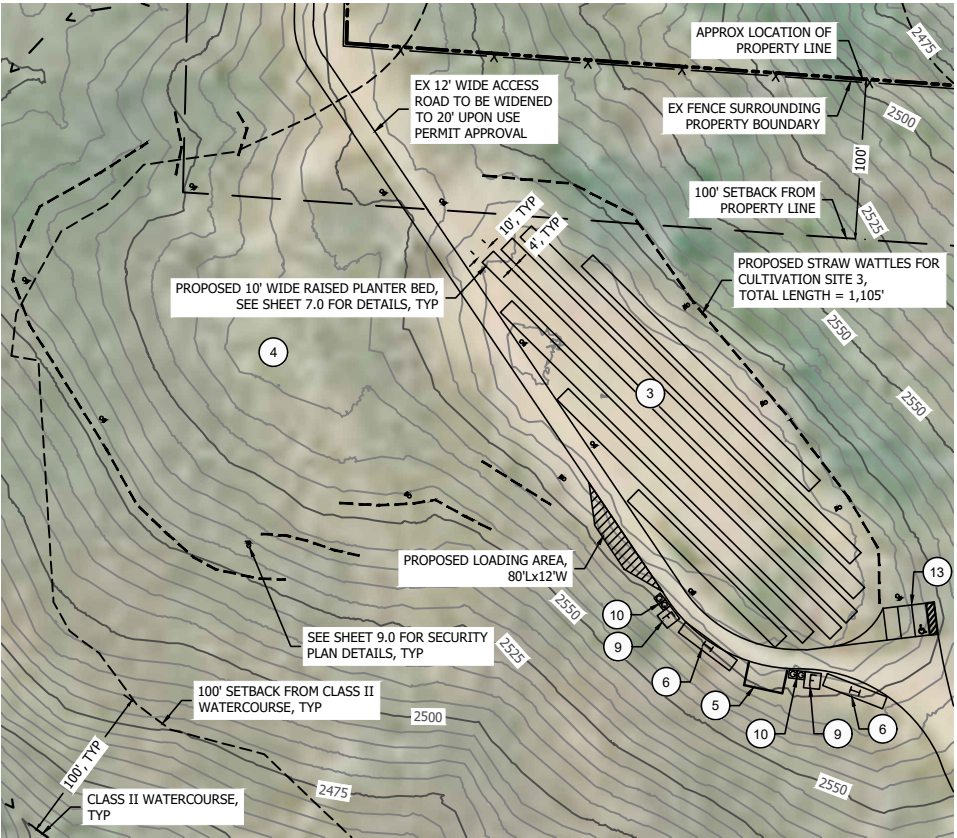
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DATE: 11/15/2020	DRAWN: ANR
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SHEET: 3.0
3 OF 8





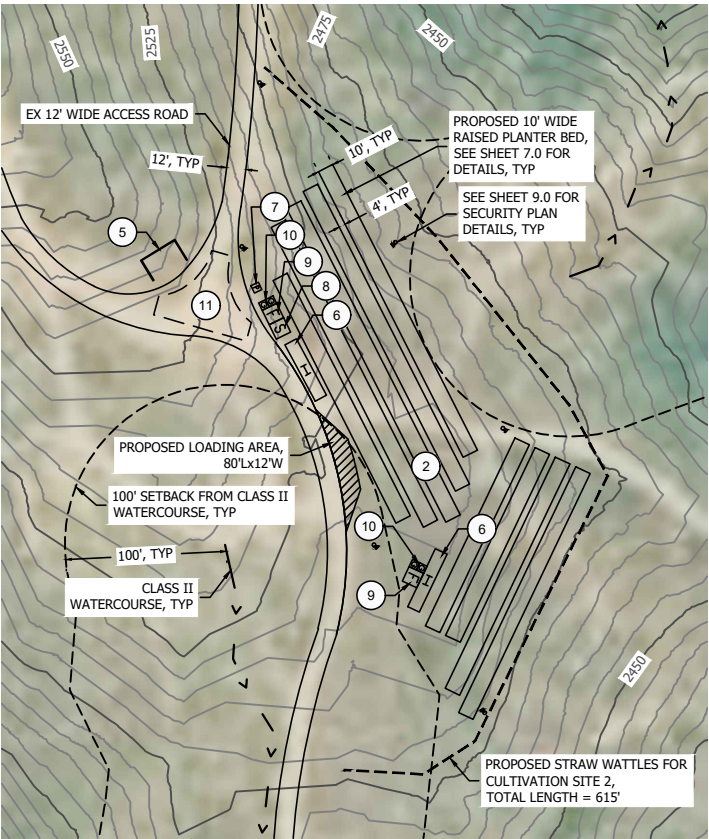
CULTIVATION SITE 3
SCALE: 1" = 120'

KEYNOTES:

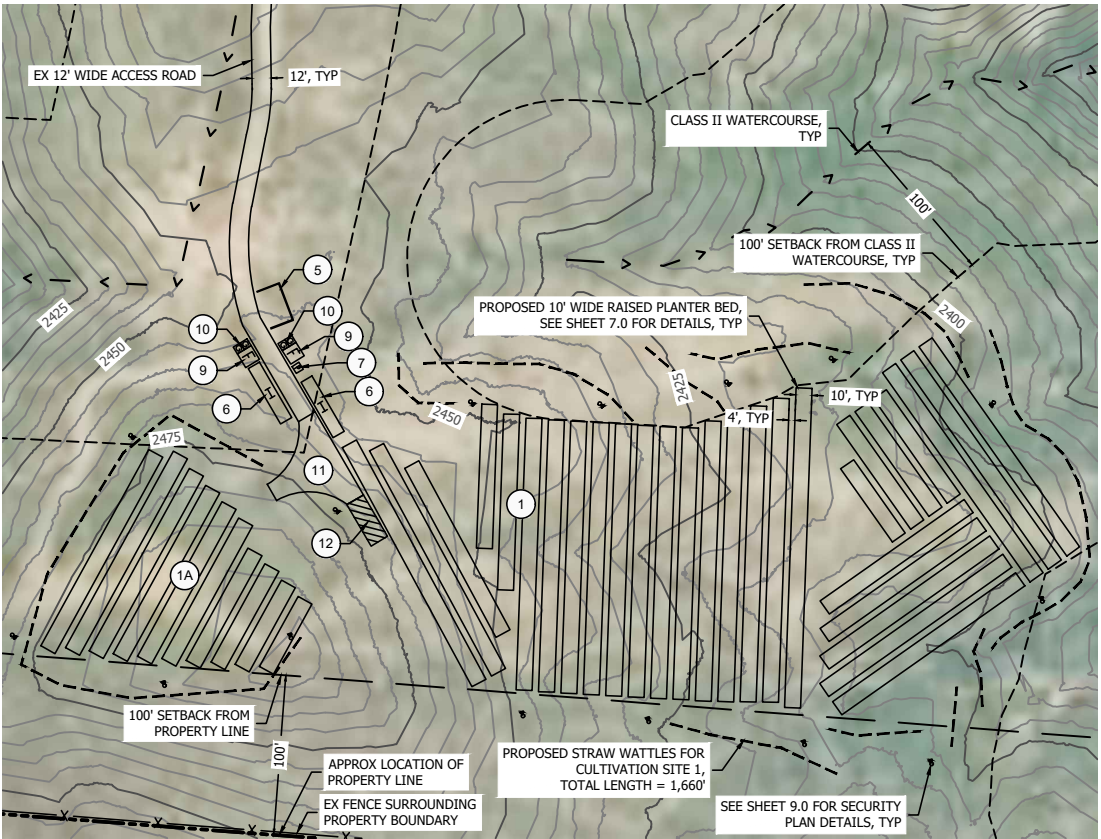
- 1 PROPOSED OUTDOOR CULTIVATION SITE 1
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 43,560 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 1A PROPOSED OUTDOOR CULTIVATION SITE 1A
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 10,000 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 2 PROPOSED OUTDOOR CULTIVATION SITE 2
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 16,000 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 3 PROPOSED OUTDOOR CULTIVATION SITE 3
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 17,560 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 4 AREA TO BE USED FOR OUTDOOR CULTIVATION UPON
USE PERMIT APPROVAL, SEE SHEET 6.0 FOR DETAILS

TOTAL OUTDOOR CANOPY = 87,120 SQFT (2.0 ACRES)

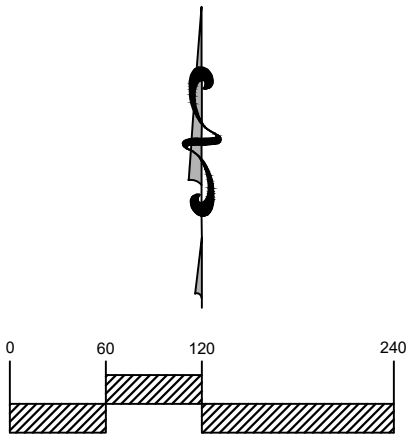
- 5 PROPOSED COMPOST AREA,
(APPROX 25'Wx15'Lx4'H)
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DETAILS, TYP
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12'Wx30'L
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CULTIVATION SITE 2
SCALE: 1" = 120'



CULTIVATION SITE 1
SCALE: 1" = 120'



SCALE 1" = 120'

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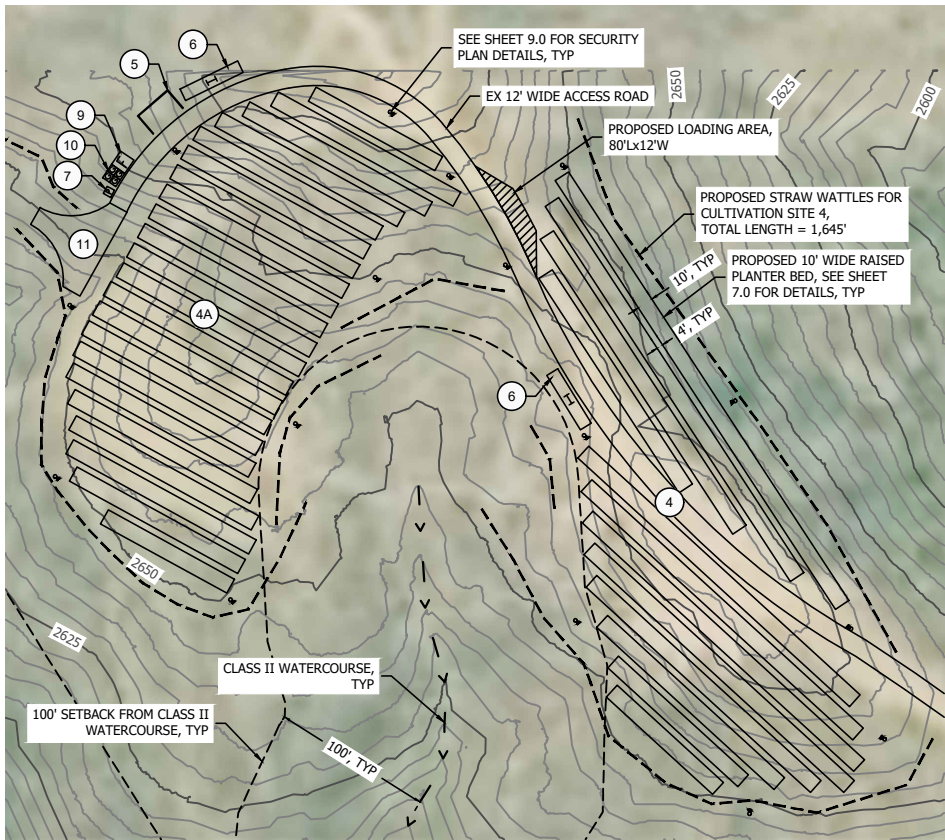
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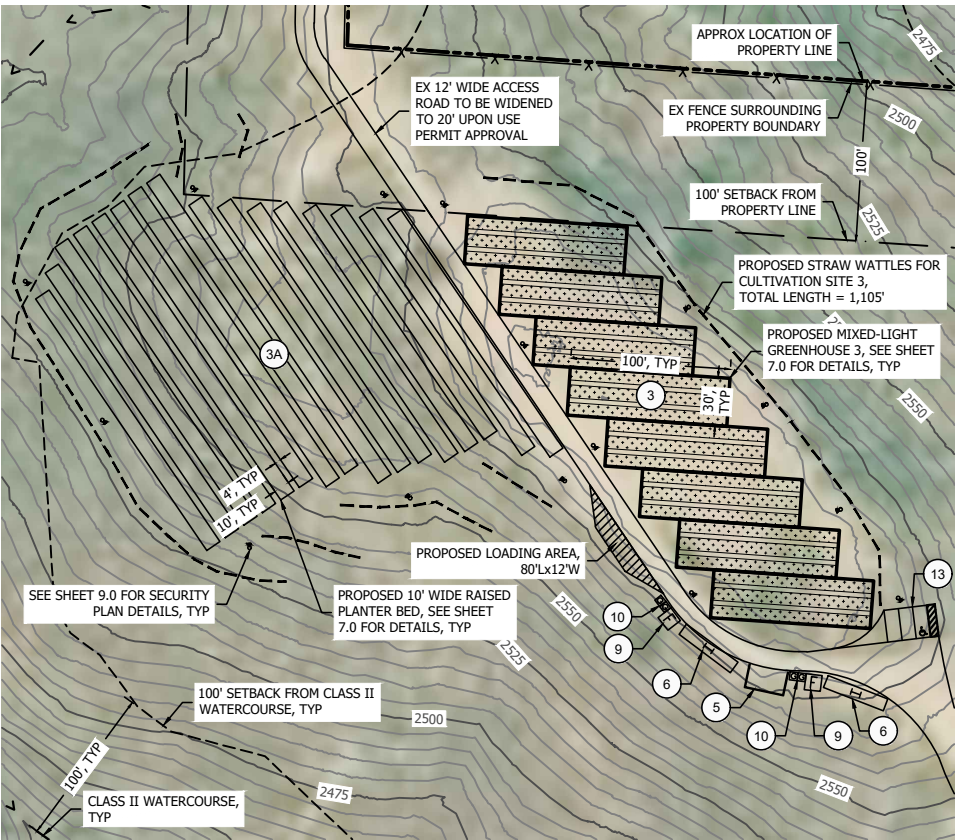
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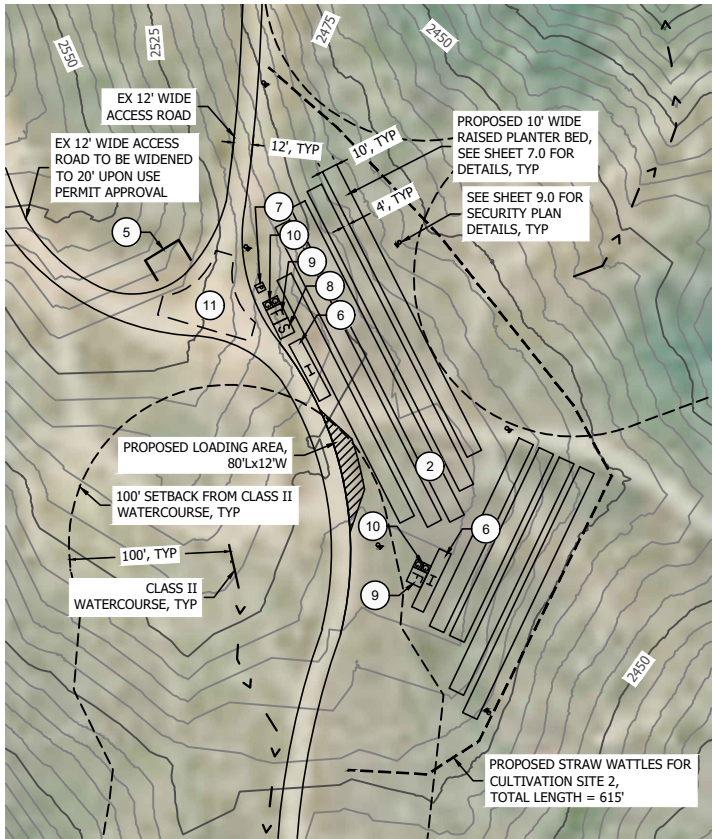
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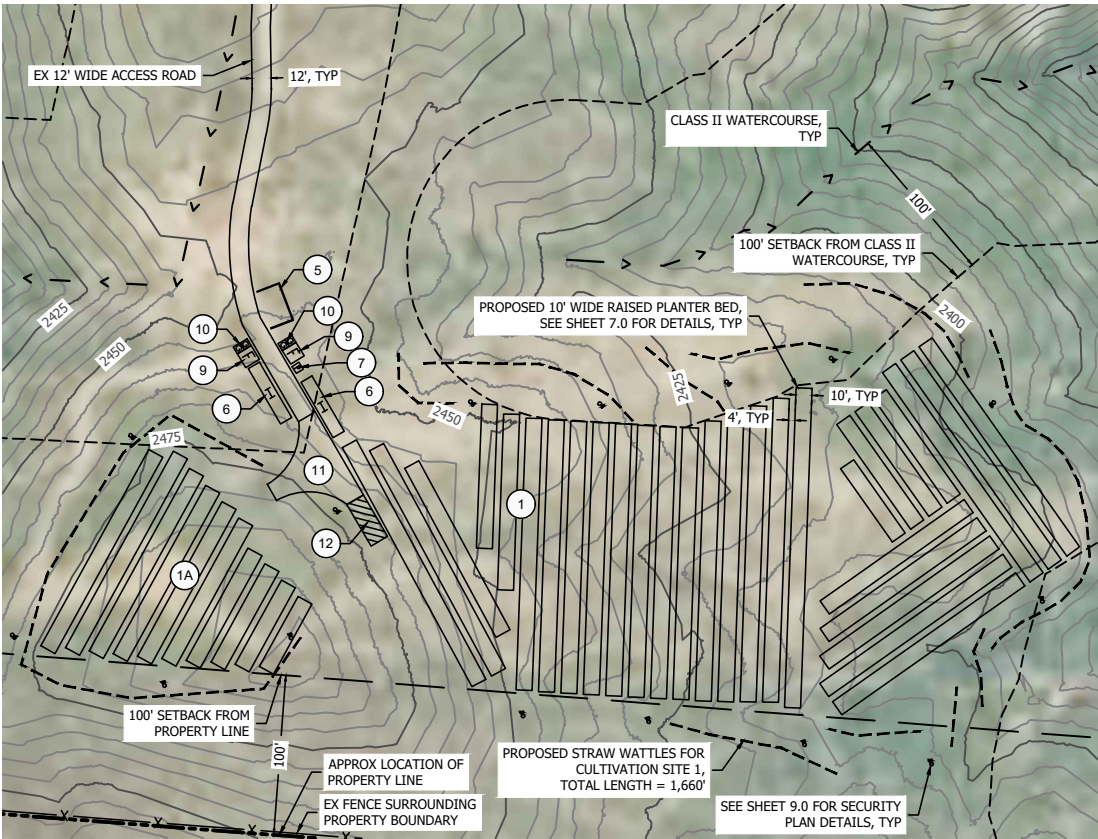
CULTIVATION SITE 4
SCALE: 1" = 120'



CULTIVATION SITE 3
SCALE: 1" = 120'



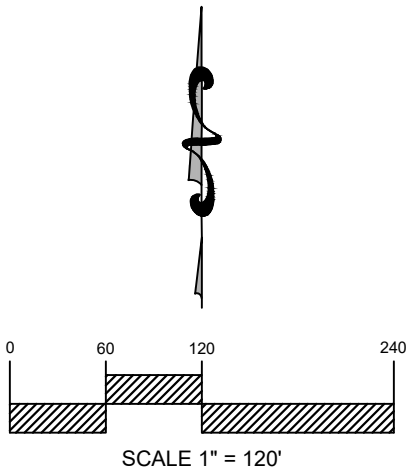
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10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 43,560 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 1A PROPOSED OUTDOOR CULTIVATION SITE 1A
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 10,000 SQFT
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10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 16,000 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 3 PROPOSED MIXED-LIGHT CULTIVATION SITE 3
8 PROPOSED MIXED-LIGHT GREENHOUSES
MIXED-LIGHT CANOPY = 19,200 SQFT
30'Wx100'L
*SEE SHEET 7.0 FOR MORE DETAILS
- 3A PROPOSED OUTDOOR CULTIVATION SITE 3A
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 31,700 SQFT
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- 4 PROPOSED OUTDOOR CULTIVATION SITE 4
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 27,700 SQFT
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- 4A PROPOSED OUTDOOR CULTIVATION SITE 4A
10' WIDE RAISED PLANTER BEDS TO BE USED
OUTDOOR CANOPY = 24,300 SQFT
*SEE SHEET 7.0 FOR MORE DETAILS
- 5 TOTAL OUTDOOR CANOPY = 153,260 SQFT (3.52 ACRES)
TOTAL MIXED-LIGHT CANOPY = 19,200 SQFT (0.44 ACRES)
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 11. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS. STRUCTURES AND/OR LOCATIONS WHICH STORE HAZARDOUS, FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUELS REDUCTION BUFFER.
 12. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
 13. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.

PROJECT ADDRESS:
26200 MORGAN VALLEY ROAD
LOWER LAKE, CA 95457

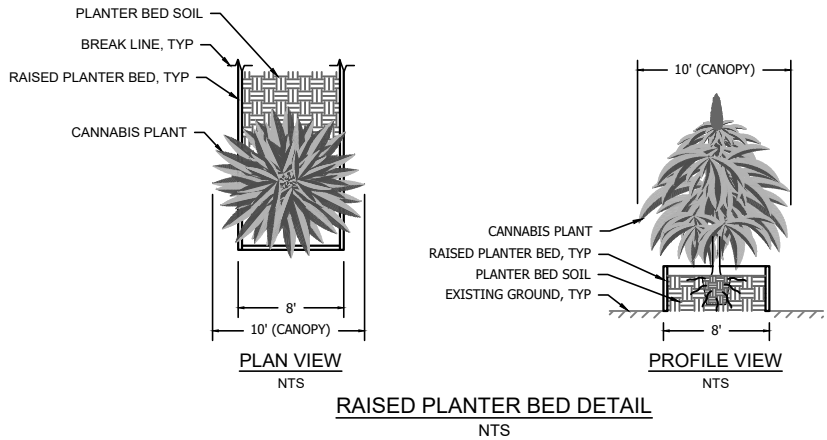
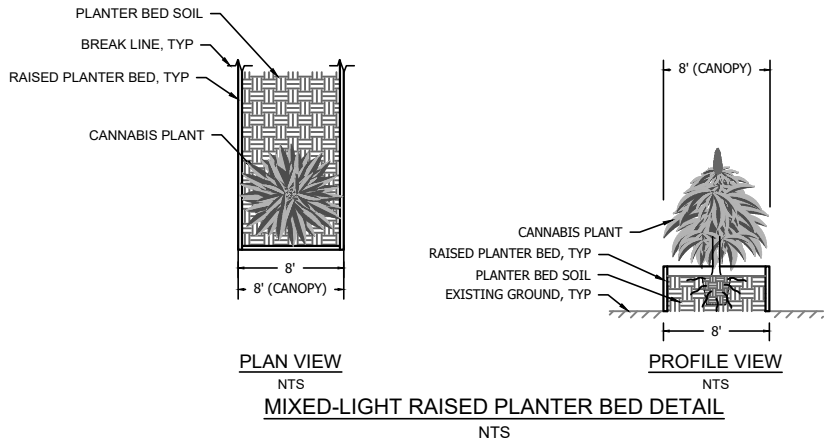
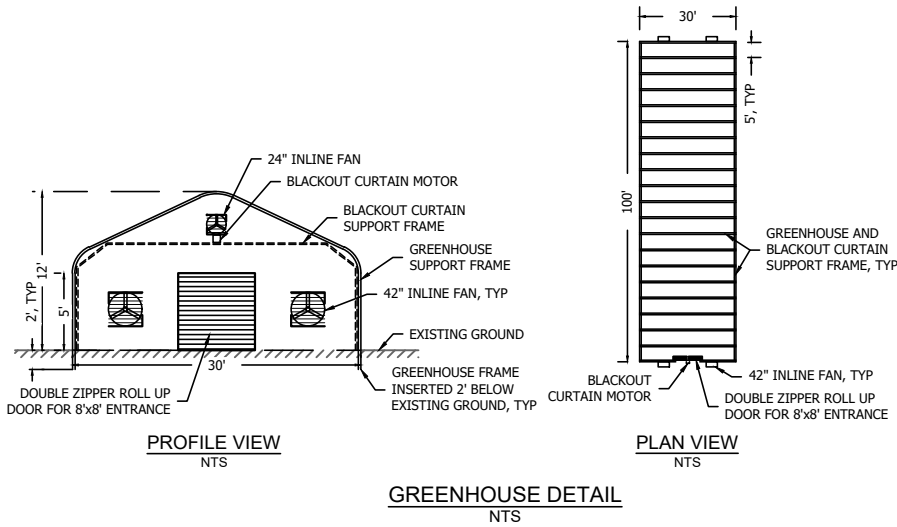
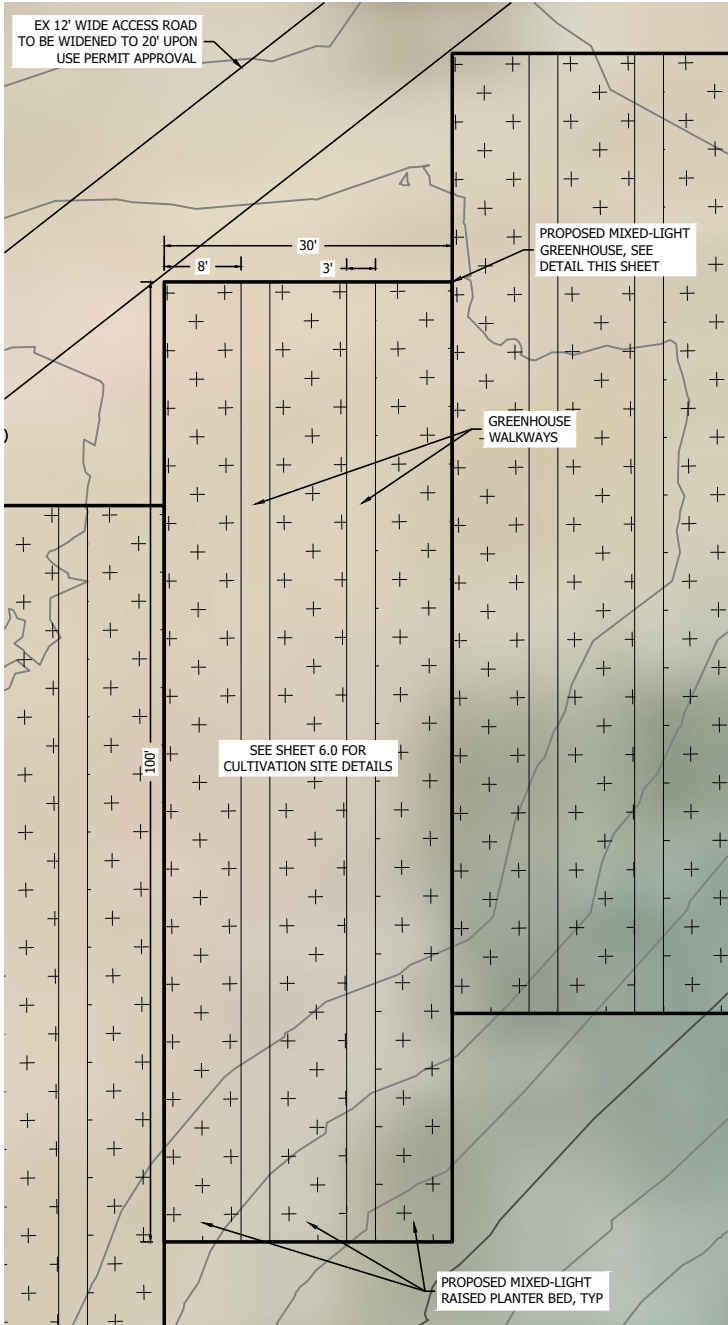
APN:
012-016-41

CLIENT:
ADRIAN SUAREZ

CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 11/15/2020	DRAWN: ANR
JOB #: 20-013	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
CULTIVATION SITE
SHEET: 6.0
6 OF 8



- NOTES:
1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
 2. 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 1,250 FEET OF THE PROPERTY.
 3. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
 4. WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
 5. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
 6. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
 7. ENTIRE CULTIVATION SITE SHALL BE HYDROSEDED TO STABILIZE SOIL.
 8. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4998) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
 9. 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.
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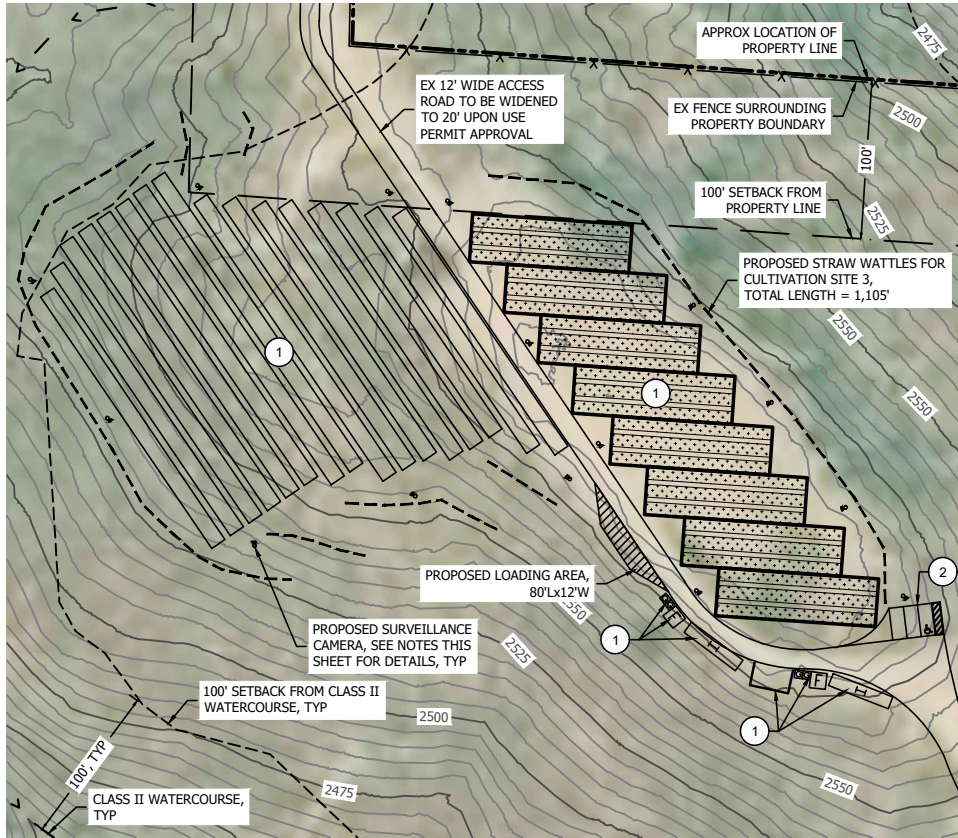
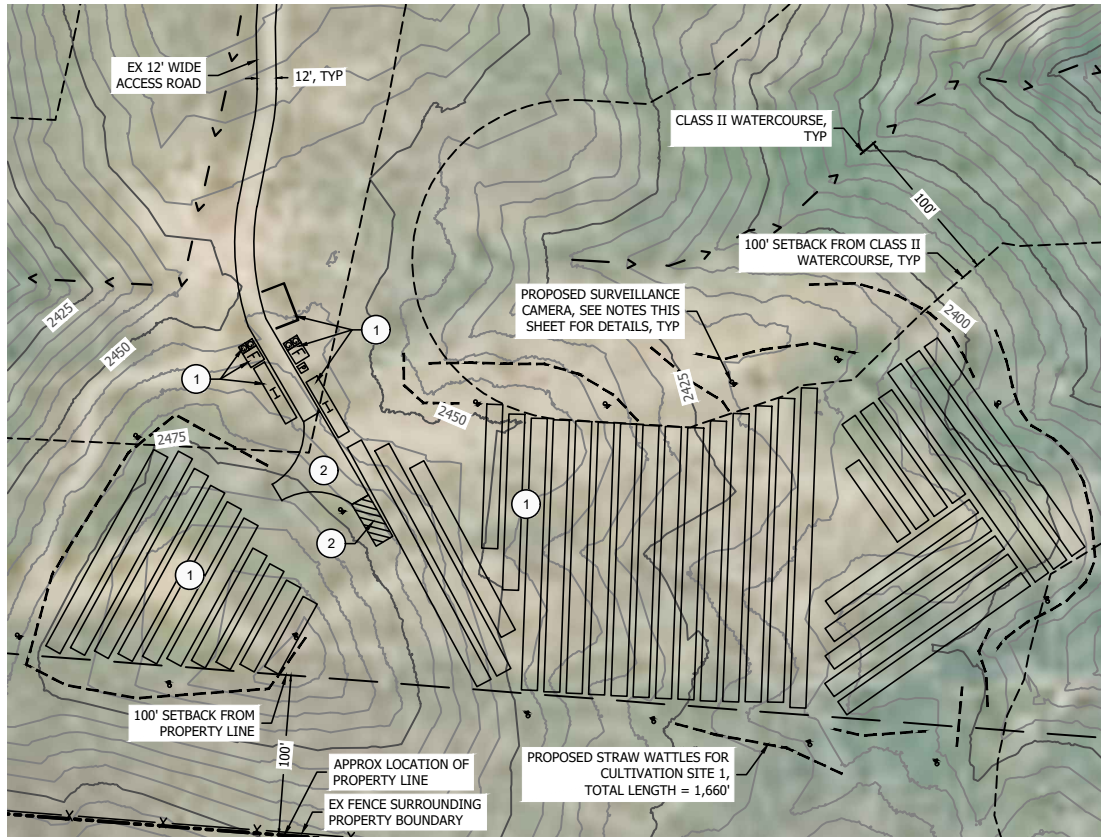
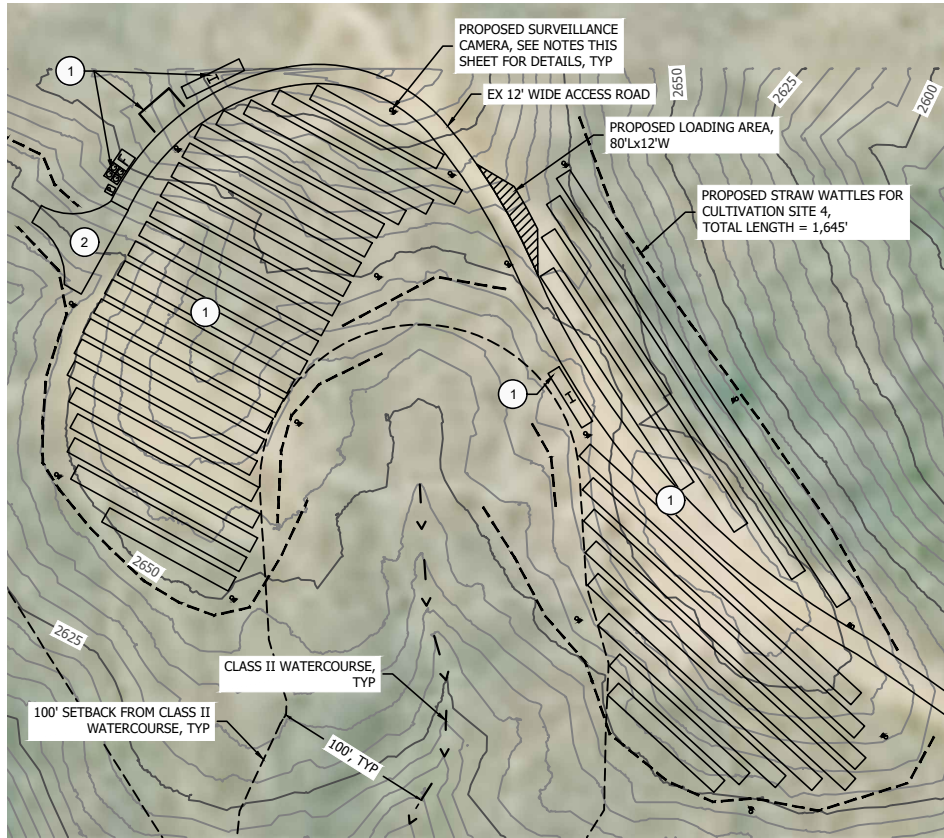
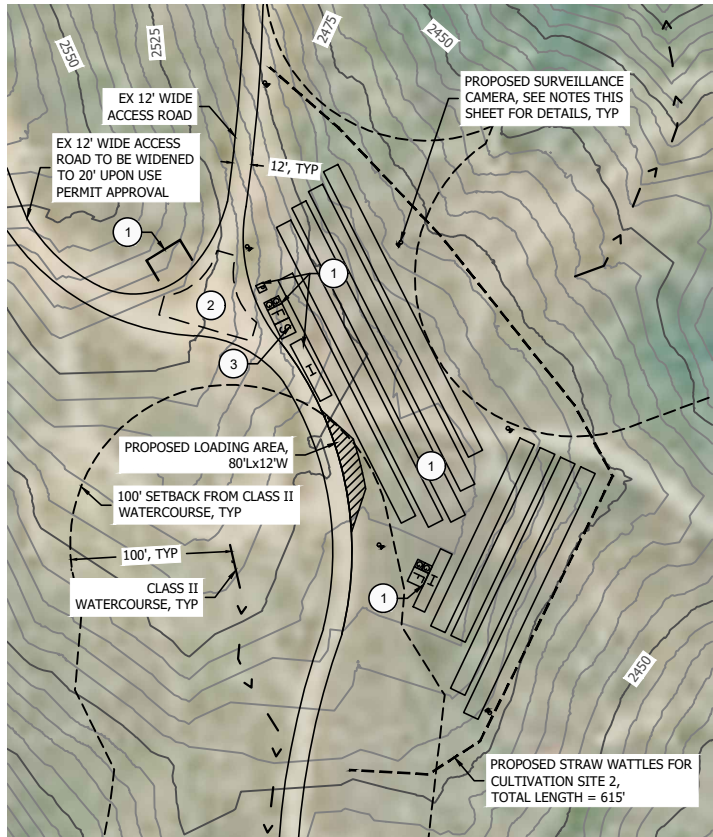
CLIENT:
ADRIAN SUAREZ

CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 11/15/2020	DRAWN: ANR
JOB #: 20-013	SCALE: AS SHOWN
REVISION: CHECKED:	KJG

SHEET TITLE:
CANNABIS RELATED
BUILDING LAYOUT
SHEET:
7.0
7 OF 8

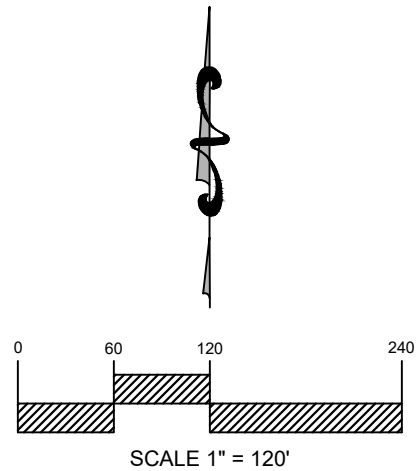
3/4/2021 11:32 AM Plotted by aahm C:\Users\arabm\NorthBay_Canna Consulting\Kyle Geitner - NorthBay Canna Consulting\Projects\20-013 Overall Site Plan 2.dwg



KEYNOTES:

- SEE SHEET 5.0 AND 6.0 FOR CULTIVATION SITE DETAILS
- SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- PROPOSED SECURITY OFFICE, (APPROX 10'Wx10'Lx8'H)

SECURITY FENCE NOTE:
PROPERTY BOUNDARY IS FULLY FENCED



NORTH BAY CANNA CONSULTING
WWW.NBCANNACONSULTING.COM
PHONE: (707) 995-5919
100 E ST, SUITE 104
SANTA ROSA, CA 95404

NOTES:

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- FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
- WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
- BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
- LIGHTS SHALL BE PLACED AT ALL ENTRY POINTS TO THE CULTIVATION SITE INCLUDING THE ENTRANCE GATE OF THE PROPERTY.
- PROPOSED SECURITY CAMERAS ARE TO BE WEATHERPROOF CAMERAS FEATURING 1080P. THE SECURITY CAMERAS SHALL CAPTURE EVERY PART OF THE CULTIVATION SITE.
- SECURITY FENCE SHALL OBSTRUCT OUTSIDE VIEW OF THE CULTIVATION AREAS.
- ALL GATES SHALL UTILIZE A COMBINATION PADLOCK.
- PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4698) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
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SHEET TITLE:
SECURITY PLAN
SHEET: 8.0
8 OF 8