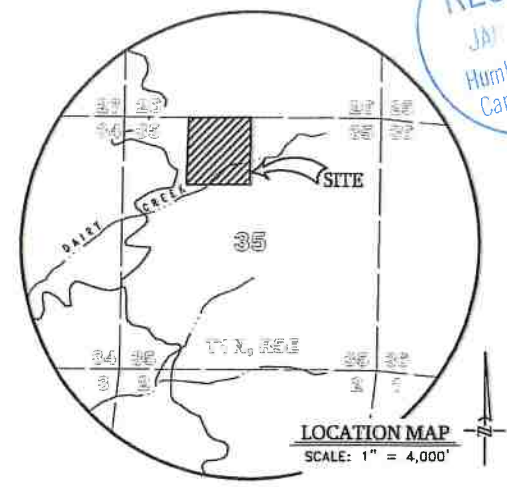


RECEIVED
JAN 31 2021
Humboldt County
Cannabis Svcs.



DIRECTIONS TO THE SITE

ACCESS TO THE SITE IS VIA UN-NAMED ACCESS ROAD, APPROXIMATELY 7 MILES SOUTHEAST FROM BURR VALLEY ROAD AND HIGHWAY 36 INTERSECTION.

LEGEND

SYMBOL	INDICATES
(P)	PROPOSED
(E)	EXISTING
TYP.	TYPICAL
GAL.	GALLON
S.F.	SQUARE FEET
EGH	EXISTING GREENHOUSE
PGH	PROPOSED GREENHOUSE
ML	MIXED LIGHT
SRA	STATE RESPONSIBILITY AREA SETBACK
(TBR)	TO BE REMOVED
SMA	STREAMSIDE MANAGEMENT AREA
4120	CONTOURS AT 40 FOOT INTERVALS
—	STREAM/WATERCOURSE
◁	EXISTING PARKING

NOTES

1. THIS PLOT PLAN, FOR APN 210-141-008, HAS BEEN PREPARED IN ACCORDANCE WITH HUMBOLDT COUNTY'S COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMLUO) NO. 2559, AND FOR THE PURPOSE OF ENROLLING AND/OR CERTIFYING THE SITE'S AGRICULTURAL OPERATIONS UNDER THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD ORDER NO. R1-2015-0023.
2. THE PARCEL IS ROUGHLY 40 ACRES IN SIZE, HAS A GENERAL PLAN DESIGNATION OF RESIDENTIAL AGRICULTURE (RA (20-160)) AND IS CURRENTLY ZONED FORESTRY RECREATION WITH COMBINED ZONE SPECIAL BUILDING SITE (FR-B-5(40)).
3. THIS PLAT MAY BE BASED ON RECORD INFORMATION ONLY, AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAP, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. IF REQUIRED FOR COMPLIANCE WITH STATE LAW, A FIELD SURVEY SHALL BE PERFORMED AT A LATER DATE, FOLLOWING APPROVAL OF THE PROJECT.
4. THE PROPERTY IS CURRENTLY DEVELOPED WITH SEVERAL HOOPHOUSE, GREENHOUSES, RESIDENCE, AND AUXILIARY BUILDINGS AND ARE AS SHOWN OR DENOTED HEREON.
5. THE SITE'S EXISTING AND PROPOSED IMPROVEMENTS, COMMERCIAL AGRICULTURAL OPERATIONS/ACTIVITIES, SETBACKS AND EASEMENTS/ENCUMBRANCES AFFECTING THE PROPERTY ARE AS SHOWN OR DENOTED HEREON.
6. THE PROPERTY SLOPES TOWARDS THE EAST. CONTOURS SHOWN HEREON ARE AT 40-FOOT INTERVALS AND ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
7. THE APPROXIMATE LOCATION OF UN-NAMED STREAMS, WITH THEIR "UNDEVELOPABLE" STREAMSIDE MANAGEMENT AREAS (SMA), ARE AS SHOWN HEREON. NO OTHER WET AREAS OR SENSITIVE HABITAT ARE KNOWN TO EXIST ON THE PROPERTY.
8. THE PROJECT IS NOT LOCATED WITHIN AN AREA WHERE KNOWN CULTURAL RESOURCES HAVE BEEN LOCATED. HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED, MITIGATION MEASURES MAY BE REQUIRED UNDER FEDERAL AND STATE LAW.
9. NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL CULTURAL RESOURCES ARE LOCATED WITHIN SIX HUNDRED FEET (600') OF CULTIVATION SITE.
10. WATER & SEWER: WATER FOR THE PARCEL IS FROM AN ON-SITE PERMITTED POND (S027292), AND ON-SITE PERMITTED SPRING (S027010), AS SHOWN HEREON. ALL EXISTING/PLANNED STORAGE WILL BE IN TANKS. TOTAL EXISTING AGRICULTURAL WATER STORAGE IS 30,000 GALLONS, IN TWELVE (12) 2,500 GALLON TANKS. TOTAL EXISTING DOMESTIC STORAGE IS 2,500 GALLONS AND INCLUDES ONE (1) 2,500 GALLON WATER TANK. EXISTING SEPTIC IS ON-SITE.
11. A TOTAL OF 10,000 S.F. OF MIXED LIGHT CULTIVATION EXISTED PRIOR TO JANUARY 1, 2016.
12. CULTIVATION IN 2020 CONSISTED OF 8,160 S.F. OF MIXED LIGHT (TOTAL), WITH 1,000 S.F. OF PROPAGATION, 9,500 S.F. OF MIXED LIGHT CULTIVATION WILL EXIST AFTER FULL PROJECT BUILD-OUT, WHICH INCLUDES 545 S.F. OF MIXED LIGHT BEING RELOCATED OUT OF RIPARIAN BUFFERS TO PGH1 (REFER TO CANNABIS RELOCATION PLAN BY NRM, DATED 9/14/2020) AND THE AREAS REVEGETATED.
13. NO ON-SITE PROCESSING WILL OCCUR.
14. GRADING FOR THE POND, CONSTRUCTED ON A LARGE NATURAL BENCH, OCCURRED SOMETIME BETWEEN 2005 & 2009 (PER REPORT BY NORTH POINT CONSULTING GROUP, DATED 2/12/2019).
15. THIS PROJECT IS IN THE STATE RESPONSIBILITY AREA (SRA), AND CURRENT SRA FIRE SAFE STANDARDS FOR ROADWAYS, DRIVEWAYS, TURNOUTS, TURNAROUNDS, ETC. SHALL BE ADHERED TO.
16. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



Kimberly D. Preston 9-22-20
KIMBERLY D. PRESTON
P.L.S. 9153
DATE

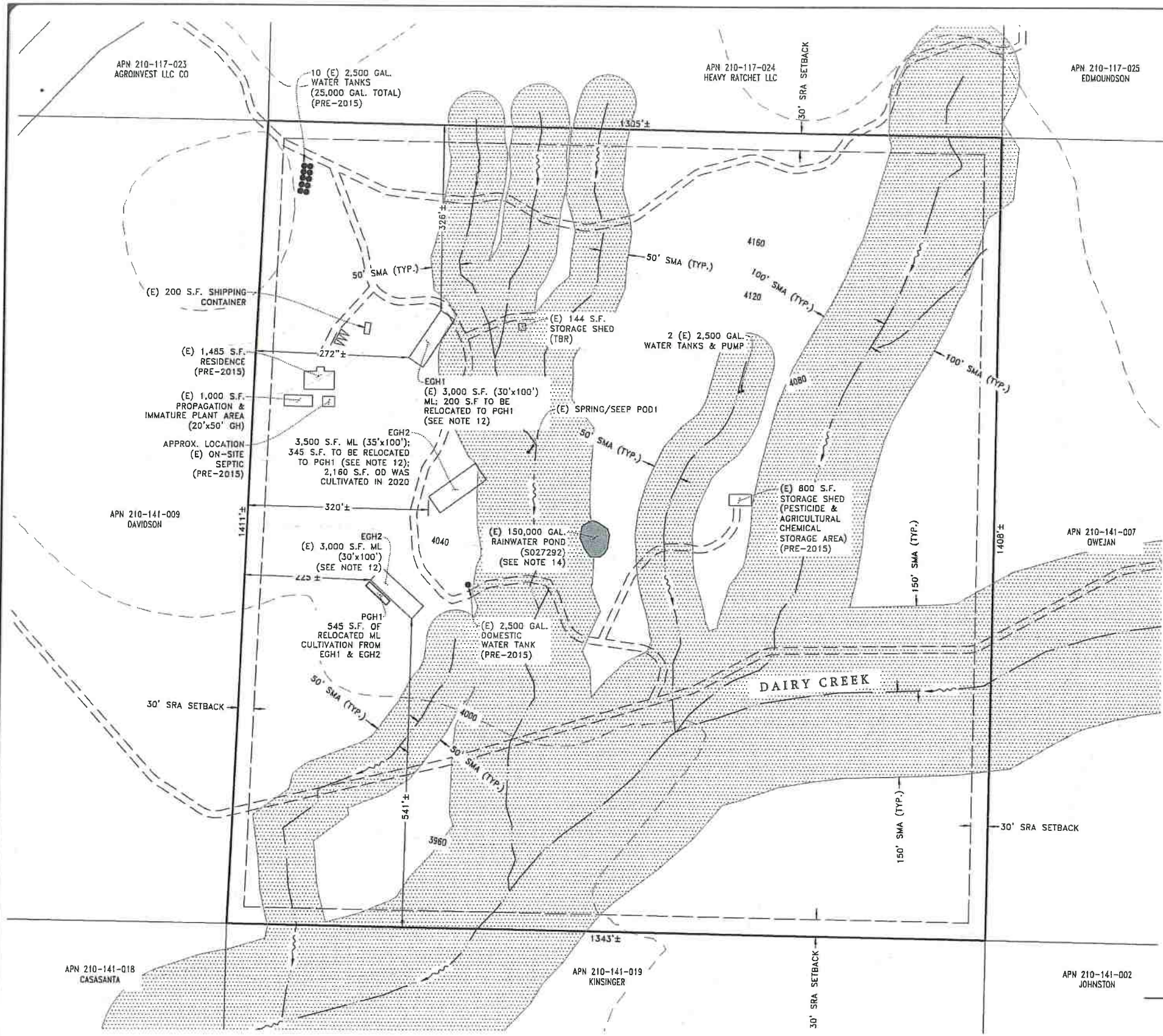
CMLUO APPS #11966
APN 210-141-008

PLOT PLAN
for
FANTASTIC GARDENS HUMBOLDT, LLC
In the unincorporated area of Humboldt County
Section 35, T.1N., R.5E., H.8.M.

OMSBERG & PRESTON
402 E. Street
Eureka, California 95501
SURVEYORS PLANNERS ENGINEERS
Telephone: (707) 443-0651

DESIGNED BY:	DATE:
K.D.P.	07/23/19
DRAWN BY:	DATE:
C.W.B.	07/23/19
CHECKED BY:	DATE:
KIMBERLY D. PRESTON	09/22/20

SCALE
AS SHOWN
JOB NO.
19-2138
SHEET
1 OF 1



UTILITIES

WATER
SEWER
GAS
ELECTRIC

ON-SITE POND
ON-SITE DISPOSAL
ON-SITE (PROPANE)
PACIFIC GAS & ELECTRIC COMPANY

EASEMENTS & ENCUMBRANCES

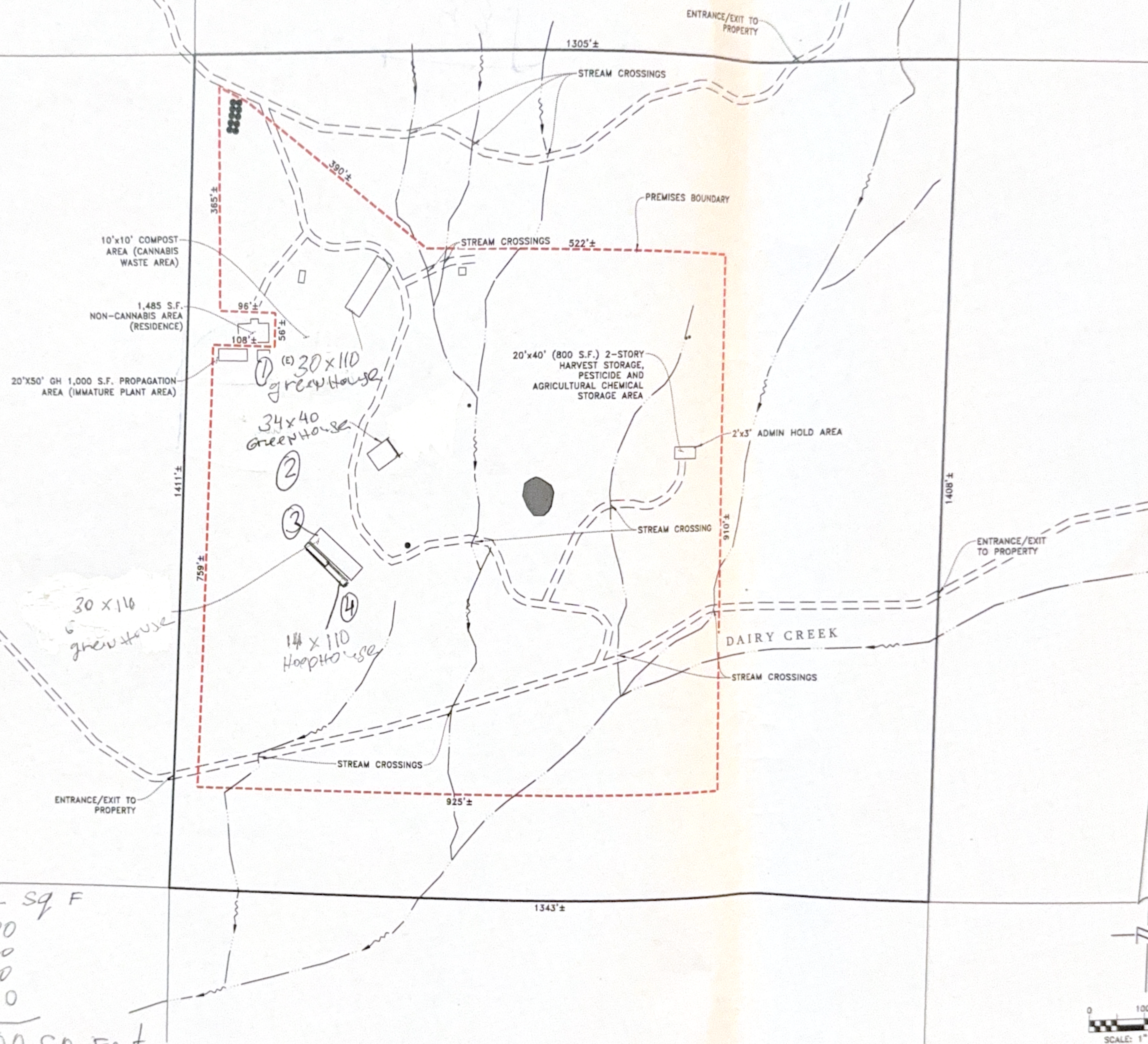
(PER PRELIMINARY REPORT BY HUMBOLDT LAND TITLE CO., DATED 6/26/2015)

1. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD.
2. EASEMENTS WHICH MAY EXIST OVER EXISTING ROADS PER 914 O.R. 182 (WITHIN 21 YEARS OF 03/02/1967).
3. THE EFFECT OF A DECLARATION OF GRANT & RESERVATION OF EASEMENT PER 925 O.R. 171, RECORDED 6/18/1967 (FOR GRANTING & RESERVING EASEMENTS OVER THIS LAND & OTHER PROPERTY).
4. THE RIGHTS OF OTHERS TO USE DAIRY CREEK ROAD PER 1589 O.R. 552.

OWNER/APPLICANT
FANTASTIC GARDENS HUMBOLDT, LLC
c/o PETER JIVANOV
P.O. BOX 313
HYDESVILLE, CA 95547
(702) 502-6741

C:\Projects\Civil\19-2138_Jivanov (Fantastic Gardens -008)_Deerfield Ranch.dwg 2138_PLOT01.dwg 8/22/2020 12:27 PM

D:\Projects\CHASIN 18-2138_Thompson (Fountain Gardens - 008)_Deerfield Ranch\dwg\2138_PLOT01_PREM.dwg 6/10/2021 9:41 AM



LEGEND

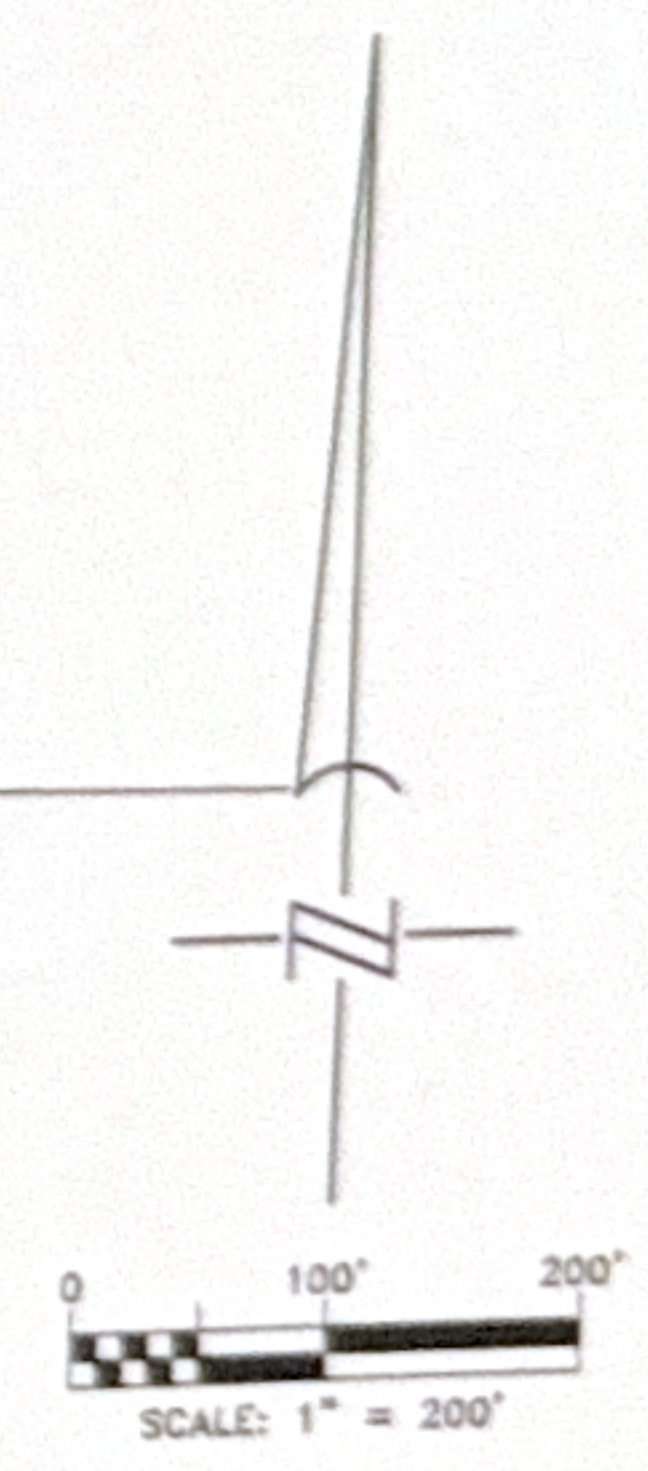
SYMBOL
S.F.
EGH
ML
DEP
AG

NOTES

1. THIS PLAN BE CONS HEREON AS ASSE APPROXIM LAW, A F FOLLOWIN
2. THE TOTA PROPOSED
3. PROCESSIN CONCURRE
4. THIS PLAN PURPOSES.

TOTAL AGG

total sq f
1 3300
2 3300
3 1360
4 1540
9,500 sq foot



APPLICANT/OWNER
FANTASTIC GARDENS HUMBOLDT LLC
c/o PETER JIVANOV
P.O. BOX 313
HYDESVILLE CA 95547
(707) 502-6741

REVISED: 06/10/21

OMSEBERG & PRESTON	
402 E. Street Eureka, California 99901	Telephone (707) 443-0851
SURVEYORS PLANNERS	ENGINEERS
DESIGNED BY: K.O.P.	DRAWN BY: C.W.B.
CHECKED BY: KIMBERLY D. PRESTON	