

General Notes

**Claremont
Capital
Partners, LLC**

**OUTDOOR
CULTIVATION**

**SITE
PLAN**

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 Cannabis Cultivation	Sheet 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


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- 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

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**TITLE
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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		
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