RIDGE ROAD

250' RESIDENCE SETBACK

250' RESIDENCE SETBACK

007-046-070

P/L

100'

TREE BUFFER

NEW PERMITTED DEEP WELL

PROPOSED OUTDOOR CULTIVATION SITE 2
SEE FOLLOWING SHEET

100 STREAM#
SETBACK #

EXISTING PERMITTED CULTIVATION SITE 2
SEE FOLLOWING SHEET

100'

150'

69'-9"

007-046-050

EXISTING PERMITTED POND
& 150' SETBACK

50' STREAM
SETBACK

007-060-010

EXISTING PERMITTED CULTIVATION SITE 1
SEE FOLLOWING SHEET

EXISTING PERMITTED 2,400 SF INDOOR CULTIVATION SITE 3 FOR
2 TIERS OF CANOPY (4,800 SF), PERMIT BP#18-1 9-1 635

EXISTING PERMITTED RESIDENCE
=## ### S# YYWAV IWAY_.—X-
PROPOSED 2,500 SF BARN-STYLE
BUILDING FOR 2 TIERS OF CANOPY (5,000 SF)
'- INDOOR CULTIVATION SITE 4 W/ PG&E & SOLAR POWER

007-044-060

50' STREAM
SETBACK

007-048-020

007-045-015

RIDGE ROAD

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

DATA NOTES:

1. TOPOGRAPHIC DATA COLLECTED FROM LAKE COUNTY LIDAR.
2. GEI IS NOT IN POSSESSION OF ACCURATE SITE DATA, AND THEREFORE CANNOT CONFIRM THE ACCURACY OF THESE MAPS.

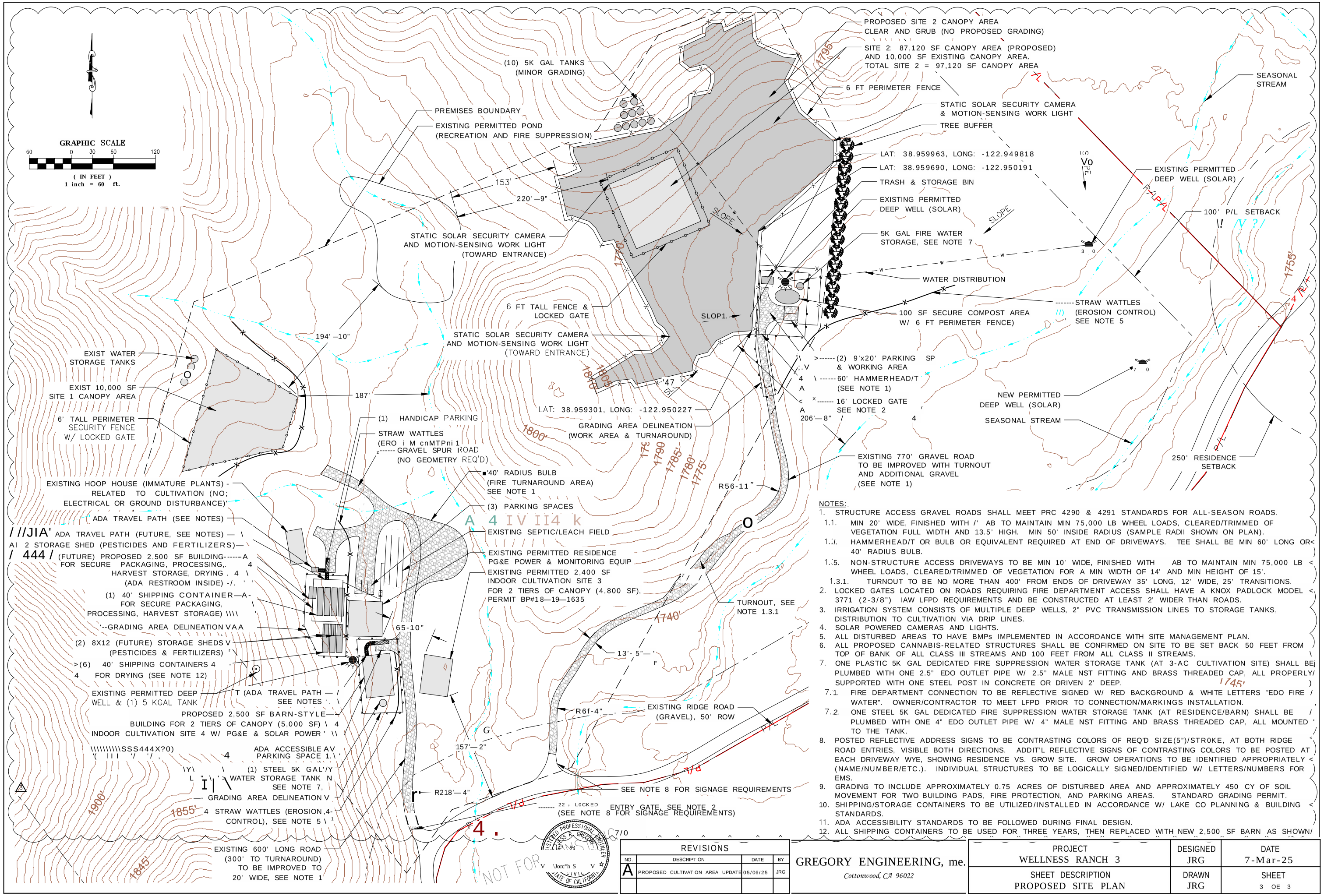
REGISTERED PROFESSIONAL ENGINEER
JESS R. GREGORY
No. 78334
March 7, 2025
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	PROPOSED CULTIVATION AREA UPDATE	03/06/25	JRG

GREGORY ENGINEERING, me.
Cottonwood, CA 96022

PROJECT	DESIGNED	DATE
WELLNESS RANCH 3	JRG	7-Mar-25
SHEET DESCRIPTION	DRAWN	SHEET
PROPOSED PARCEL-WIDE SITE PLAN	JRG	2 OE 3



NOTES:

1. STRUCTURE ACCESS GRAVEL ROADS SHALL MEET PRC 4290 & 4291 STANDARDS FOR ALL-SEASON ROADS.
   1.1. MIN 20' WIDE, FINISHED WITH /' AB TO MAINTAIN MIN 75,000 LB WHEEL LOADS, CLEARED/TRIMMED OF VEGETATION FULL WIDTH AND 13.5' HIGH. MIN 50' INSIDE RADIUS (SAMPLE RADII SHOWN ON PLAN).
   1.2. HAMMERHEAD/T OR BULB OR EQUIVALENT REQUIRED AT END OF DRIVEWAYS. TEE SHALL BE MIN 60' LONG OR 40' RADIUS BULB.
   1.3. NON-STRUCTURE ACCESS DRIVEWAYS TO BE MIN 10' WIDE, FINISHED WITH AB TO MAINTAIN MIN 75,000 LB WHEEL LOADS, CLEARED/TRIMMED OF VEGETATION FOR A MIN WIDTH OF 14' AND MIN HEIGHT OF 15'.
   1.3.1. TURNOUT TO BE NO MORE THAN 400' FROM ENDS OF DRIVEWAY 35' LONG, 12' WIDE, 25' TRANSITIONS.
2. LOCKED GATES LOCATED ON ROADS REQUIRING FIRE DEPARTMENT ACCESS SHALL HAVE A KNOX PADLOCK MODEL 3771 (2-3/8") IAW LFPD REQUIREMENTS AND BE CONSTRUCTED AT LEAST 2' WIDER THAN ROADS.
3. IRRIGATION SYSTEM CONSISTS OF MULTIPLE DEEP WELLS, 2" PVC TRANSMISSION LINES TO STORAGE TANKS, DISTRIBUTION TO CULTIVATION VIA DRIP LINES.
4. SOLAR POWERED CAMERAS AND LIGHTS.
5. ALL DISTURBED AREAS TO HAVE BMPs IMPLEMENTED IN ACCORDANCE WITH SITE MANAGEMENT PLAN.
6. ALL PROPOSED CANNABIS-RELATED STRUCTURES SHALL BE CONFIRMED ON SITE TO BE SET BACK 50 FEET FROM TOP OF BANK OF ALL CLASS III STREAMS AND 100 FEET FROM ALL CLASS II STREAMS.
7. ONE PLASTIC 5K GAL DEDICATED FIRE SUPPRESSION WATER STORAGE TANK (AT 3-AC CULTIVATION SITE) SHALL BE PLUMBED WITH ONE 2.5" EDO OUTLET PIPE W/ 2.5" MALE NST FITTING AND BRASS THREADED CAP, ALL PROPERLY SUPPORTED WITH ONE STEEL POST IN CONCRETE OR DRIVEN 2' DEEP.
   7.1. FIRE DEPARTMENT CONNECTION TO BE REFLECTIVE SIGNED W/ RED BACKGROUND & WHITE LETTERS "EDO FIRE WATER". OWNER/CONTRACTOR TO MEET LFPD PRIOR TO CONNECTION/MARKINGS INSTALLATION.
   7.2. ONE STEEL 5K GAL DEDICATED FIRE SUPPRESSION WATER STORAGE TANK (AT RESIDENCE/BARN) SHALL BE PLUMBED WITH ONE 4" EDO OUTLET PIPE W/ 4" MALE NST FITTING AND BRASS THREADED CAP, ALL MOUNTED TO THE TANK.
8. POSTED REFLECTIVE ADDRESS SIGNS TO BE CONTRASTING COLORS OF REQ'D SIZE(5")/STROKE, AT BOTH RIDGE ROAD ENTRIES, VISIBLE BOTH DIRECTIONS. ADDIT'L REFLECTIVE SIGNS OF CONTRASTING COLORS TO BE POSTED AT EACH DRIVEWAY WYE, SHOWING RESIDENCE VS. GROW SITE. GROW OPERATIONS TO BE IDENTIFIED APPROPRIATELY (NAME/NUMBER/ETC.). INDIVIDUAL STRUCTURES TO BE LOGICALLY SIGNED/IDENTIFIED W/ LETTERS/NUMBERS FOR EMS.
9. GRADING TO INCLUDE APPROXIMATELY 0.75 ACRES OF DISTURBED AREA AND APPROXIMATELY 450 CY OF SOIL MOVEMENT FOR TWO BUILDING PADS, FIRE PROTECTION, AND PARKING AREAS. STANDARD GRADING PERMIT.
10. SHIPPING/STORAGE CONTAINERS TO BE UTILIZED/INSTALLED IN ACCORDANCE W/ LAKE CO PLANNING & BUILDING STANDARDS.
11. ADA ACCESSIBILITY STANDARDS TO BE FOLLOWED DURING FINAL DESIGN.
12. ALL SHIPPING CONTAINERS TO BE USED FOR THREE YEARS, THEN REPLACED WITH NEW 2,500 SF BARN AS SHOWN/

REVISIONS			
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SHEET DESCRIPTION	DRAWN	SHEET
PROPOSED SITE PLAN	JRG	3 OE 3