

PROPERTY SUMMARY	
PROPERTY APN	903-0007-0004
PROPERTY ADDRESS	7979 SOUTH AIRPORT WAY STOCKTON, CA 95206
PROPERTY SIZE	146,361 SF (3.36 ACRES)
PROPERTY OWNER	ROBERT J. NIELSEN TRUST
OWNER ADDRESS	218 GLORY LILY CT. SAN RAMON, CA 94583
(E) BUILDINGS	NONE
(E) UTILITIES	CITY WATER
PROPERTY ZONING	UNZONED (UNZ)
PROPOSED BUILDINGS	35,000 SF TOTAL
PROPOSED USE	F-1
PROPOSED PARKING	71 SPACES (3 HANDICAP)
PROPOSED POWER	480 VOLT 2000 AMP THREE PHASE SERVICE
PROPOSED GAS	ABOVE GROUND STORAGE TANK
PROPOSEDFIRE SUPPRESSION	AUTOMATIC FIRE SUPPRESSION SYSTEM

SCOPE OF WORK	
1.	GRADE PROPERTY FOR NEW 35,000 SF BUILDING, PARKING LOTS, DRAINAGE, & WATER RETENTION
2.	PROVIDE ASPHALT PER PLAN FOR DRIVEWAY & PARKING LOTS
3.	PROVIDE 8'-0" TALL PERIMETER FENCE WITH AUTOMATIC GATE AT MAIN ENTRANCE.
4.	PROVIDE (N) WATER LINE TO PROPOSED BUILDING FROM (E) CITY LINE
5.	PROVIDE 480 VOLT 2,000 AMP POWER SERVICE FROM (E) UNDERGROUND CITY LINE
6.	PROVIDE (N) FOUNDATION FOR PROPOSED 35,000 SF PREFABRICATED STRUCTURE.
7.	CONSTRUCT 35,000 PREFABRICATED STRUCTURE (GREENHOUSE + PROCESSING)
8.	IF REQUIRED BY CITY, PROVIDE AUTOMATIC FIRE SUPPRESSION SYSTEM
9.	PROVIDE ELECTRIC FOR 35,000 SF BUILDING + SITE LIGHTING.
10.	PROVIDE PLUMBING AND IRRIGATION FOR GREENHOUSE.

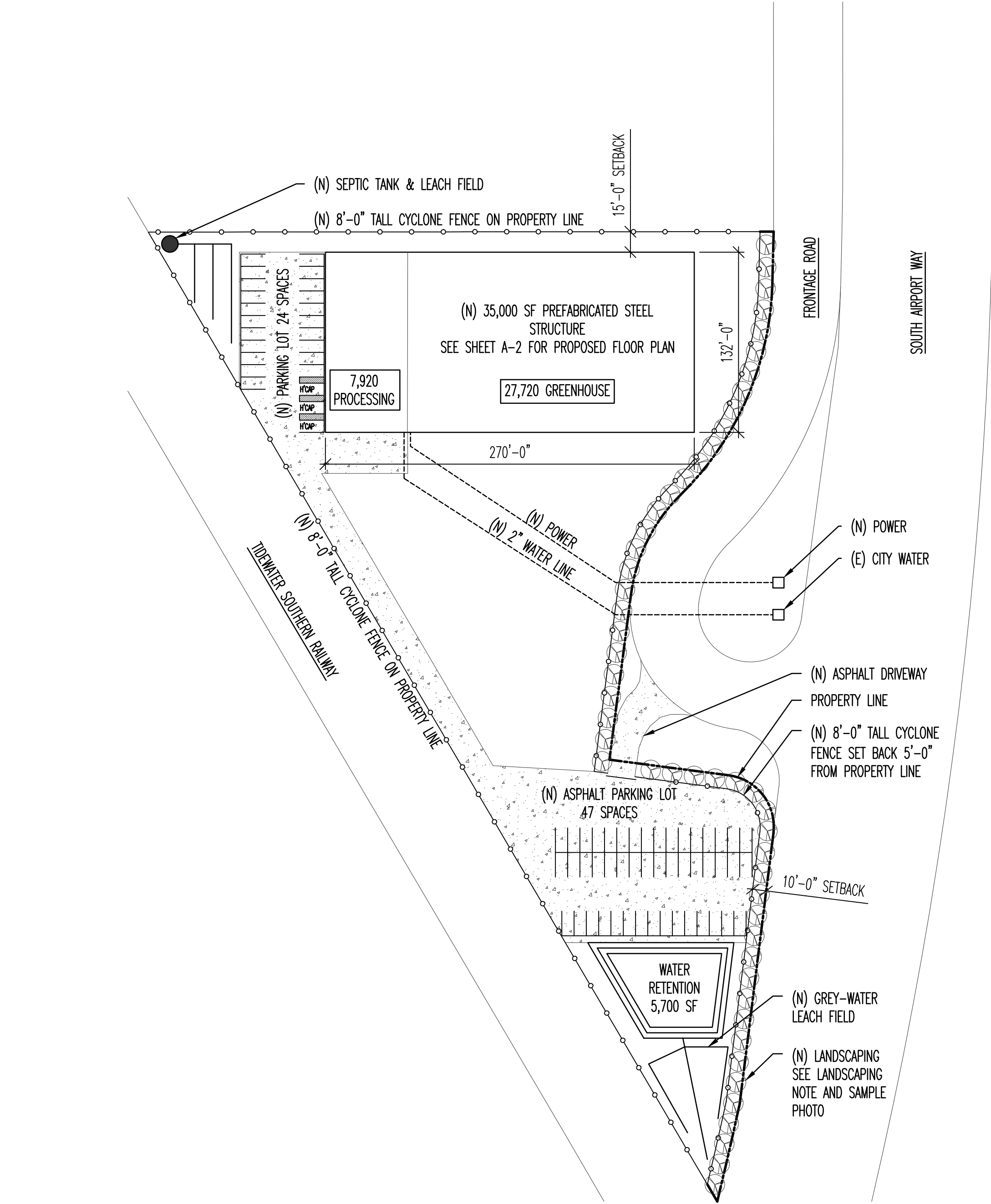
LANDSCAPING	
1.	PER REQUEST OF THE STOCKTON PLANNING DEPARTMENT A NEW LANDSCAPE FEATURE IS PROPOSED ALONG THE 10'-0" STRIP OF LAND BETWEEN THE SET-BACK FENCE AND PROPERTY LINE. THE LANDSCAPING WILL CONSIST OF A SINGLE ROW OF PURPLE HOPSEED BUSH (BOTANICAL NAME: DODONEA VISCOSA PURPUREA) WHICH WILL GROW TO A HEIGHT OF 12'-15' AFTER THREE YEARS.

DEFERRED ITEMS	
1.	GEOTECHNICAL REPORT PREPARED BY ROCKRIDGE
2.	GEOTECHNICAL ENGINEERS FOR SOIL BEARING VALUES USED IN FOUNDATION DESIGN.
3.	STRUCTURAL CALCULATIONS & DRAWINGS FOR GREENHOUSE DESIGN AND FOUNDATION DESIGN PROVIDED BY GRO-TECH SYSTEMS.
4.	CIVIL DESIGN FOR GRADING AND DRAINAGE.
5.	POWER UPGRADE DESIGN
6.	FIRE SUPPRESSION DESIGN.
7.	ELECTRICAL DESIGN
7.	PLUMBING DESIGN.

COLOR BOARD	
PLEASE SEE SHEET A-2 OF THESE PLANS FOR PHOTOS OF "ALPINE SERIES" GREENHOUSES, WHICH ARE PROPOSED TO BE CONSTRUCTED AT THIS PROJECT SITE. MORE INFORMATION REGARDING THIS GRADE "A" GREENHOUSE CAN BE FOUND AT WWW.GRO-TECHSYSTEMS.COM	

ONSITE PARKING	
PER SECTION 16.64 OF THE STOCKTON MUNICIPAL CODE INDUSTRY, MANUFACTURING, AND PROCESSING USES MUST PROVIDE 1 ONSITE PARKING SPACE PER 500 SF OF BUILDING SPACE. THIS PROJECT PROPOSES 35,000 SF OF BUILDING SPACE, THUS 70 PARKING SPACES MUST BE PROVIDED AND PER TABLE 3-10 THREE HANDICAP PARKING SPACES MUST BE PROVIDED. THIS PROJECT PROPOSES 71 ONSITE PARKING SPACES WITH 3 HANDICAP SPACES.	

DRAWINGS INDEX	
A-1	PROPERTY INFO, SITE MAP, CONTEXT MAP
A-2	BUILDING ELEVATIONS, FLOOR PLAN, SECURITY



SITE MAP
Scale 1/64" = 1'-0"

CONDITIONAL USE PERMIT TO OPERATE 22,000 SF MEDICAL CANNABIS
LIGHT DEPRIVATION GREENHOUSE CULTIVATION AT 7979 SOUTH
AIRPORT WAY, STOCKTON



VICINITY MAP/ NIEGHBORHOOD CONTEXT
SCALE: N.T.S.

NOTE: THERE IS NO RESIDENTIAL RESIDENTIAL ZONE WITHIN 300 FEET. THERE ARE NO CHILDCARE CENTERS, IN-HOME CHILD CARE, RELIGIOUS FACILITIES, DRUG ABUSE OR ALCOHOL TREATMENT FACILITIES WITHIN 600 FEET. THERE ARE NO PARKS, SCHOOLS OR OTHER MEDICAL CANNABIS USES WITHIN 1,000 FEET. OUR STRATEGY FOR COMPLETING THIS NEIGHBORHOOD CONTEXT STUDY WAS TO DRIVE UP AND DOWN EVERY STREET WITHIN THE RADIUS BORDERS DEFINED ON THIS MAP AND VISUALLY OBSERVE ALL THE USES AND OCCUPANTS WITHIN THE CONTEXT AREA. THOSE FACILITIES OR SUITES THAT DID NOT HAVE OBVIOUS USES WERE APPROACHED FOR A CONVERSATION TO CONFIRM THE USE.

BSG ENGINEERING

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PROJECT NAME:

STOCKTON GREENHOUSE
PROJECT
BLOOM INNOVATIONS

7979 SOUTH AIRPORT WAY
STOCKTON, CA 95206

STAMP:

DATES ISSUED:	
DATE	DESCRIPTION

REVISIONS:		
No.	DATE	DESCRIPTION

DRAWING TITLE:

PROPERTY INFO
SITE MAP

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.:

A-1

PROJECT No.:

153

CAD FILE:

81ST AVENUE

PLOT DATE:

1/8/16

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