



Off-Site Activities Include:  
- Immature Plants  
- Packaging  
- Processing

NOT A PART

Irrigation Mainline

Harvest storage area (kept separately) license 12-20

Harvest storage area (kept separately) license 12-23

Harvest storage area (kept separately) license 1-10

Common-use restrooms

Common-use equipment storage

Designated administrative Hold area separated by permit: 1-23

Common-use Pesticide & Agricultural Chemical Storage Area

Common-use Compost Area/Secure cannabis waste storage area

Common use breakroom & restrooms

Premises Entrance/Exit (Security Gate)

Property Entrance/Exit

General Notes

**Claremont Capital Partners, LLC**

**OUTDOOR CULTIVATION**

**SITE PLAN**

**Type 3**  
**1 Acre Medium**

**Type 2 Small Outdoor**  
**Total Canopy: 10k SqF**

**Premises Outline**

No.	Revision/Issue	Date

Firm Name and Address

**CLEMENTS ENVIRONMENTAL**  
15230 Burbank Bl., Ste. 103  
Sherman Oaks CA 91411  
818.267.5100

Project Name and Address

Claremont Capital Partners, LLC  
185 W. Gale Avenue  
Coalinga, CA 93210-9733  
APN: 070-041-17ST

Project	Sheet
Cannabis Cultivation	S-1
Date	August 25, 2020
Scale	



# **SITE NOTES:**

1. Proposed Outdoor Cultivation Areas with Optional Hoop Houses
2. Proposed Guard House and Slide Gate (Phase III)
3. Proposed Outdoor Cultivation (Phase I) with Optional Mixed Light Greenhouses (Phase II)
4. Proposed 6,500 sf Nursery (Mixed Light Greenhouses) (Phase II)
5. Proposed 2,500 sf Composting Area (45' x 55') is fully-fenced with locking gate and other security measures and access restrictions per the Regulatory Permit conditions. Piles are watered and turned to optimize composting conditions and minimize potential odor (Phase I)
6. Proposed Demolition
7. Existing Parking (10 standard spaces and 1 handicapped)
8. Existing Loading Dock (3 12' spaces)
9. Existing 4,200 sf Building for Cannabis Drying
10. Existing 3,000 sf Building for Cannabis Drying
11. Existing 1,500 sf Building for Cannabis Drying
12. Existing 1,000 sf Building for Employee Breakroom
13. Existing 760 sf Shed for Equipment Storage
14. Existing 6 ft. High Cyclone Fence with Proposed Privacy Screening
15. Proposed 6 ft. High Cyclone Fence with Privacy Screening (Phase III)
16. Proposed 5 ft Wide Landscape Buffer (Phase III)
17. Existing Restroom
18. Proposed Stormwater Retention Basin (Phase II)
19. Existing Sign
20. Existing Sea Container for Storage of Nutrients, Fertilizers, Fungicides, and Pesticides
21. Proposed 12 ft High Fencing with 6 ft High Privacy Screen

## **GENERAL NOTES:**

- Existing outdoor lighting is sufficient and no new outdoor lighting is proposed
- Total Site Area - 21.41 Acres
- Total Proposed Outdoor Cultivation - 13 acres
- Location and Height of Phase I Fencing is shown as stipulated by Police Chief

## **LEGEND**

- ← Employee & Truck Circulation
- X - Existing Exterior Lights
- - Proposed interior and exterior cameras that cover whole area including entrance/exit, every door and outside of buildings
- ⊙ - Proposed 360 degree security camera on 30-foot high pole with night vision

### General Notes

**Claremont  
Capital  
Partners, LLC**

**OUTDOOR  
CULTIVATION**

**TITLE  
SHEET**

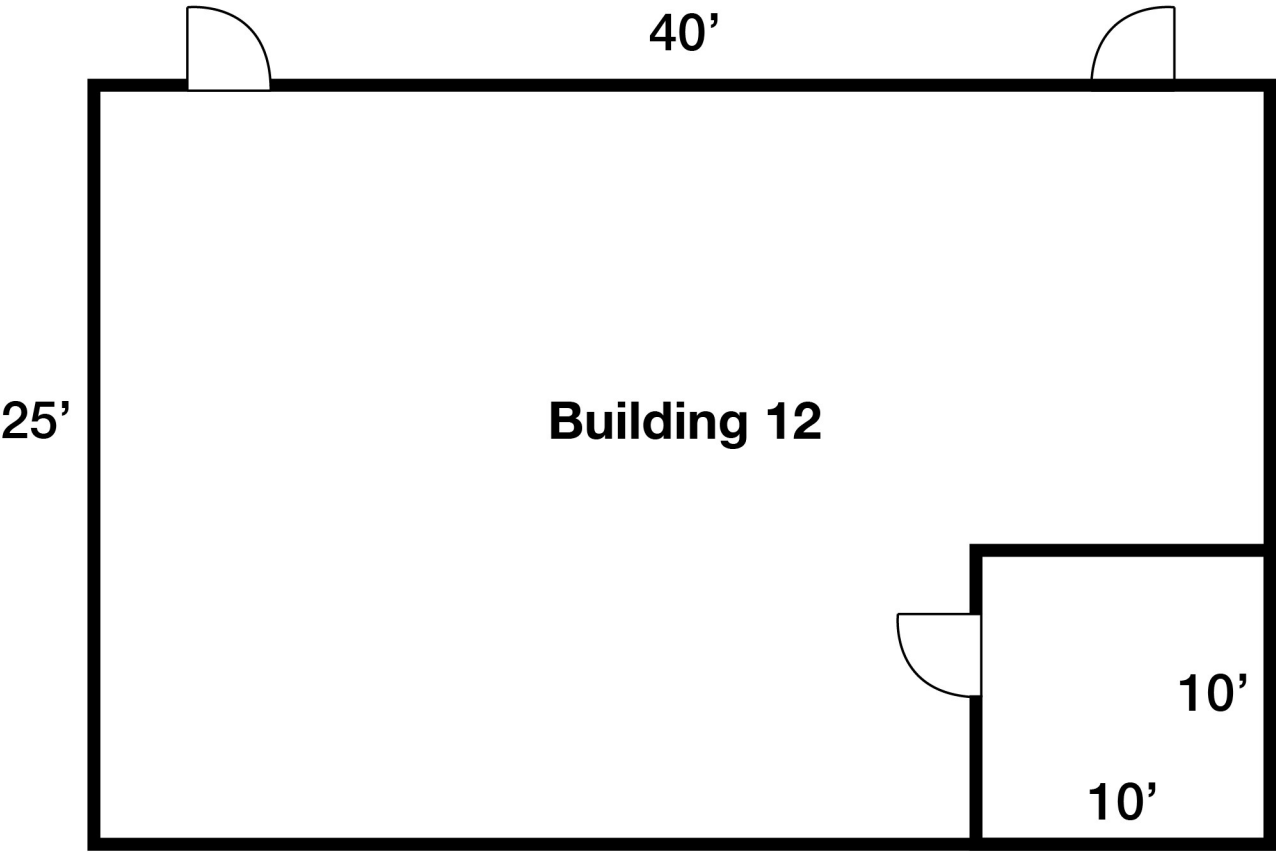
No.	Revision/Issue	Date

Firm Name and Address <b>CLEMENTS</b> <small>LANDSCAPE ARCHITECTS</small> 15230 Burbank Bl. Ste. 103 Sherman Oaks CA 91411 818.267.5100
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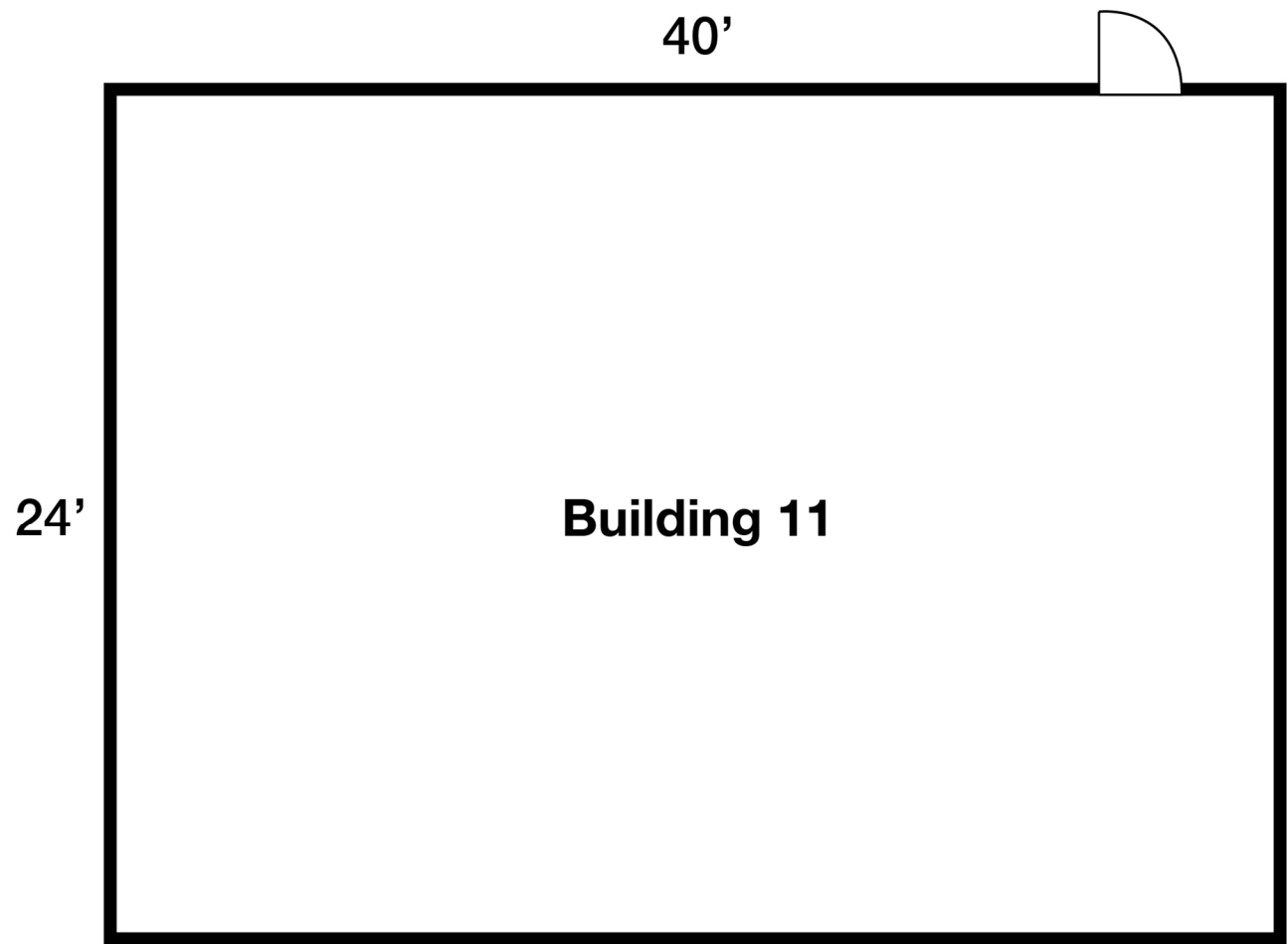
Project Name and Address Claremont Capital Partners, LLC 185 W. Gale Avenue Coalinga, CA 93210-9733 APN: 070-041-17ST
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Project Cannabis Cultivation	Sheet T-1
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**CLAREMONT CAPITAL PARTNERS, LLC**  
**BREAK ROOM**

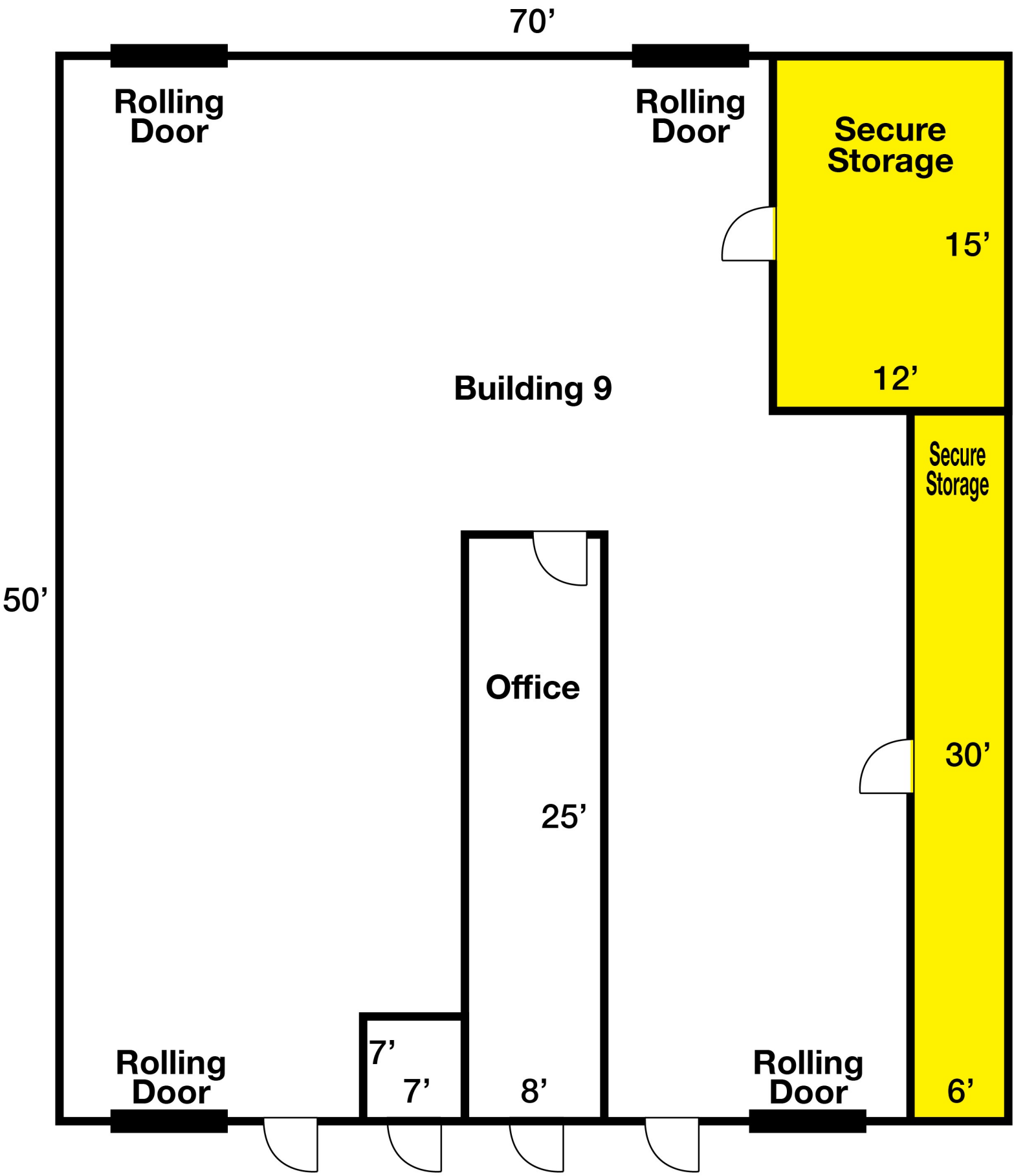


**CLAREMONT CAPITAL PARTNERS, LLC**  
**SEASONAL DRYING BARN**





**CLAREMONT CAPITAL PARTNERS, LLC**  
**SECURE STORAGE**



**CLAREMONT CAPITAL PARTNERS, LLC**  
SECURE STORAGE

