

ATTACHMENT B

KEYNOTES

FEATURE	SIZE (GROSS FLOOR OF BUILDINGS)	COORDINATES
1	EXISTING SMALL MIXED LIGHT CANNABIS GREENHOUSE 7(20'X96') = 1,920 SF GROSS BLDG. AREA EACH. MATURE CANOPY AREAS = 9,856 SF	38.6829 - 122.0536
1A	EXISTING SMALL MIXED LIGHT TIER 2 CANNABIS IMMATURE CANNABIS GREENHOUSE (20' X 96') = 1,920 SF	38.6829 - 122.0536
2	EXISTING MEDIUM OUTDOOR MATURE CANNABIS	33,650 SF 38.6831 - 122.0549
2A	EXISTING MEDIUM OUTDOOR IMMATURE CANNABIS GREENHOUSE (20' X 96') = 1,920 SF	38.6829 - 122.0536
3	FUTURE PROPOSED LOCATION FOR MIXED-LIGHT, TIER 2 (STATE APPLICATION TENTATIVELY PLANNED FOR 2023)	38.683 - 122.0543
4	MEDIUM OUTDOOR CANNABIS SUPPLY CARGO CONTAINER STORAGE (8' X 40') = 320 SF	38.683 - 122.0542
4A	EXISTING SMALL MIXED LIGHT, TIER 2 CANNABIS SUPPLY CARGO CONTAINER (8' X 40') = 320 SF	38.683 - 122.0542
4B	EXISTING FERTIGATION (8' X 40') = 320 SF	38.6829 - 122.0539
4C	EXISTING SECURITY (8' X 40') = 320 SF	38.6829 - 122.054
5	EXISTING METAL BUILDING (40' X 60') = 2,400 SF	38.683 - 122.0543
5A	EXISTING HARVEST STORAGE AREA - FOR MEDIUM OUTDOOR LICENSE (15.5 X 16') = 248 SF	
5B	EXISTING DRYING, PROCESSING, PACKAGING - FOR MEDIUM OUTDOOR LICENSE (12' X 23') = 276 SF	
5C	EXISTING CANNABIS WASTE AREA FOR SMALL MIXED-LIGHT (5' X 12') = 60 SF	
5D	EXISTING CANNABIS WASTE AREA FOR MEDIUM OUTDOOR LICENSE (5' X 12') = 60 SF	
5E	EXISTING OFFICE (11.5' X 12') = 138 SF	
5F	EXISTING DRYING/PACKAGING/SMALL MIXED-LIGHT LICENSE (11.5' X 23') = 265 SF	
5G	EXISTING ADMINISTRATIVE HOLD, FOR SMALL MIXED LIGHT (5' X 12') = 60 SF	
5H	EXISTING ADMINISTRATIVE HOLD, FOR MEDIUM OUTDOOR (5' X 12') = 60 SF	
5I	EXISTING CLONE AREA, MEDIUM OUTDOOR (5' X 8')	(6' X 8') = 40 SF
5J	EXISTING CLONE AREA, SMALL MIXED-LIGHT (5' X 16') = 80 SF	
5K	EXISTING SHARED COMMON AREA/ MEDIUM OUTDOOR DRYING AREA	1,113.5 SF
6	EXISTING FERTILIZERS/PESTICIDES AND AGRICULTURAL AMENDMENTS DETACHED GARAGE, TO BE SHARED WITH REDUCED MEDIUM OUTDOOR	(25' X 35') = 875 SF 38.6831 - 122.0542
7	EXISTING COMPOSTING AREA - TO BE USED BY MEDIUM OUTDOOR LICENSE (10' X 10') = 100 SF	38.6831 - 122.053
7A	EXISTING COMPOSTING AREA - TO BE USED BY SMALL MIXED LIGHT TIER 2 LICENSES (15' X 15') = 225 SF	38.683 - 122.0531
8	EXISTING PARKING AREA	20 SPACES
9	EXISTING UNPAVED ACCESS ROAD. ALL DRIVEWAYS TO HAVE APPROVED ALL-WEATHER SURFACE SUCH AS COMPACTED GRAVEL	1,106 LINEAR FEET
10	EXISTING PUMPHOUSE WITH PERMITTED GROUNDWATER WELL, PUMP AND DOSATRON NUTRIENT SYSTEM	38.6833 - 122.0543
11	EXISTING SECURED ENTRANCE/EXIT GATE/PAVED DRIVEWAY ON SOUTH END OF PARCEL - FOR RESIDENTIAL USE ONLY	533 LINEAR FEET
12	EXISTING RESIDENCE ON NORTH END OF PARCEL	-
13	EXISTING RESIDENCE	-
14	EXISTING UNNAMED WATERWAY TRIBUTARY TO LAMB VALLEY SLOUGH	258 FEET FROM CULTIVATION SITE 38.6847 - 122.0541
15	EXISTING SECURE DUMPSTER (CANNABIS WASTE AREA)	2 38.6839 - 122.0541
16	EXISTING 1000 GALLON PROPANE TANKS	
17	EXISTING LOCATION OF POSTED ADDRESS AND STATEMENT THAT ADHERES TO DISPLAY REQUIREMENTS OF THE CALIFORNIA FIRE CODE.	
18	EXISTING WATER DISTRIBUTION LINE	
18A	EXISTING WATER DISTRIBUTION LINE	
19	EXISTING PERMITTED NON-CANNABIS CARGO CONTAINER (8'X40')=1280 SF	
20	EXISTING MIN HOLD AREA FOR MEDIUM OUTDOOR LICENSE (8'X8')= 64 SF	
21	PROPOSED SITE LIGHTING POLE -300 WATT LED FLOOD LIGHT- WITH MOUNTED SECURITY CAMERAS EXTERIOR LIGHTING SHALL BE OPERATIONAL, FULL CUTOFF, SHIELDED, AND DOWNWARD FACING	25' HEIGHT
22	PROPOSED AGRICULTURAL METAL BUILDING & LANDSCAPE (75' X 150') = 11,250 SF	
23	PROPOSED MEDIUM OUTDOOR CULTIVATION SITE (200' X 217') = 43,400 SF	
24	EXISTING SECURITY FENCING	
24A	PROPOSED SECURITY FENCING	
25	EXISTING SITE FENCING	
26	ADJACENT AGRICULTURAL PROPERTY - NOT IN SCOPE	
27	EXISTING ORCHARD - TO BE USED FOR OLIVE/PISTACHIO CULTIVATION	
28	EXISTING SEPTIC TANK/LEECH LINES	
29	PROPOSES SEPTIC TANK/LEECH LINES	
30	PROPOSED PARKING AREA	39 SPACES
31	PROPOSED NURSERY (200' X 200') = 40,000 SF	

GRAPHIA
ARCHITECTURE & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Design@GRAPHIA.com
GRAPHIA.com

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

PROJECT: 2021111301

PROPERTY OWNER:
DIMITRY LUBUN
24477 COUNTY ROAD 22A
ESPARTO, CA 95627
PHONE: (415) 606-4261

CONDITIONAL USE PERMIT FOR:
CAPAY VALEY ORGANICS
24477 COUNTY ROAD 22A
ESPARTO, CA 95627

TITLES:
OVERALL SITE PLAN

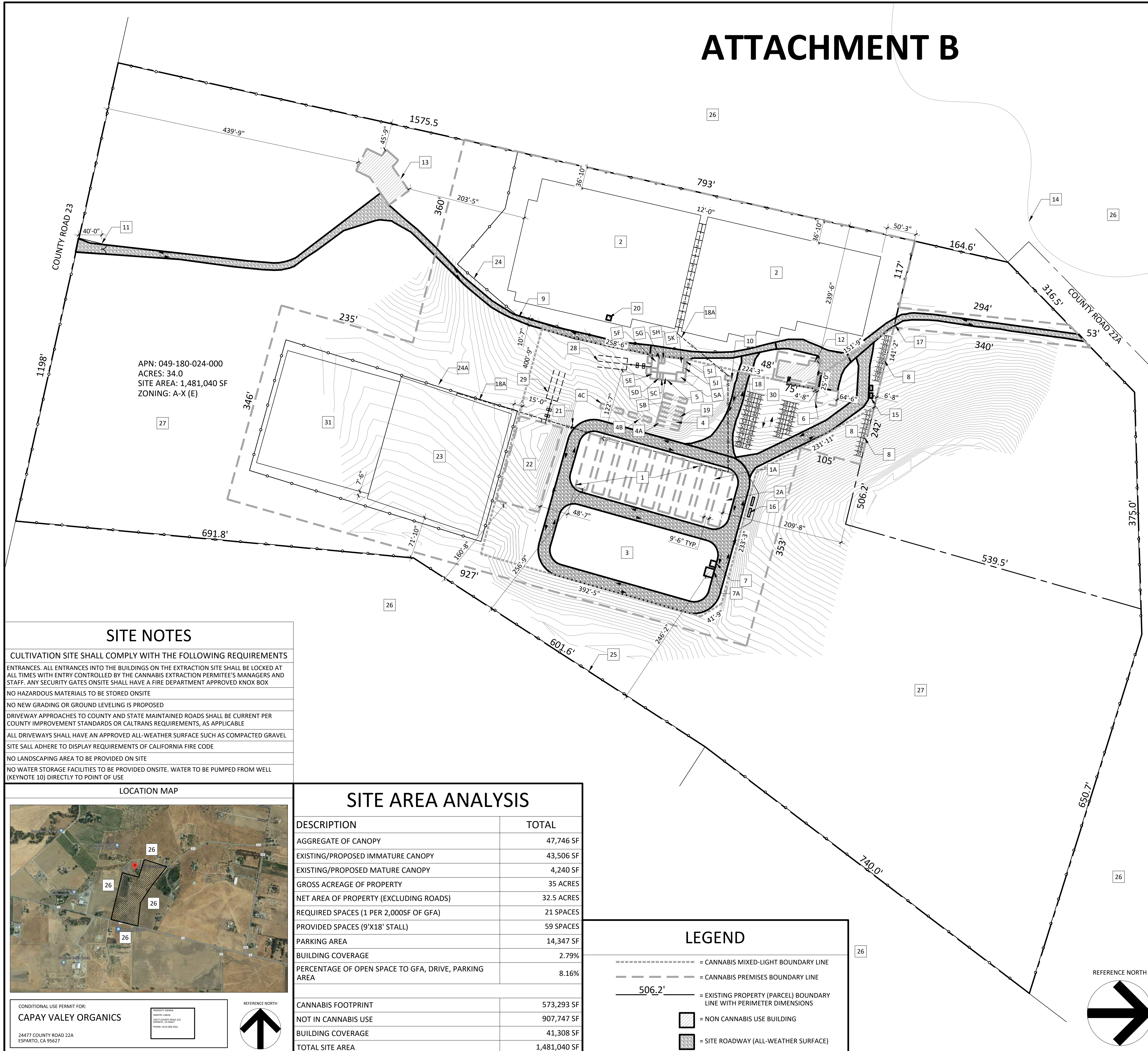
DATE: 9/14/2023

ARCHITECT'S APPROVAL:

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:
A2.11

SHEET OF SHEETS

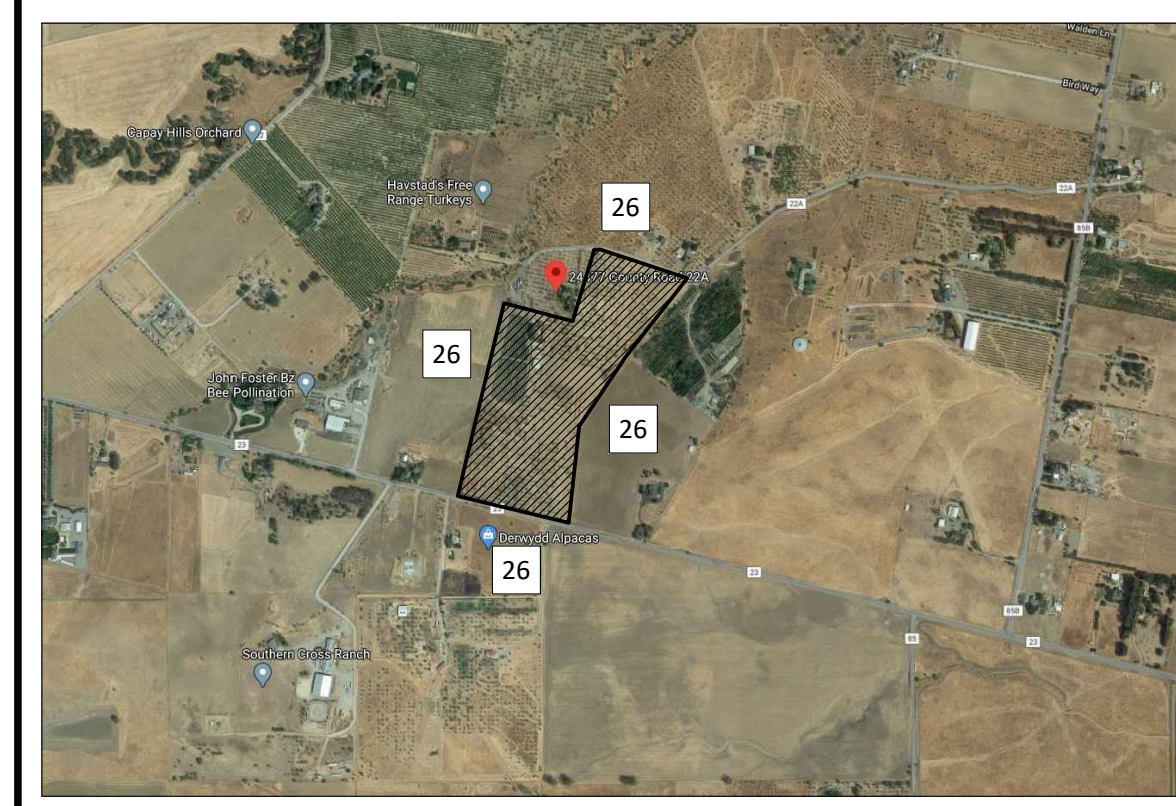


APN: 049-180-024-000
ACRES: 34.0
SITE AREA: 1,481,040 SF
ZONING: A-X (E)

SITE NOTES

- CULTIVATION SITE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS
- ENTRANCES, ALL ENTRANCES INTO THE BUILDINGS ON THE EXTRACTION SITE SHALL BE LOCKED AT ALL TIMES WITH ENTRY CONTROLLED BY THE CANNABIS EXTRACTION PERMITEE'S MANAGERS AND STAFF. ANY SECURITY GATES ONSITE SHALL HAVE A FIRE DEPARTMENT APPROVED KNOX BOX
- NO HAZARDOUS MATERIALS TO BE STORED ONSITE
- NO NEW GRADING OR GROUND LEVELING IS PROPOSED
- DRIVEWAY APPROACHES TO COUNTY AND STATE MAINTAINED ROADS SHALL BE CURRENT PER COUNTY IMPROVEMENT STANDARDS OR CALTRANS REQUIREMENTS, AS APPLICABLE
- ALL DRIVEWAYS SHALL HAVE AN APPROVED ALL-WEATHER SURFACE SUCH AS COMPACTED GRAVEL
- SITE SHALL ADHERE TO DISPLAY REQUIREMENTS OF CALIFORNIA FIRE CODE
- NO LANDSCAPING AREA TO BE PROVIDED ON SITE
- NO WATER STORAGE FACILITIES TO BE PROVIDED ONSITE. WATER TO BE PUMPED FROM WELL (KEYNOTE 10) DIRECTLY TO POINT OF USE

LOCATION MAP



CONDITIONAL USE PERMIT FOR:
CAPAY VALEY ORGANICS

24477 COUNTY ROAD 22A
ESPARTO, CA 95627

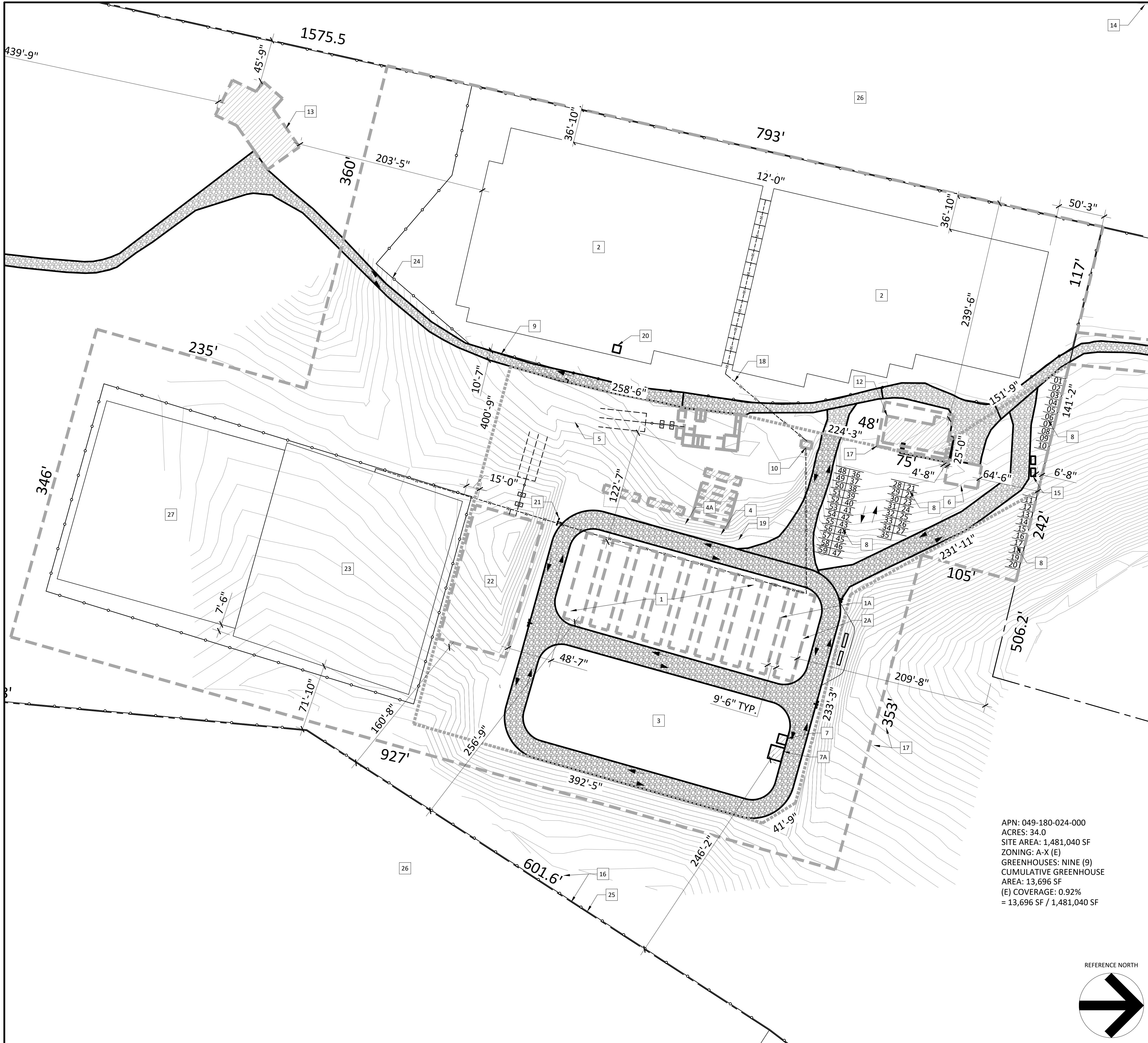
SITE AREA ANALYSIS

DESCRIPTION	TOTAL
AGGREGATE OF CANOPY	47,746 SF
EXISTING/PROPOSED IMMATURE CANOPY	43,506 SF
EXISTING/PROPOSED MATURE CANOPY	4,240 SF
GROSS ACREAGE OF PROPERTY	35 ACRES
NET AREA OF PROPERTY (EXCLUDING ROADS)	32.5 ACRES
REQUIRED SPACES (1 PER 2,000SF OF GFA)	21 SPACES
PROVIDED SPACES (9'X18' STALL)	59 SPACES
PARKING AREA	14,347 SF
BUILDING COVERAGE	2.79%
PERCENTAGE OF OPEN SPACE TO GFA, DRIVE, PARKING AREA	8.16%
CANNABIS FOOTPRINT	573,293 SF
NOT IN CANNABIS USE	907,747 SF
BUILDING COVERAGE	41,308 SF
TOTAL SITE AREA	1,481,040 SF

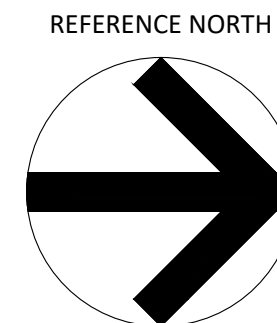
LEGEND

- = CANNABIS MIXED-LIGHT BOUNDARY LINE
- - - = CANNABIS PREMISES BOUNDARY LINE
- 506.2' — = EXISTING PROPERTY (PARCEL) BOUNDARY LINE WITH PERIMETER DIMENSIONS
- ▨ = NON CANNABIS USE BUILDING
- ▩ = SITE ROADWAY (ALL-WEATHER SURFACE)

OVERALL SITE PLAN SCALE: 0 80' 1



APN: 049-180-024-000
 ACRES: 34.0
 SITE AREA: 1,481,040 SF
 ZONING: A-X (E)
 GREENHOUSES: NINE (9)
 CUMULATIVE GREENHOUSE
 AREA: 13,696 SF
 (E) COVERAGE: 0.92%
 = 13,696 SF / 1,481,040 SF



KEYNOTES

FEATURE	SIZE	COORDINATES
1 (7) SMALL MIXED LIGHT 2-TIER MATURE CANNABIS GREENHOUSE	7(16'X88" = 1,408 SF) MATURE CANOPY AREAS = 9,856 SF	38.6829 - 122.0536
1A (1) SMALL MIXED LIGHT TIER 2 IMMATURE CANNABIS GREENHOUSE	(20' X 96') = 1,920 SF	38.6829 - 122.0536
2 MEDIUM OUTDOOR MATURE CANNABIS GREENHOUSE	33,650 SF	38.6831 - 122.0549
2A MEDIUM OUTDOOR MATURE CANNABIS GREENHOUSE	(20' X 96') = 1,920 SF	38.6829 - 122.0536
3 FUTURE LOCATION FOR MIXED LIGHT TIER 2 GREENHOUSES	-	38.683 - 122.0543
4 HARVEST STORAGE AREA - FOR SMALL MIXED LIGHT TIER 2 LICENSE	(8' X 40') = 320 SF	38.683 - 122.0542
4A HARVEST STORAGE AREA - FOR SMALL MIXED LIGHT TIER 2 LICENSE	(8' X 40') = 320 SF	38.683 - 122.0542
5 HARVEST STORAGE AREA - FOR MEDIUM OUTDOOR (METAL BUILDING)	(40' X 60') = 2,400 SF	38.683 - 122.0543
6 FERTILIZER AND PESTICIDE AND AGRICULTURAL CHEMICAL STORAGE AREA - TO BE SHARED BETWEEN MEDIUM OUTDOOR LICENSES ONSITE	(25' X 35') = 875 SF	38.6831 - 122.0542
7 COMPOSTING AREA - TO BE USED BY MEDIUM OUTDOOR LICENSE	(15' X 15') = 225 SF	38.6831 - 122.053
7A COMPOSTING AREA - TO BE USED BY SMALL MIXED LIGHT TIER 2 LICENSES	(10' X 10') = 100 SF	38.683 - 122.0531
8 PARKING AREA	59 SPACES	-
9 UNPAVED ACCESS ROAD	1,106 LINEAR FEET	--
10 PUMPHOUSE WITH PERMITTED GROUNDWATER WELL, PUMP AND DOSATRON NUTRIENT SYSTEM	-	38.6833 - 122.0543
11 SECURED ENTRANCE/EXIT GATE/PAVED DRIVEWAY ON SOUTH END OF PARCEL - FOR RESIDENTIAL USE ONLY	533 LINEAR FEET	-
12 RESIDENCE ON NORTH END OF PARCEL	-	-
13 RESIDENCE ON THE SOUTH END OF PARCEL	-	-
14 UNNAMED WATERWAY TRIBUTARY TO LAMB VALLEY SLOUGH	258 FEET FROM CULTIVATION SITE	38.6847 - 122.0541
15 DUMPSTER (SECURE CANNABIS WASTE AREA)	2	38.6839 - 122.0541
16 PROPERTY (PARCEL) BOUNDARY LINE WITH PERIMETER DIMENSIONS	-	-
17 CULTIVATION PREMISES BOUNDARY LINE WITH PERIMETER DIMENSIONS	-	-
18 WATER DISTRIBUTION LINE	-	-
19 ADMIN HOLD AREA FOR SMALL MIXED LIGHT TIER 2 LICENSE	(8'X6')=48 SF	-
20 ADMIN HOLD AREA FOR MEDIUM OUTDOOR LICENSE	(8'X8')=64	-
21 SITE LIGHTING POST	-	-
22 PROPOSED METAL BUILDING	(75' X 150') = 11,250 SF	-
23 PROPOSED MEDIUM OUTDOOR PREMISES	(200' X 217') = 43,400 SF	-
24 PROPOSED SECURITY FENCING	-	-
25 SITE FENCING	-	-
26 ADJACENT AGRICULTURAL PROPERTY - NOT IN SCOPE	-	-
27 PROPOSED NURSERY	(200' X 200') = 40,000 SF	-

GRAPHIA
 ARCHITECTURE
 & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
 LINCOLN, CA 95648
 (916) 209-9890
 Design@GRAPHIA.com
 GRAPHIA.com

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

PROJECT: 2021111301

PROPERTY OWNER:
 DIMITRY LUBIN
 24477 COUNTY ROAD 22A
 ESPARTO, CA 95627
 PHONE: (415) 606-4261

CONDITIONAL USE PERMIT FOR:
CAPAY VALEY ORGANICS
 24477 COUNTY ROAD 22A
 ESPARTO, CA 95627

TITLES:
 PROPERTY DIAGRAM

DATE: 9/14/2023

ARCHITECT'S APPROVAL:

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:
A2.12
 SHEET OF SHEETS