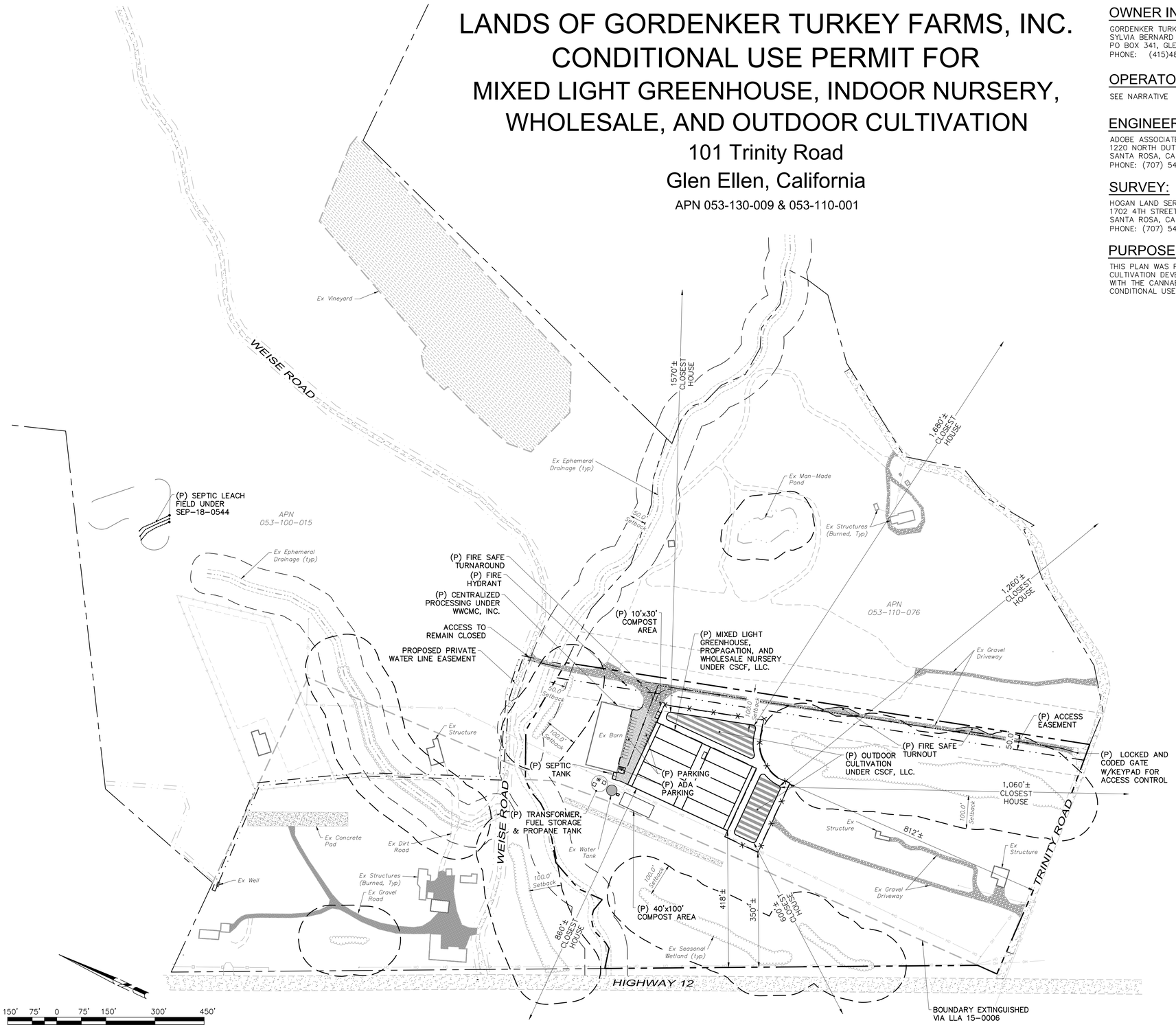
LANDS OF GORDENKER TURKEY FARMS, INC.
CONDITIONAL USE PERMIT FOR
MIXED LIGHT GREENHOUSE, INDOOR NURSERY, WHOLESALE, AND OUTDOOR CULTIVATION
101 Trinity Road
Glen Ellen, California
APN 053-130-009 & 053-110-001



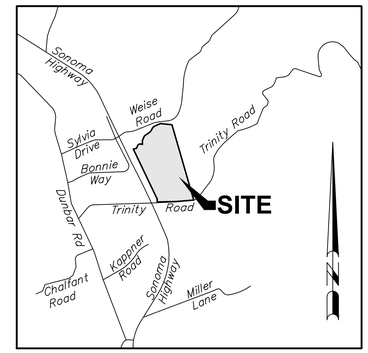
OVERALL SITE PLAN

OWNER INFO
GORDENKER TURKEY FARMS INC.
SYLVIA BERNARD
PO BOX 341, GLEN ELLEN, CA 95442
PHONE: (415)486-0036

OPERATOR INFO
SEE NARRATIVE

ENGINEER:
ADOBE ASSOCIATES INC
1220 NORTH DUTTON AVENUE
SANTA ROSA, CA 95401
PHONE: (707) 541-2300

SURVEY:
HOGAN LAND SERVICES
1702 4TH STREET
SANTA ROSA, CA 95404
PHONE: (707) 544-2104



VICINITY MAP
NOT TO SCALE

PURPOSE STATEMENT:
THIS PLAN WAS PREPARED TO FACILITATE THE CANNABIS CULTIVATION DEVELOPMENT AND REQUIREMENTS ASSOCIATED WITH THE CANNABIS LAND USE ORDINANCE AND THE CONDITIONAL USE PERMIT SUBMITTAL.

PROJECT DATUM & BENCHMARK:
1. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY LINES ARE APPROXIMATE AND SHOULD ONLY BE USED FOR THE PLANNING PROCESS.
2. HORIZONTAL CONTROL: BASED ON GPS NORTH.
3. VERTICAL CONTROL: BASED ON CONTOUR DATA PROVIDED BY SONOMA COUNTY.
4. CONTOUR DATA IS PROVIDED BY SONOMA VEG-MAP: LIDAR DATA AND ORTHOPHOTOGRAPHY WERE PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER GRANT NNX13AP69G FROM NASA'S CARBON MONITORING SYSTEM (DR. RALPH DUBAYAH AND GEORGE HURTT, PRINCIPAL INVESTIGATORS). THIS GRANT ALSO FUNDED THE CREATION OF THE DERIVED FOREST COVER AND LAND COVER INFORMATION, INCLUDING A COUNTYWIDE BIOMASS AND CVARBON MAP, A CANOPY COVER MAP, AND DEMs. THE SONOMA COUNTY VEGETATION PLANE COORDINATE SYSTEM, SUCH AS DEMs, HILLSHADES, BUILDING FOOTPRINTS, 1-FOOT CONTOURS, AND OTHER DERIVED LAYERS. THE ENTIRETY OF THIS DATA IS FREELY LICENSED FORE UNRESTRICTED PUBLIC USE, UNLESS OTHERWISE NOTED. ANY USE OF THESE DATA, INCLUDING A VALUE-ADDED PRODUCTS, WITHIN REPORTS, PAPERS, AND PRESENTATIONS MUST ACKNOWLEDGE NASA GRANT NNX13AP69G, THE UNIVERSITY OF MARYLAND, AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM AS THEIR SOURCES.
5. THIS PARCEL IS LOCATED WITHIN THE SCENIC RESOURCE AREA.
6. BOUNDARY INFORMATION SHOWN IS PRE AND POST LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW AT THE COUNTY OF SONOMA PRMD. THE LOT LINE ADJUSTMENT IS UNDER PERMIT NUMBER LLA15-0006.

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.
ADA	AMERICANS WITH DISABILITIES ACT
ADU	ACCESSORY DWELLING UNIT
APN	ACCESSOR'S PARCEL NUMBER
BLDG	BUILDING
BM	BENCH MARK
CL	CLASS
℄	CENTERLINE
CONC	CONCRETE
DWG	DRAWING
DWY	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FSS	FIRE SAFE STANDARD
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
NO	NUMBER
P	PROPOSED
PP	POWER POLE
RD	ROAD
SF	SQUARE FEET
TYP	TYPICAL
USP	UNDER SEPARATE PERMIT

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
	300	INDEX CONTOUR
	290	INTERMEDIATE CONTOUR
		STREAM SETBACK
		WETLAND SETBACK
		VEHICULAR TRAVEL PATH

LOT SUMMARY:
PRE LLA = 19.67 ACRES

POST LLA = 29.2 ACRES

GRADING QUANTITIES:
Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Grading quantities are based on Lidar contours and should be verified or adjusted following a site survey.

CUT	FILL	NET
3,330 CY	3,430 CY	100 CY (FILL)

SHEET INDEX

C1.0 TITLE SHEET & OVERALL SITE PLAN
C2.0 EXISTING CONDITIONS MAP
C3.0 ACCESS, WATER SUPPLY, & SITE PLAN
C4.0 SECURITY PLAN

No.	Revisions Description	Date	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

PROFESSIONAL ENGINEER * WASHINGTON * DAVID R. BROWN No. 41833 REGISTERED CIVIL * STATE OF CALIFORNIA (Exp. 3/31/2020)

David R. Brown, RCE 41833
My license expires 3/31/2020

LANDS OF GORDENKER TURKEY FARMS
CANNABIS CULTIVATION PERMIT
TITLE SHEET
101 Trinity Road
Glen Ellen, California
APN 053-130-009 & 053-110-001

SCALE: AS SHOWN
Date: DECEMBER 1, 2020
Design by: BPC
Drawn by: BPC
Checked by: NAME

Sheet C1.0 of 5 Sheets
Job 19268

UPC19-0002

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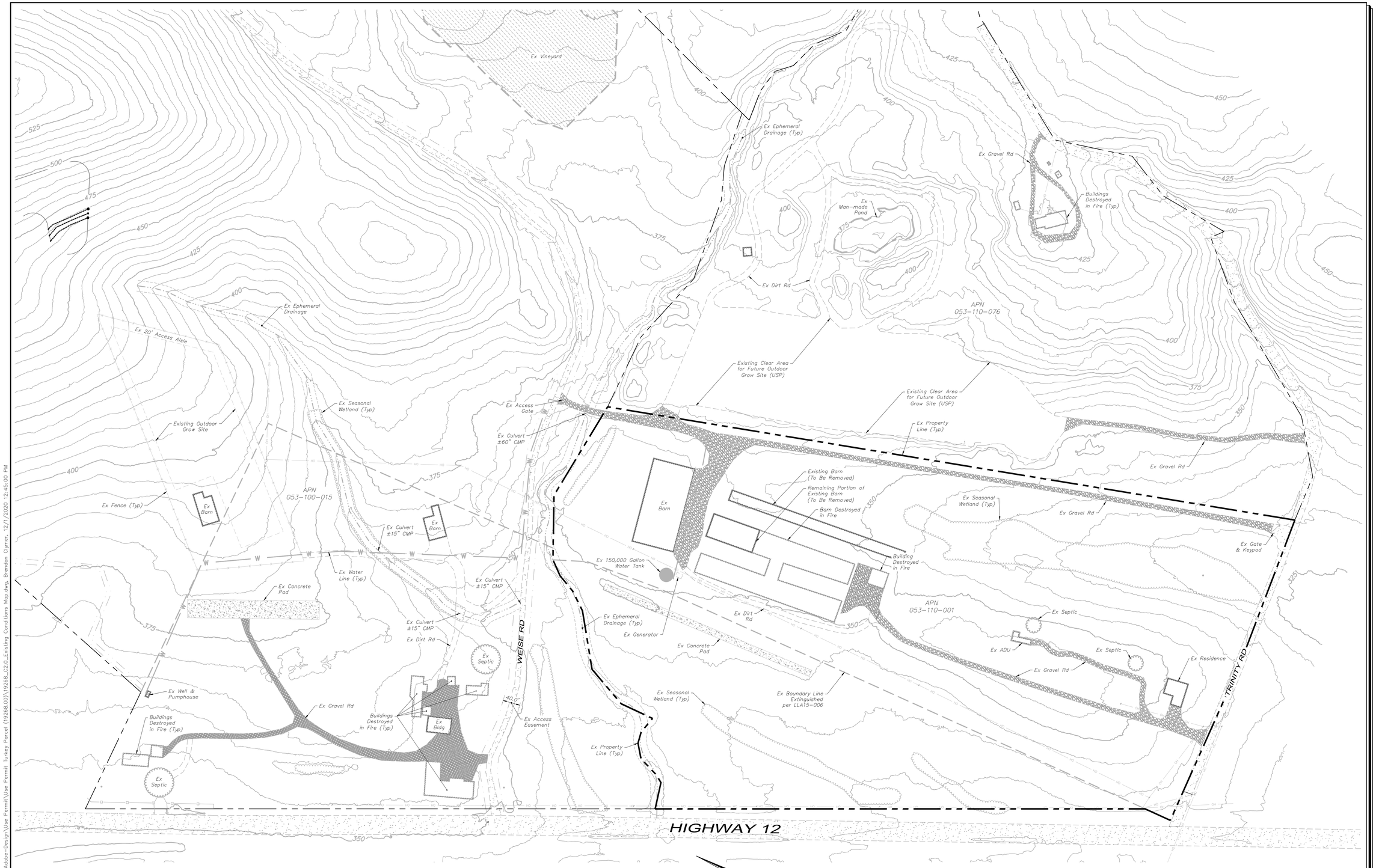

100' 50' 0 50' 100' 200' 300'

Graphic Scale: 1" = 100'

EXISTING CONDITIONS MAP

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Revisions			
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LANDS OF GORDENKER TURKEY FARMS
CANNABIS CULTIVATION PERMIT
EXISTING CONDITIONS MAP
101 Trinity Road
Glen Ellen, California
APN 053-130-009 & 053-110-001

SCALE: AS SHOWN
Date: DECEMBER 1, 2020
Design by: BPC
Drawn by: BPC
Checked by: NAME

Sheet C2.0 of 5 Sheets
Job 19268

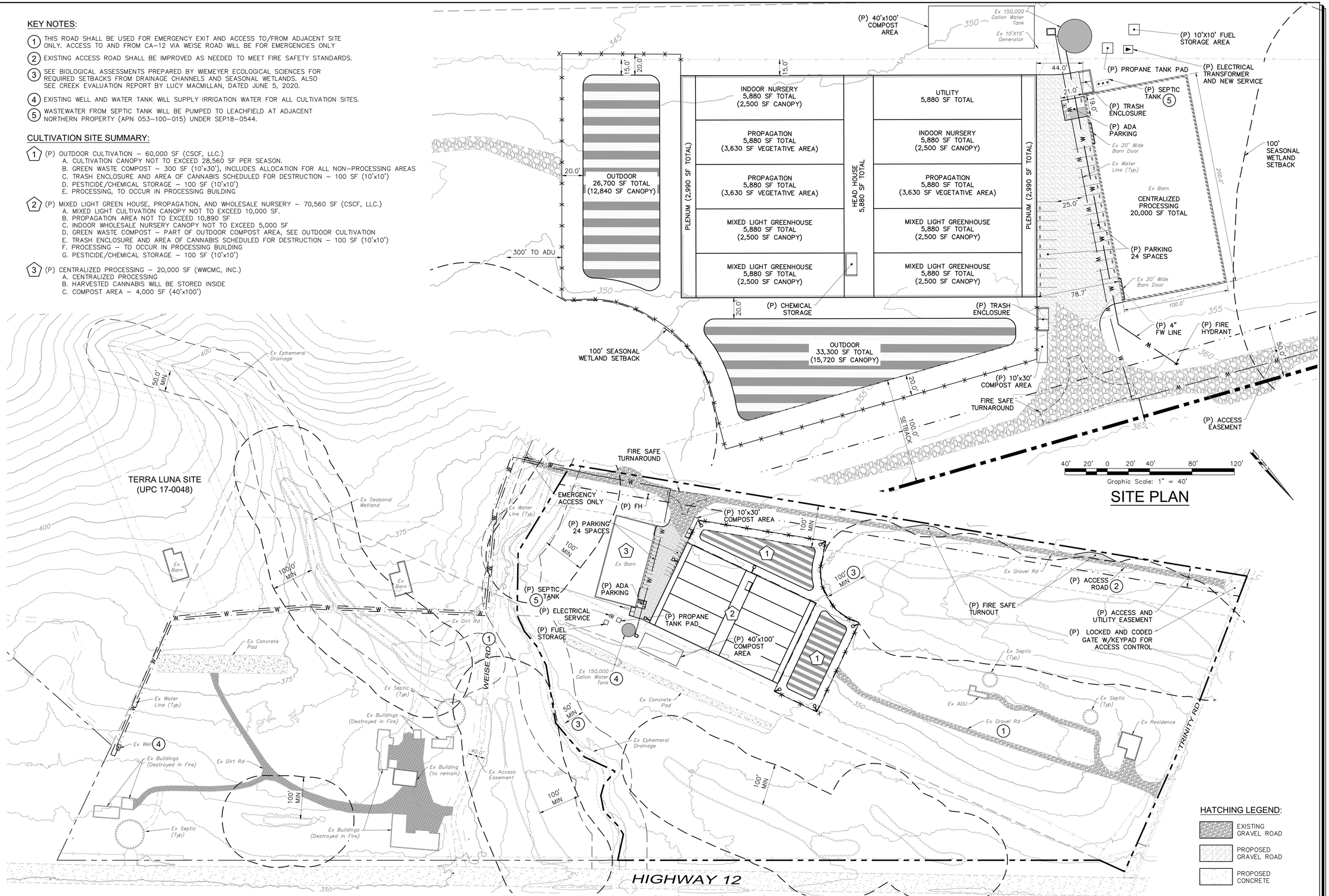
UPC19-0002

KEY NOTES:

1. THIS ROAD SHALL BE USED FOR EMERGENCY EXIT AND ACCESS TO/FROM ADJACENT SITE ONLY. ACCESS TO AND FROM CA–12 VIA WEISE ROAD WILL BE FOR EMERGENCIES ONLY
2. EXISTING ACCESS ROAD SHALL BE IMPROVED AS NEEDED TO MEET FIRE SAFETY STANDARDS.
3. SEE BIOLOGICAL ASSESSMENTS PREPARED BY WIEMEYER ECOLOGICAL SCIENCES FOR REQUIRED SETBACKS FROM DRAINAGE CHANNELS AND SEASONAL WETLANDS. ALSO SEE CREEK EVALUATION REPORT BY LUCY MACMILLAN, DATED JUNE 5, 2020.
4. EXISTING WELL AND WATER TANK WILL SUPPLY IRRIGATION WATER FOR ALL CULTIVATION SITES.
5. WASTEWATER FROM SEPTIC TANK WILL BE PUMPED TO LEACHFIELD AT ADJACENT NORTHERN PROPERTY (APN 053–100–015) UNDER SEP18–0544.

CULTIVATION SITE SUMMARY:

1. (P) OUTDOOR CULTIVATION – 60,000 SF (CSCF, LLC.)
   - A. CULTIVATION CANOPY NOT TO EXCEED 28,560 SF PER SEASON.
   - B. GREEN WASTE COMPOST – 300 SF (10'x30'), INCLUDES ALLOCATION FOR ALL NON–PROCESSING AREAS
   - C. TRASH ENCLOSURE AND AREA OF CANNABIS SCHEDULED FOR DESTRUCTION – 100 SF (10'x10')
   - D. PESTICIDE/CHEMICAL STORAGE – 100 SF (10'x10')
   - E. PROCESSING, TO OCCUR IN PROCESSING BUILDING
2. (P) MIXED LIGHT GREEN HOUSE, PROPAGATION, AND WHOLESALE NURSERY – 70,560 SF (CSCF, LLC.)
   - A. MIXED LIGHT CULTIVATION CANOPY NOT TO EXCEED 10,000 SF.
   - B. PROPAGATION AREA NOT TO EXCEED 10,890 SF
   - C. INDOOR WHOLESALE NURSERY CANOPY NOT TO EXCEED 5,000 SF
   - D. GREEN WASTE COMPOST – PART OF OUTDOOR COMPOST AREA, SEE OUTDOOR CULTIVATION
   - E. TRASH ENCLOSURE AND AREA OF CANNABIS SCHEDULED FOR DESTRUCTION – 100 SF (10'x10')
   - F. PROCESSING – TO OCCUR IN PROCESSING BUILDING
   - G. PESTICIDE/CHEMICAL STORAGE – 100 SF (10'x10')
3. (P) CENTRALIZED PROCESSING – 20,000 SF (WWCMC, INC.)
   - A. CENTRALIZED PROCESSING
   - B. HARVESTED CANNABIS WILL BE STORED INSIDE
   - C. COMPOST AREA – 4,000 SF (40'x100')



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LANDS OF GORDENKER TURKEY FARMS
CANNABIS CULTIVATION PERMIT
SITE, ACCESS & WATER SUPPLY PLAN

101 Trinity Road
Glen Ellen, California
APN 053–130–009 & 053–110–001

SCALE: AS SHOWN	Date: DECEMBER 1, 2020	Design by: BPC	Drawn by: BPC	Checked by: NAME

Sheet
C3.0
of 5 Sheets
Job 19268

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