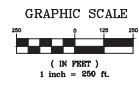




EXISTING CONDITIONS SITE PLAN



- LEGEND:
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - 1600' CONTOUR ELEVATION
 - (E) GATE
 - (E) FENCE
 - (E) 14' GRAVEL DWY
 - (E) CULVERT
 - (E) OVERHEAD UTILITY
 - CLASS II WATERCOURSE
 - CLASS III WATERCOURSE
 - 100' WATERCOURSE SETBACK
 - 1000' BUFFER FROM FARMLAND PROTECTION ZONE
 - (E) EXISTING
 - (P) PROPOSED
 - APPROX APPROXIMATELY
 - DWY DRIVEWAY
 - SF SQUARE FEET
 - TYP TYPICAL
- NOTES:
CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL
LAT: 39.07832°
LONG: -122.866337°
- (B) HERITAGE OAK (PROTECTED)
- (C) (E) RESIDENCE
- (D) (E) 68'x76' 5,168 SF METAL BARN
- (E) CHICKEN COOP
- (F) (E) WOODEN SHED
- (G) (E) TWO 18" CMP CULVERTS (FOUR TOTAL)
- (H) (E) TWO 24" CMP CULVERTS

Revisions:

REALM ENGINEERING

CIVIL ENGINEERING, SURVEYING & PLANNING

1767 MARKET STREET SUITE C

REDDING, CA 96001

530-526-7495

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER

DAVID B. TINE

No. 67800

Exp. 4/30/25

CIVIL

STATE OF CALIFORNIA

EXISTING CONDITIONS
LAKE COCO HOLDINGS, LLC
1767 MARKET STREET SUITE C
REDDING, CA 96001
530-526-7495

PLOTTED BY:

DATE PLOTTED:
05/15/2024

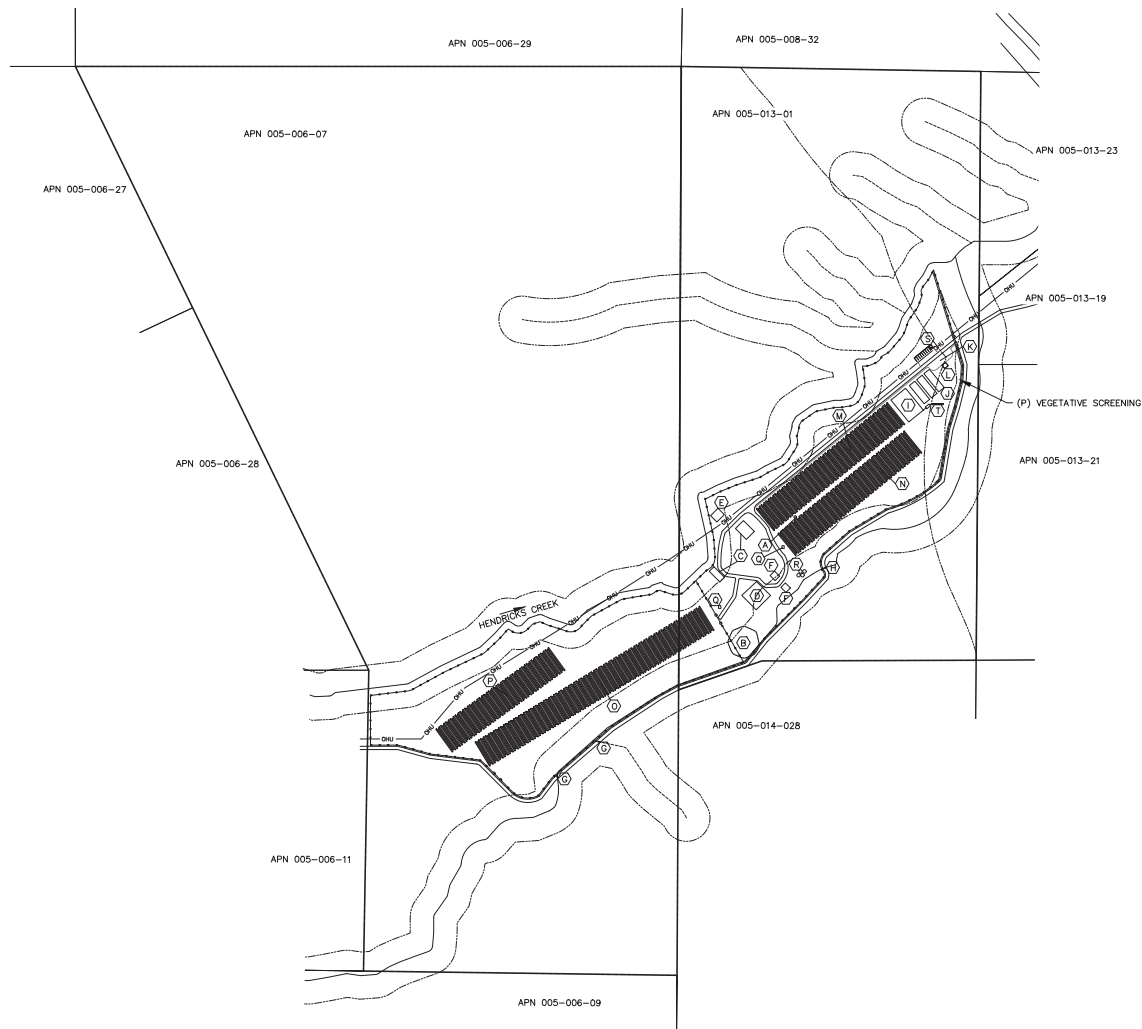
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SEE PLAN

SHEET NUMBER:
JOB NUMBER:

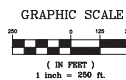
DATE FILED:

SHEET:

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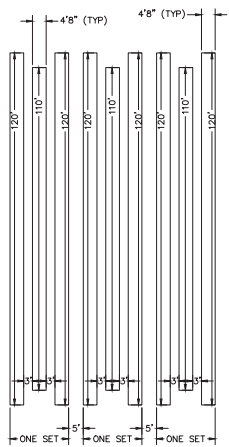
PROPOSED CONDITIONS SITE PLAN



- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - (E) GATE
 - (E) FENCE
 - (E) 14' GRAVEL DWY
 - (E) CULVERT
 - (E) OVERHEAD UTILITY
 - (P) VEGETATIVE SCREENING TREES
 - CLASS II WATERCOURSE
 - CLASS III WATERCOURSE
 - 100' WATERCOURSE SETBACK
 - 1000' BUFFER FROM FARMLAND PROTECTION ZONE
 - (E) EXISTING
 - (P) PROPOSED
 - APPROX APPROXIMATELY
 - DWY DRIVEWAY
 - SF SQUARE FEET
 - TYP TYPICAL
- NOTES:**
CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL
LAT: 39.07832°
LONG: -122.96637°
- (B) HERITAGE OAK (PROTECTED)
- (C) (E) RESIDENCE
- (D) (E) 68'x76' 5,168 SF METAL BARN
- (E) (E) CHICKEN COOP
- (F) (E) WOODEN SHED
- (G) (E) TWO 18" CMP CULVERTS (FOUR TOTAL)
- (H) (E) TWO 24" CMP CULVERTS
- (I) (P) 120'x80' METAL PROCESSING BUILDING
- (J) (P) THREE 100'x30' (3,000 SF) IMMATURE PLANT GREENHOUSES
- (K) (P) FIRE DEPARTMENT TURNAROUND
- (L) (P) 25,000 GALLON METAL FIRE WATER STORAGE TANK
- (M) (P) 29 SETS OF CANOPY ROWS, 87 ROWS TOTAL (47,366.66 SF)
- (N) (P) 18 SETS OF CANOPY ROWS, 54 ROWS TOTAL (29,399.99 SF)
- (O) (P) 55 SETS OF CANOPY ROWS, 165 ROWS TOTAL (89,833.33 SF)
- (P) (P) 24 SETS OF CANOPY ROWS, 72 ROWS TOTAL (39,199.99 SF)
(SEE CANOPY FOR MORE DETAILS)
- (Q) (P) 10'x12' (120 SF) PEST AND CHEMICAL STORAGE AREA
- (R) (P) FOUR 1,000 GALLON WATER STORAGE TANKS
- (S) (P) PARKING AREA WITH 8 STANDARD AND 1 ADA SPACES
(SEE SECURITY PLAN FOR MORE)
- (T) (P) SEPTIC TANK SYSTEM

Revisions:	
REALM ENGINEERING CIVIL ENGINEERING, SURVEYING & PLANNING 1767 MARKET STREET SUITE C REDDING, CA 96001 530-326-7493	
PLANS PREPARED UNDER THE SUPERVISION OF: 	
PROPOSED CONDITIONS LAKE COCO HOLDINGS, LLC 1767 MARKET STREET SUITE C REDDING, CA 96001 530-326-7493	
DATE PLOTTED: 05/15/2024	SHEET: 2



NOTES:
TYPICAL SETS OF ROWS CONTAIN THREE ROWS:
TWO OUTER, 120' x 4'8" ROWS (560 SF EACH),
AND ONE INNER, 110' x 4'8" ROW (513.334 SF),
FOR A TOTAL OF 1,633.333 SF PER ROW.
3' SPACING BETWEEN EACH ROW IN A SET,
AND 5' BETWEEN EACH SET

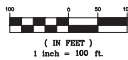
TYP. SETS OF CANOPY ROWS

GRAPHIC SCALE



CANOPY DETAIL

GRAPHIC SCALE



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- (E) GATE
- (E) FENCE
- (E) 14' GRAVEL DWY
- (E) CULVERT
- (E) OVERHEAD UTILITY
- (P) VEGETATIVE SCREENING TREES
- CLASS II WATERCOURSE
- CLASS III WATERCOURSE
- 100' WATERCOURSE SETBACK
- 1000' BUFFER FROM FARMLAND PROTECTION ZONE
- (P) EXISTING
- (P) PROPOSED
- APPROX APPROXIMATELY
- DWY DRIVEWAY
- SF SQUARE FEET
- TYP TYPICAL

NOTES:
CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL
LAT: 39.07832°
LONG: -122.96637°
- (B) HERITAGE OAK (PROTECTED)
- (C) RESIDENCE
- (D) (E) 68'x76' 5,168SF METAL BARN
- (E) CHICKEN COOP
- (F) WOODEN SHED
- (G) (E) TWO 18" CMP CULVERTS (FOUR TOTAL)
- (H) (E) TWO 24" CMP CULVERTS
- (I) (P) 120x80' METAL PROCESSING BUILDING
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- (K) (P) FIRE DEPARTMENT TURNAROUND
- (L) (P) 25,000 GALLON METAL FIRE WATER STORAGE TANK
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- (N) (P) 18 SETS OF CANOPY ROWS, 54 ROWS TOTAL (29,399.99 SF)
- (O) (P) 55 SETS OF CANOPY ROWS, 165 ROWS TOTAL (89,833.33 SF)
- (P) (P) 24 SETS OF CANOPY ROWS, 72 ROWS TOTAL (39,199.99 SF)
TOTAL CANOPY: 205,799.99 SF
- (Q) (P) 10'x12' (120 SF) PEST AND & CHEMICAL STORAGE AREA
- (R) (P) FOUR 5,000 GALLON WATER STORAGE TANKS
- (S) (P) SEPTIC TANK SYSTEM

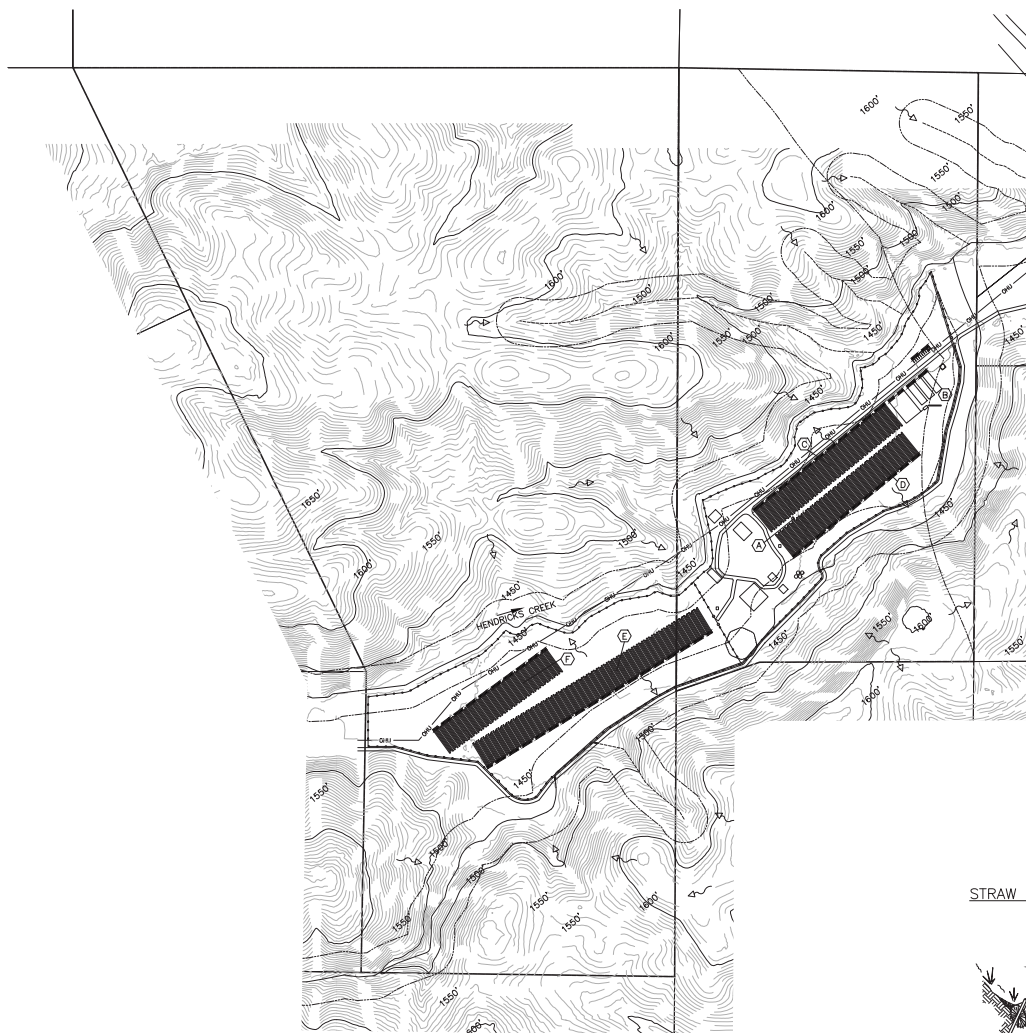
Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA 96001
530-526-7495

PLANS PREPARED UNDER THE
SUPERVISION OF:
SEESE PROFESSIONAL ENGINEER
JASON B. TYLE
No. 67800
Exp. 4/30/25
CIVIL
STATE OF CALIFORNIA

CANOPY
LAKE COCO HOLDINGS, LLC
20500 W. 10TH AVE. SUITE 207
DENVER, CO 80202
303-755-8800
LAKEPORT, CA 94943

PLOTTED BY:
DATE PLOTTED:
05/15/2024
SCALE OF DRAWING:
SEE PLAN
JOB NUMBER:
DRAW FILE:
SHEET:



EROSION AND SEDIMENT CONTROL PLAN

GRAPHIC SCALE



LEGEND:

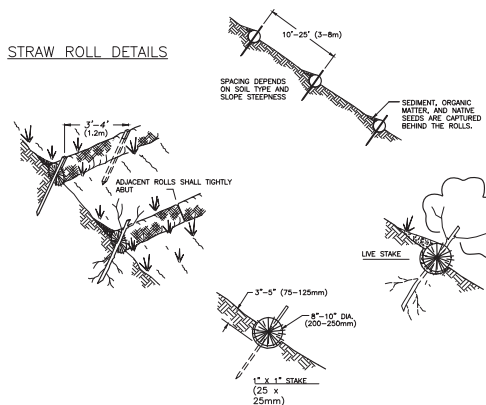
- | | | | |
|--------|---|-----|---|
| — | PROPERTY LINE | (A) | (E) GROUNDWATER WELL |
| --- | ADJACENT PROPERTY LINE | | LAT: 39.07832° |
| --- | 1600' CONTOUR ELEVATION | | LONG: -122.96637° |
| --- | (E) GATE | (B) | (P) THREE 100'x30' (3,000 SF) IMMATURE PLANT GREENHOUSES |
| --- | (E) FENCE | (C) | (P) 29 SETS OF CANOPY ROWS, 87 ROWS TOTAL (47,366.66 SF) |
| --- | (E) 14' GRAVEL DWY | (D) | (P) 18 SETS OF CANOPY ROWS, 54 ROWS TOTAL (29,399.99 SF) |
| --- | 100' BUFFER FROM FARMLAND PROTECTION ZONE | (E) | (P) 55 SETS OF CANOPY ROWS, 165 ROWS TOTAL (89,833.33 SF) |
| --- | (E) CULVERT | (F) | (P) 24 SETS OF CANOPY ROWS, 72 ROWS TOTAL (39,199.99 SF) |
| --- | (E) OVERHEAD UTILITY | | TOTAL CANOPY: 205,799.99 SF |
| --- | (P) VEGETATIVE SCREENING TREES | | |
| --- | CLASS II WATERCOURSE | | |
| --- | CLASS III WATERCOURSE | | |
| --- | 100' WATERCOURSE SETBACK | | |
| --- | DRAINAGE PATTERNS | | |
| --- | STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS) | | |
| --- | (P) VEGETATIVE SCREENING TREES | | |
| (P) | EXISTING | | |
| (P) | PROPOSED | | |
| APPROX | APPROXIMATELY | | |
| DWY | DRIVEWAY | | |
| SF | SQUARE FEET | | |
| TYP | TYPICAL | | |

NOTES:
CONTOUR INTERVAL IS 5'

EROSION & SEDIMENT CONTROL NOTES:

- CONTRACTOR IS TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL EROSION CONTROL AND REDUCE THE OFF-SITE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- EROSION CONTROL BMPs SHALL BE IN PLACE AND MAINTAINED ALL YEAR ROUND.
- THE CONTRACTOR SHALL FOLLOW THE GUIDELINES FROM THE "CALIFORNIA STORMWATER BMP HANDBOOK" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE QUALIFIED SWPPP PRACTITIONER (QSP).
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF LAKE COUNTY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- ANY LOOSE GROUND FROM EXCAVATING GRADING OPERATIONS SHALL BE SECURED PRIOR TO ANY RAIN EVENT. STRAW OR TARP ALL DISTURBED OR EXCAVATED GROUND.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- AS A MINIMUM, ALL GRADED AREAS AND EXPOSED SOIL WITHIN THE PROJECT SHALL BE SEEDED PER THE REQUIREMENTS OF LAKE COUNTY.
- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

STRAW ROLL DETAILS

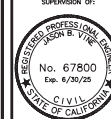


Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA 96001
530-320-7493



PLANS PREPARED UNDER THE SUPERVISION OF:



EROSION CONTROL
LAKE COCO HOLDINGS, LLC
1767 MARKET STREET SUITE C
REDDING, CA 96001
530-320-7493

PLOTTED BY:

DATE PLOTTED:

5/15/2024

SCALE OF DRAWING:

SEE PLAN

JOB NUMBER:

DRAW FILE:

SHEET:

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