

GREENFIELD FARM
COMMERCIAL CANNABIS SITE PLAN
20150 BLACK BASS PASS ROAD
LOWER LAKE, CA 95457
APN: 012-052-02

Project Information

CLIENT:	SERGEY YUSUPOV 3072 VICHY AVENUE NAPA, CA 94558 MAILALEX44@GMAIL.COM (415) 696-8850
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT P.O. BOX 14 COTATI, CA 94931 KG@NORTHBAYCANNACONSULTING.COM (707) 293-4224
PROJECT ADDRESS:	20150 BLACK BASS PASS ROAD LOWER LAKE, CA 95457
LAND USE:	RL
PARCEL AREA:	40.56 ACRES

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS USE PERMIT FOR 2 ACRES OF OUTDOOR CANNABIS CULTIVATION IN THE COUNTY OF LAKE.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	D
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	1776.0-1792.0 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

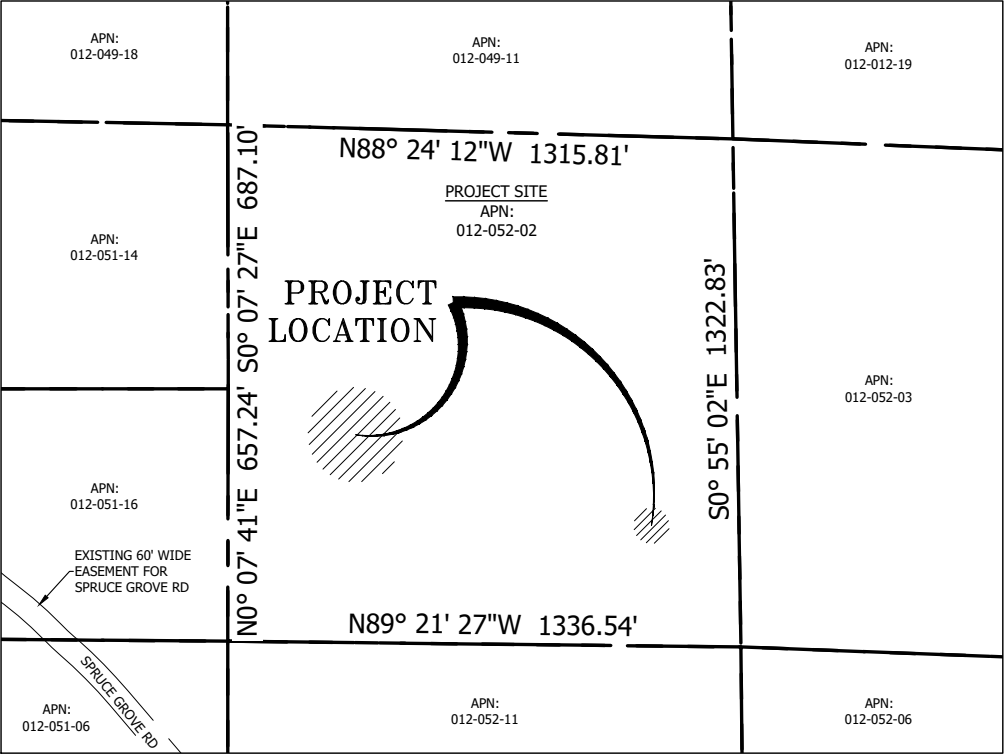
1.0	COVER SHEET
2.0	PROPERTY DIAGRAM
3.0	PREMISES DIAGRAM

Abbreviations

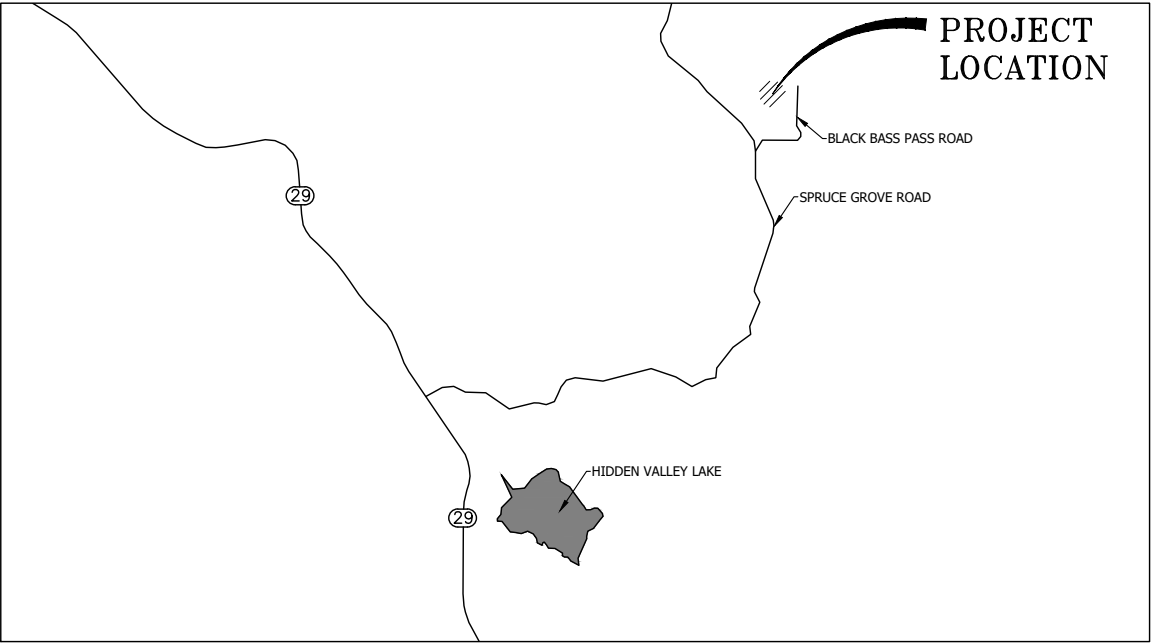
AC	ASPHALT CONCRETE	FL	FLOW LINE
APN	ASSESSOR'S PARCEL NUMBER	GH	GREENHOUSE
APPROX	APPROXIMATE	HH	HOOPHOUSE
C L	CENTERLINE	INV	INVERT
CONC	CONCRETE	LF	LINEAR FEET
CY	CUBIC YARD	MAX	MAXIMUM
Ø	DIAMETER	MIN	MINIMUM
EG	EXISTING GROUND	NA	NOT APPLICABLE
ELEV	ELEVATION	NTS	NOT TO SCALE
EP	EDGE OF PAVEMENT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

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PO BOX 14
COTATI, CA 94931

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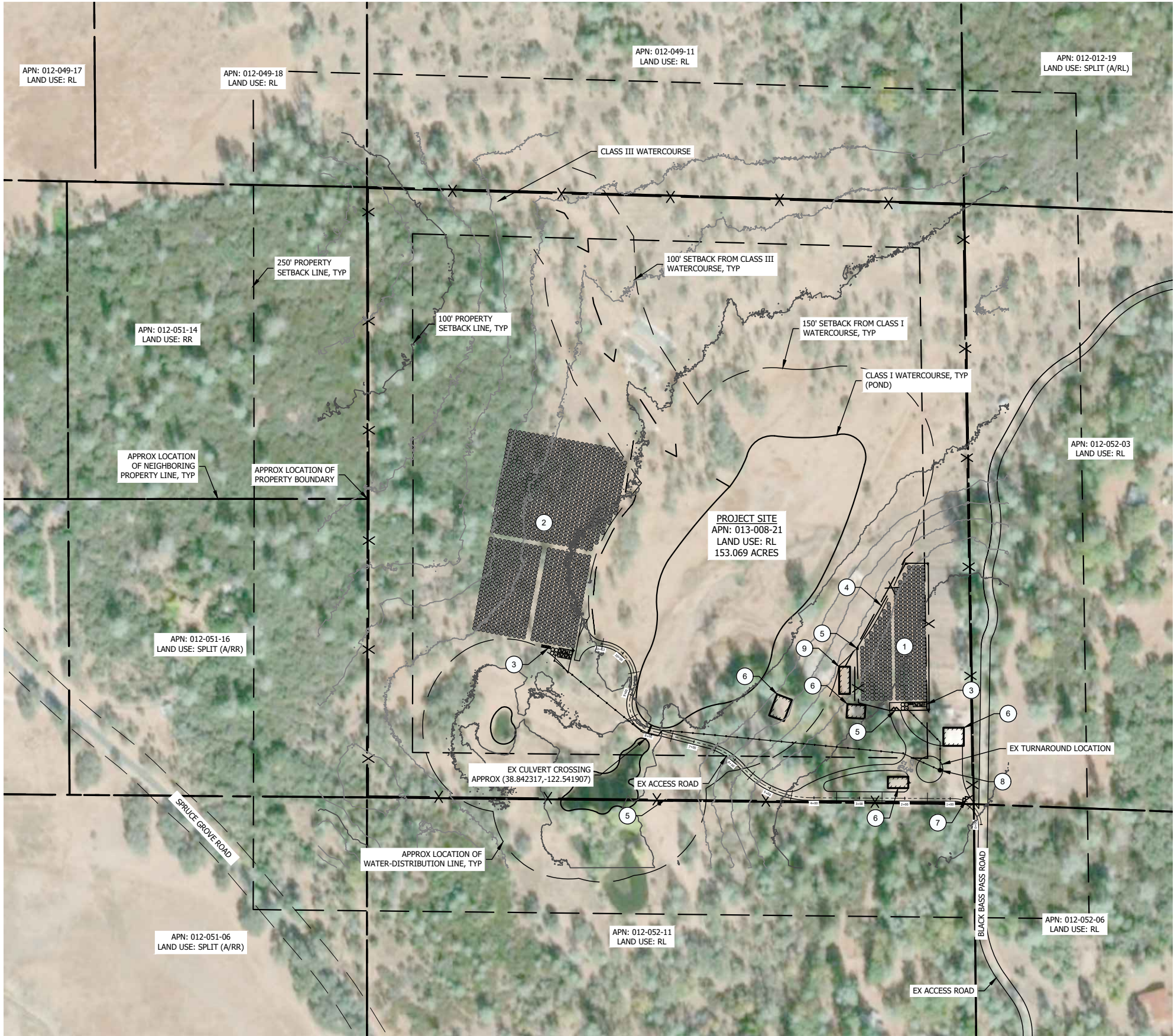
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PRINCIPAL CONSULTANT

DATE: 03/10/2025	DRAWN: KJG
JOB #: 20-009	SCALE: AS SHOWN
REVISION:	CHECKED: MK

SHEET TITLE: COVER SHEET
SHEET: 1.0 1 OF 8

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KEYNOTES:

- 1 PROPOSED OUTDOOR CULTIVATION, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 2 PROPOSED OUTDOOR CULTIVATION, SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 3 SEE SHEET 4.0 FOR PROPOSED SITE CONDITIONS
- 4 SEE SHEET 3.0 FOR EXISTING SITE CONDITIONS
- 5 SEE SHEET 8.0 FOR SECURITY DETAILS
- 6 EXISTING STRUCTURE
- 7 EXISTING ACCESS 22' WIDE GATE TO PROJECT SITE, TO REMAIN LOCKED WHILE NOT IN USE
- 8 EXISTING WELL LOCATION, APPROX (38.824406, -122.575892)
- 9 PROPOSED STRUCTURE

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 1,250 FEET OF THE PROPERTY.
- FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
- WATERCOURSE LINE TYPE THICKNESS TO DELINEATE THE TOP OF BANK.
- 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 4290 AND 4291 (4001-4658) 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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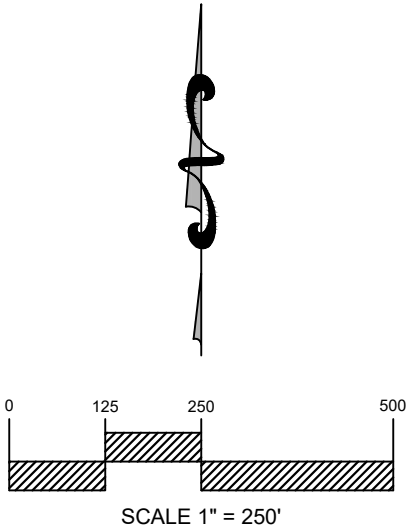
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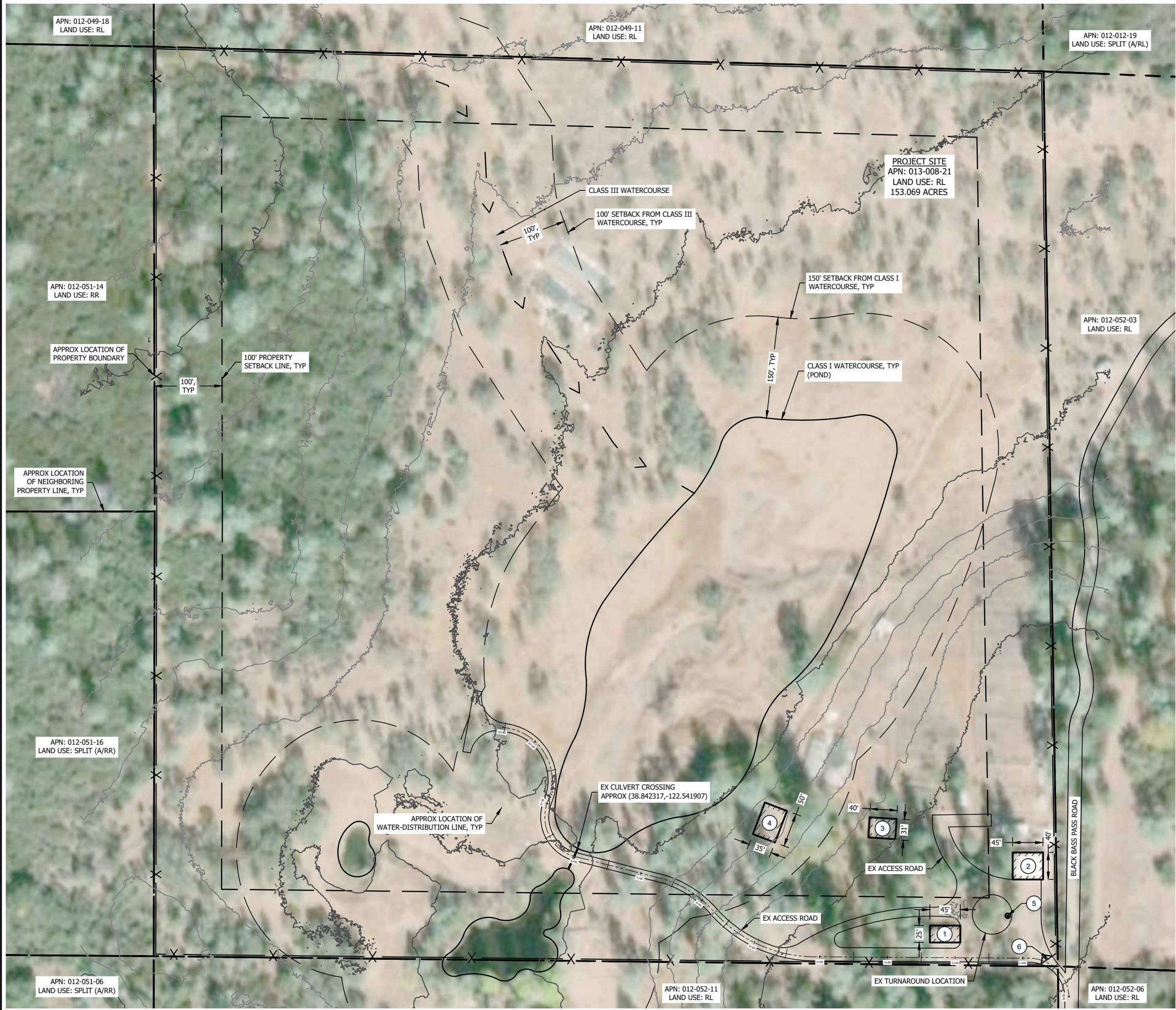
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KEYNOTES:

1. EXISTING STRUCTURE, SEE THIS SHEET FOR DIMENSIONS
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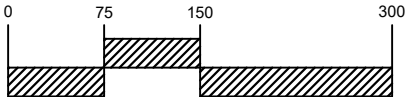
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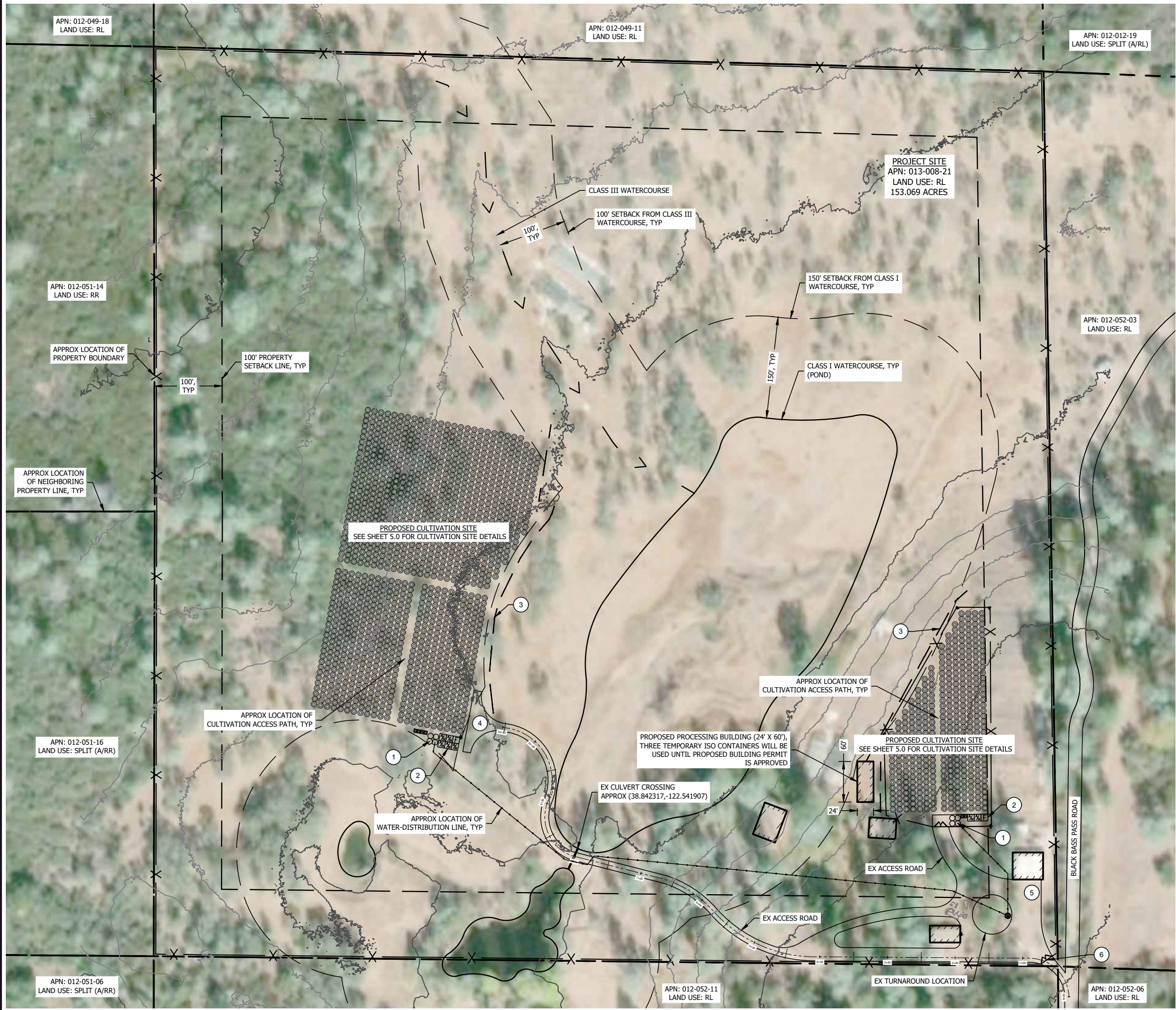
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SCALE 1" = 150'

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KEYNOTES:

- 1 4 PROPOSED 2,500 GALLON WATER STORAGE TANK FOR CULTIVATION
- 2 PROPOSED SUPPLY SHEDS, TYP
- 3 PROPOSED STRAW WATTLES, TYP
TOTAL LENGTH FOR PROJECT SITE = 833.5'
- 4 PROPOSED SRA FIRE SAFE HAMMERHEAD LOCATION
- 5 PROPOSED LOADING AREA
20'Wx110'L
- 6 PROPOSED SECURITY GATE, TYP

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5. STRAW WATTLES SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.
6. ENTIRE CULTIVATION SITE SHALL BE HYDROSEEDING TO STABILIZE SOIL.
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MR

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PROPOSED CONDITIONS

SHEET:

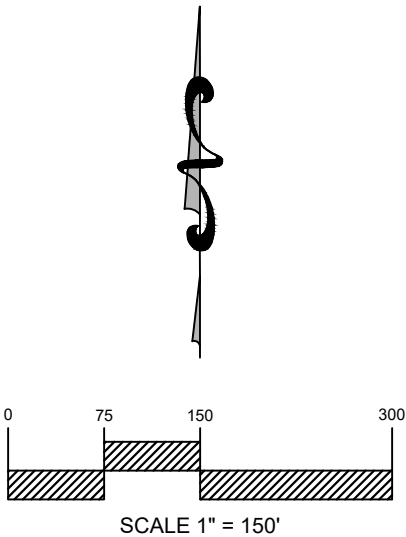
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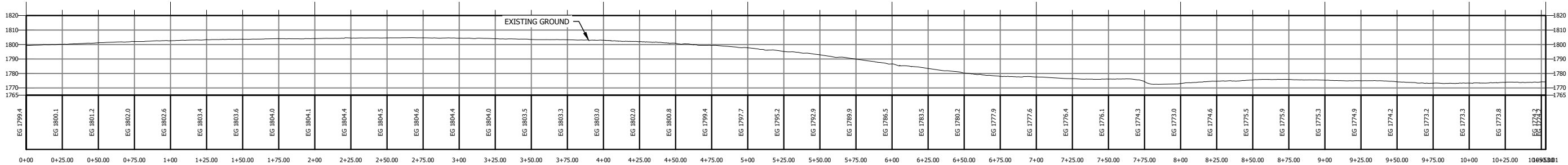
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EXISTING ACCESS DRIVEWAY PROFILE VIEW
VERTICAL AND HORIZONTAL SCALE: 1"=75'
STA: 0+00.00 TO 10+53.01

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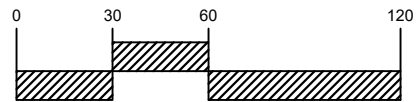
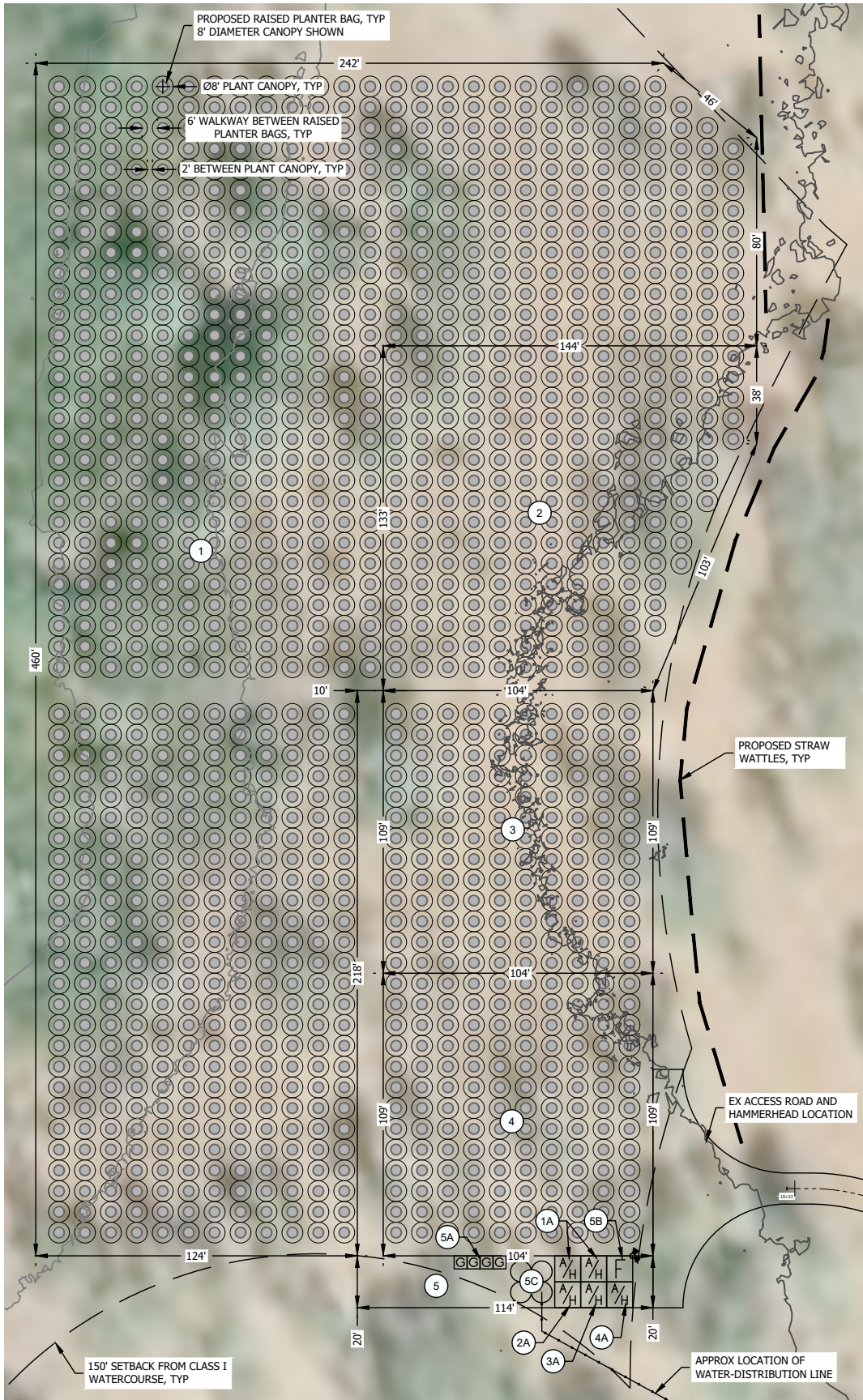
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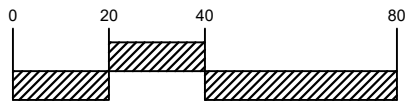
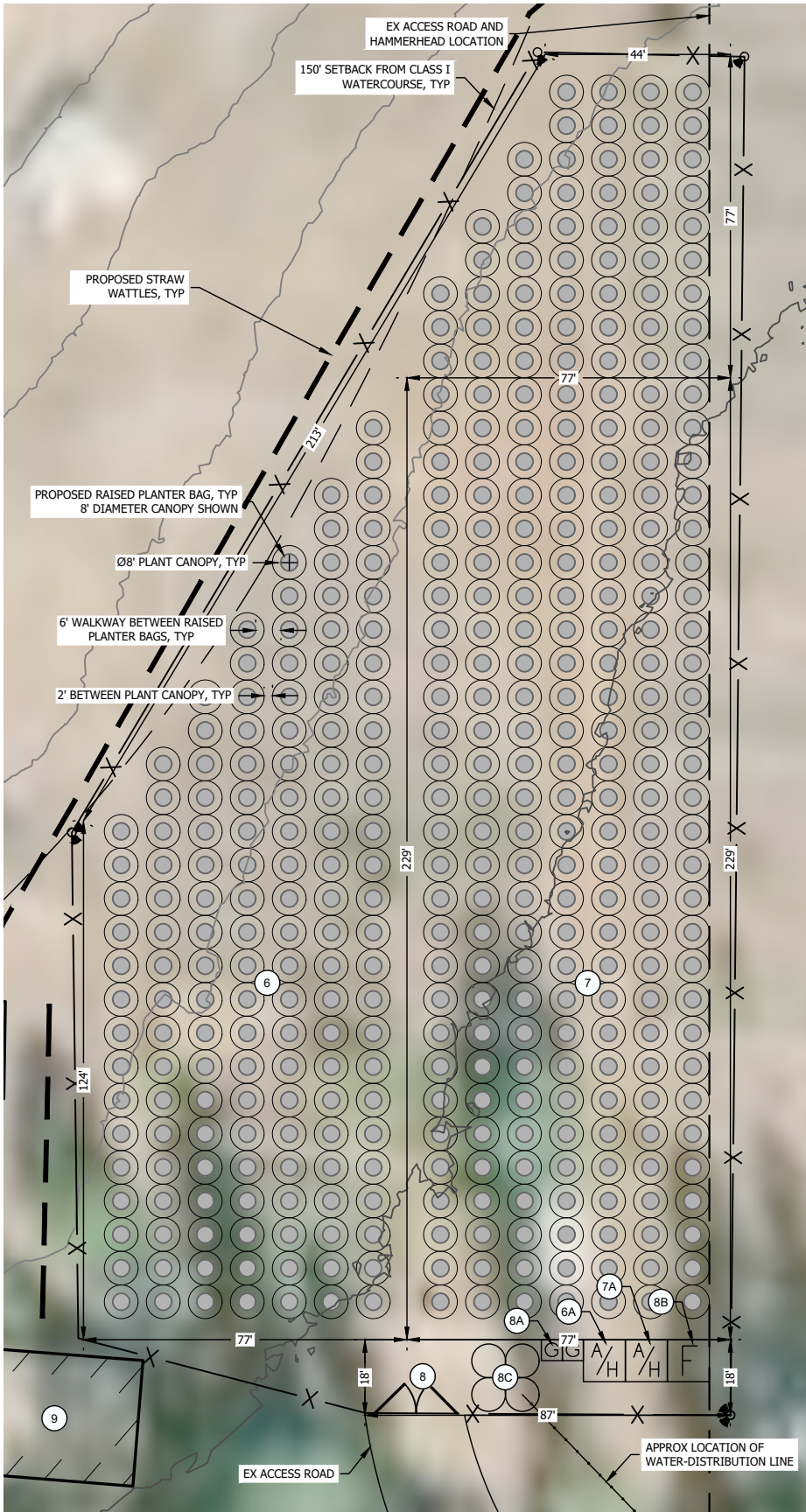
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5.0
5 OF 8



SCALE 1" = 60'



SCALE 1" = 40'

KEYNOTES:

- 1 PREMISES DIAGRAM FOR MEDIUM OUTDOOR LICENSE
865 PROPOSED RAISED PLANTER BAGS
TOTAL AGGREGATE SQUARE FOOTAGE OF CANOPY = 43,480 SQFT
- 1A PROPOSED LOCKABLE SHED FOR MEDIUM OUTDOOR LICENSE
DESIGNATED FOR HARVEST STORAGE AND ADMINISTRATIVE HOLD AREA,
10'Wx10'Lx8'H
- 2 PREMISES DIAGRAM FOR SMALL OUTDOOR LICENSE
198 PROPOSED RAISED PLANTER BAGS
TOTAL AGGREGATE SQUARE FOOTAGE OF CANOPY = 9,953 SQFT
- 2A PROPOSED LOCKABLE SHED FOR SMALL OUTDOOR LICENSE (2)
DESIGNATED FOR HARVEST STORAGE AND ADMINISTRATIVE HOLD AREA,
10'Wx10'Lx8'H
- 3 PREMISES DIAGRAM FOR SMALL OUTDOOR LICENSE
130 PROPOSED RAISED PLANTER BAGS
TOTAL AGGREGATE SQUARE FOOTAGE OF CANOPY = 6,535 SQFT
- 3A PROPOSED LOCKABLE SHED FOR SMALL OUTDOOR LICENSE (3)
DESIGNATED FOR HARVEST STORAGE AND ADMINISTRATIVE HOLD AREA,
10'Wx10'Lx8'H
- 4 PREMISES DIAGRAM FOR SMALL OUTDOOR LICENSE
130 PROPOSED RAISED PLANTER BAGS
TOTAL AGGREGATE SQUARE FOOTAGE OF CANOPY = 6,535 SQFT
- 4A PROPOSED LOCKABLE SHED FOR SMALL OUTDOOR LICENSE (4)
DESIGNATED FOR HARVEST STORAGE AND ADMINISTRATIVE HOLD AREA,
10'Wx10'Lx8'H
- 5 SHARED PREMISES DIAGRAM FOR LICENSE DIAGRAMS (1-4)
- 5A 4 PROPOSED SECURE CANNABIS-WASTE STORAGE BINS
SHARED BY LICENSE DIAGRAMS (1-4)
5'Wx5'Lx4'H
- 5B PROPOSED PESTICIDE AND AGRICULTURAL CHEMICAL STORAGE AREA
SHARED BY LICENSE DIAGRAMS (1-4)
10'Wx10'Lx8'H
- 5C 4 EXISTING 2,500 GALLON PLASTIC WATER STORAGE TANKS
SHARED BY LICENSE DIAGRAMS (1-4)
- 6 PREMISES DIAGRAM FOR SMALL OUTDOOR LICENSE
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- 7 PREMISES DIAGRAM FOR SMALL OUTDOOR LICENSE
196 PROPOSED RAISED PLANTER BAGS
TOTAL AGGREGATE SQUARE FOOTAGE OF CANOPY = 9,852 SQFT
- 7A PROPOSED LOCKABLE SHED FOR SMALL OUTDOOR LICENSE (7)
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10'Wx10'Lx8'H
- 8C 4 EXISTING 2,500 GALLON PLASTIC WATER STORAGE TANKS
SHARED BY LICENSE DIAGRAMS (6-7)
- 9 EXISTING STRUCTURE,
APPROX 45'Wx40'Lx12'H

OFF-SITE ACTIVITIES INCLUDE:

PACKAGING AREA
PROCESSING AREA

NON-APPLICABLE FEATURES:

IMMATURE PLANT AREA
COMPOSTING AREA

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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. 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.
6. ENTIRE CULTIVATION SITE SHALL BE HYDROSEED TO STABILIZE SOIL.
7. PROJECT PARCEL SHALL ADHERE TO THE STATE OF CALIFORNIA PUBLIC RESOURCE CODE, DIVISION 4 AND ALL SECTIONS IN 4290 AND 4291 (4001-4958) REQUIREMENTS. CAL FIRE ROAD STANDARDS SHALL REFLECT THE MOST CURRENT REGULATIONS (JANUARY 3, 2020).
8. 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.
9. 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.
10. ALL STRUCTURES SHALL HAVE 100' OF DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE AS DEFINED IN STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS WHICH STORE HAZARDOUS, FLAMMABLE, OR DANGEROUS MATERIAL SHALL ESTABLISH AND MAINTAIN A MINIMUM 300' VEGETATION FUELS REDUCTION BUFFER.
11. ALL ROADWAYS SHALL BE IMPROVED TO MEET STATE, FEDERAL, AND LOCAL FIRE JURISDICTIONS' REQUIREMENTS AT THE TIME PERMITS ARE OBTAINED FOR SUCH IMPROVEMENTS.
12. ALL GATES SHALL BE SETBACK A MINIMUM OF 30' FROM THE ROADWAY AND THE MINIMUM WIDTH OF THE GATE SHALL BE 14'.
13. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT ADDRESS:

20150 BLACK BASS PASS ROAD
LOWER LAKE, CA 95457

APN:

012-052-02

CLIENT:

SERGEY YUSUPOV

CONSULTANT:

KYLE GEITNER, P.E.
PRINCIPAL CONSULTANT

DATE:

DRAWN:

03/10/2025

KJG

JOB #:

SCALE:

20-009

AS SHOWN

REVISION:

CHECKED:

MK

SHEET TITLE:

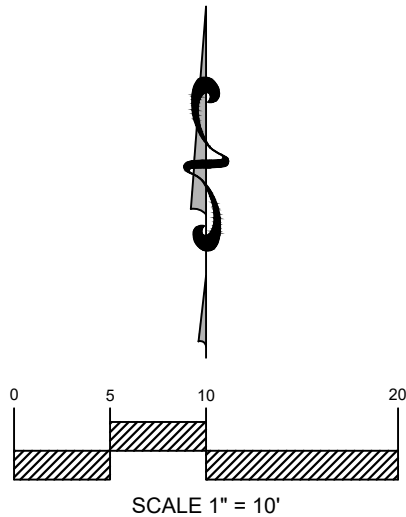
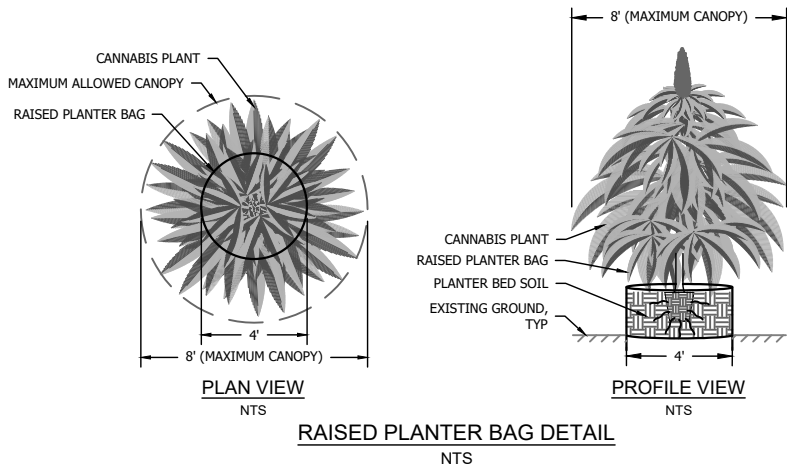
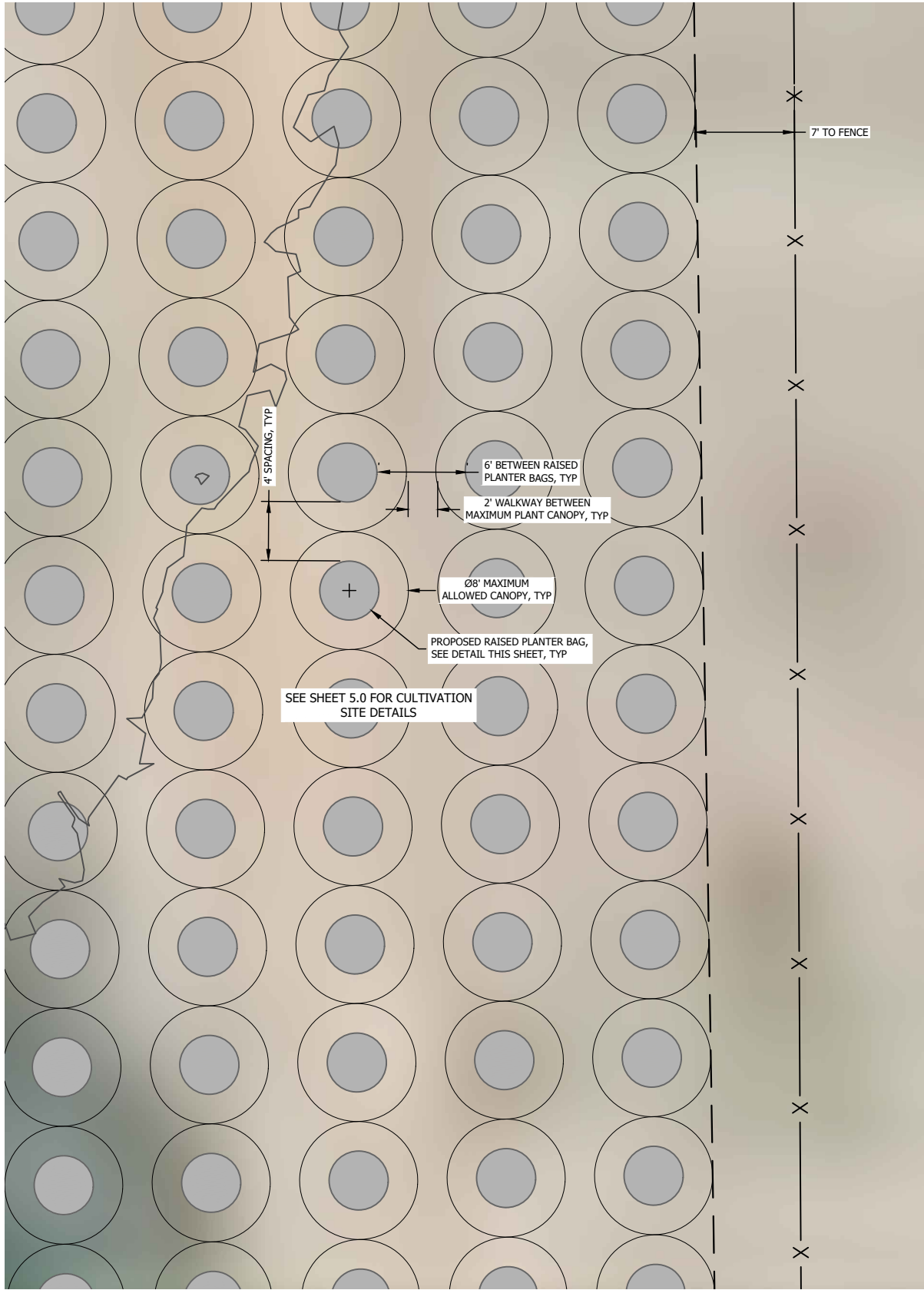
CULTIVATION SITE

SHEET:

6.0

6 OF 8

12/5/2025 1:28 AM Plotted by: kgaithneC:\Users\kgaithne\OneDrive - NorthBay Canma Consulting\NorthBay Canma Consulting\Projects\20-009 - 20150 Black Bass Pass - Alex Yusupov\CAD\Planning\20-009 Overall Site Plan.dwg



NOTES:

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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.
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8. 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 ONSITE SHALL COMPLY.
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LOWER LAKE, CA 95457

APN:

012-052-02

CLIENT:

SERGEY YUSUPOV

CONSULTANT:

KYLE GEITNER, P.E.
PRINCIPAL CONSULTANT

DATE:

03/10/2025

DRAWN:

KJG

JOB #:

20-009

SCALE:

AS SHOWN

REVISION:

CHECKED:

MK

SHEET TITLE:

CANNABIS RELATED
BUILDING LAYOUT

SHEET:

7.0
7 OF 8

12/5/2025 1:29 AM Plotted by: kgeitner\Users\kgeitner\OneDrive - NorthBay Canina Consulting\NorthBay Canina Consulting\Projects\20-009 - 20150 Black Bass Pass - Alex Yusupov\CAD\Planning\20-009 Overall Site Plan.dwg



KEYNOTES:

- 1 SEE SHEET 6.0 FOR CULTIVATION SITE DETAILS
- 2 SEE SHEET 4.0 FOR PROPOSED CONDITIONS
- 3 PROPOSED SECURITY OFFICE, APPROX 10'Wx10'Lx8'H
- 4 PROPOSED SURVEILLANCE CAMERA, TYP
SEE NOTES THIS SHEET FOR MORE DETAILS
- 5 PROPOSED ENTRANCE/EXIT TO CULTIVATION SITE,
TO REMAIN LOCKED WHILE NOT IN USE

NOTES:

1. PROPERTY LINES, EASEMENTS, AND TOPOGRAPHIC INFORMATION IS APPROXIMATE AND OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.
2. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
3. WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
4. BASED ON PUBLICLY AVAILABLE DATA, THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
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.
9. 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).
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20-009	AS SHOWN
REVISION:	CHECKED:
	MK

SHEET TITLE:
SECURITY PLAN

SHEET: 8.0
8 OF 8

NORTH BAY CIVIL CONSULTING

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