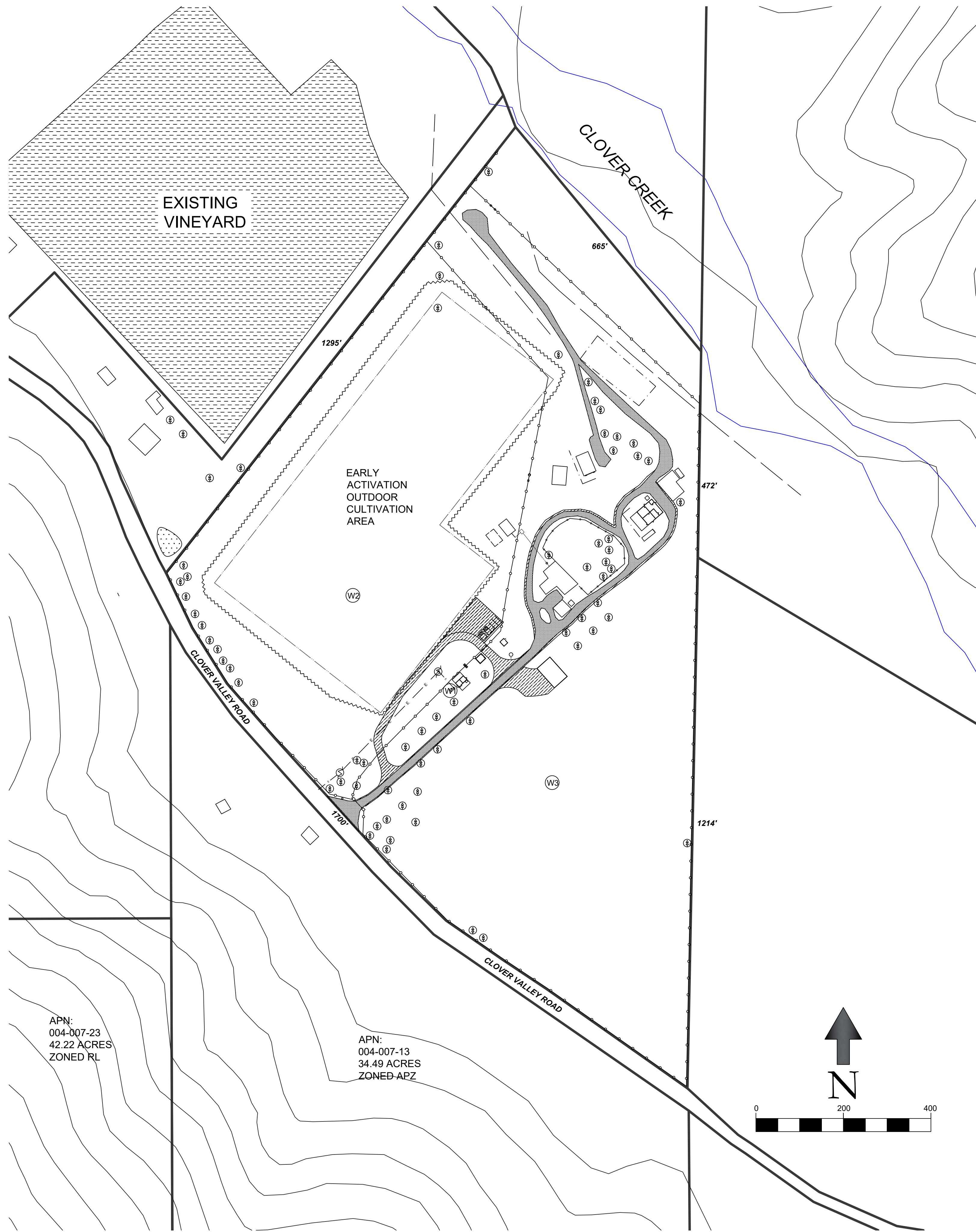


SITE PLAN- COVER SHEET



VICINITY MAP

PROJECT DESCRIPTION:
 PROJECT IS A COMMERCIAL OUTDOOR CANNABIS CULTIVATION. WITH EARLY ACTIVATION OUTDOOR CULTIVATION WITH A TOTAL OF 217,800 SF OF CANOPY AND 252,960 SF OF CULTIVATION AREA. PROJECT WILL ALSO INCLUDE A 40' X 62' AGRICULTURAL STEEL BUILDING USED FOR HARVEST AND PROCESSING. EXISTING STRUCTURES WILL BE UTILIZED FOR EMPLOYEE BREAK ROOMS AND REST ROOMS, SECURE PRODUCT STORAGE, HAZMAT STORAGE, AND SECURITY MONITORING AND SERVER ROOM.

LOCATION DATA:
 PARCEL SIZE: 33.87 ACRES (APN:004-007-12)
 CLUSTERED PARCELS:
 34.99 ACRES (APN:004-007-13)
 42.72 ACRES (APN:004-007-23)
 TOTAL WITH CLUSTERED PARCELS: 111.58 ACRES
 ZONING: AGRICULTURAL
 FIRE DISTRICT: NORTH SHORE FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: UPPER LAKE HIGH & ELEMENTARY DISTRICT
 WILDLAND FIRE HAZARD AREA

APPLICANT DATA:
 LC2400, LLC
 P.O. BOX 638
 GLENHAVEN, CA, 95443-638
 SHANNASHUETTE@GMAIL.COM

OWNER DATA:
 CVR2400
 PO BOX 638
 GLENHAVEN, CA, 95443-638
 SHANNASHUETTE@GMAIL.COM

PARCEL ADDRESS:
 2400 CLOVER VALLEY ROAD
 UPPER LAKE, CA, 95485

WELL DATA:
 WELL 2:
 WELL COMPLETION REPORT NUMBER: WRC1991-016034
 TOTAL DEPTH: 104 FEET
 YIELD: 120 GPM
 WELL 1 DOMESTIC & WELL 3 NOT IN USE

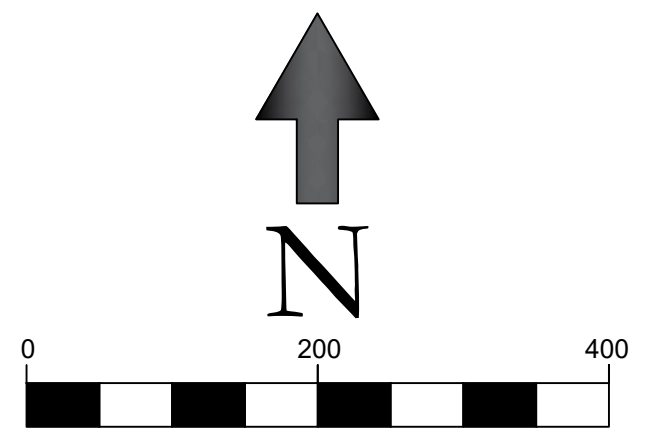
EARLY ACTIVATION:
 OUTDOOR CANOPY: 217,800 SF OF CANOPY
 CULTIVATION AREA: 250,560 SF
 (2) -A-TYPE 3 CULTIVATION PERMITS

CONTOUR LINES:
 TAKEN FROM LAKE COUNTY GIS TOPO LAYER
 ELEVATION ON VALLEY FLOOR APPROXIMATELY 1430 FT

STATE LICENSE TYPE:
 (1) MEDIUM OUTDOOR
 (18) SMALL OUTDOOR

LEGEND

- PROPERTY LINE
- ▨ GRAVEL ACCESS ROAD
- STREAM BANK
- CONTOUR LINES
- 100' STREAM SETBACK
- 100' PROPERTY LINE SETBACK
- CATTLE FENCING
- W# WELL
- ⊙ POWER POLE



SITE PLAN SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SURROUNDING AREA AERIAL
- SHEET 3 SITE PLAN, EXISTING CONDITIONS
- SHEET 4 SITE PLAN, PROPOSED CONDITIONS
- SHEET 5 CANNABIS CULTIVATION SITE
- SHEET 6 CANNABIS RELATED BUILDINGS
- SHEET 7 SECURITY SITE PLAN

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 COUNTY OF LAKE
 255 N FORBES ST.
 LAKEPORT, CA, 95453
 (707)263-2221

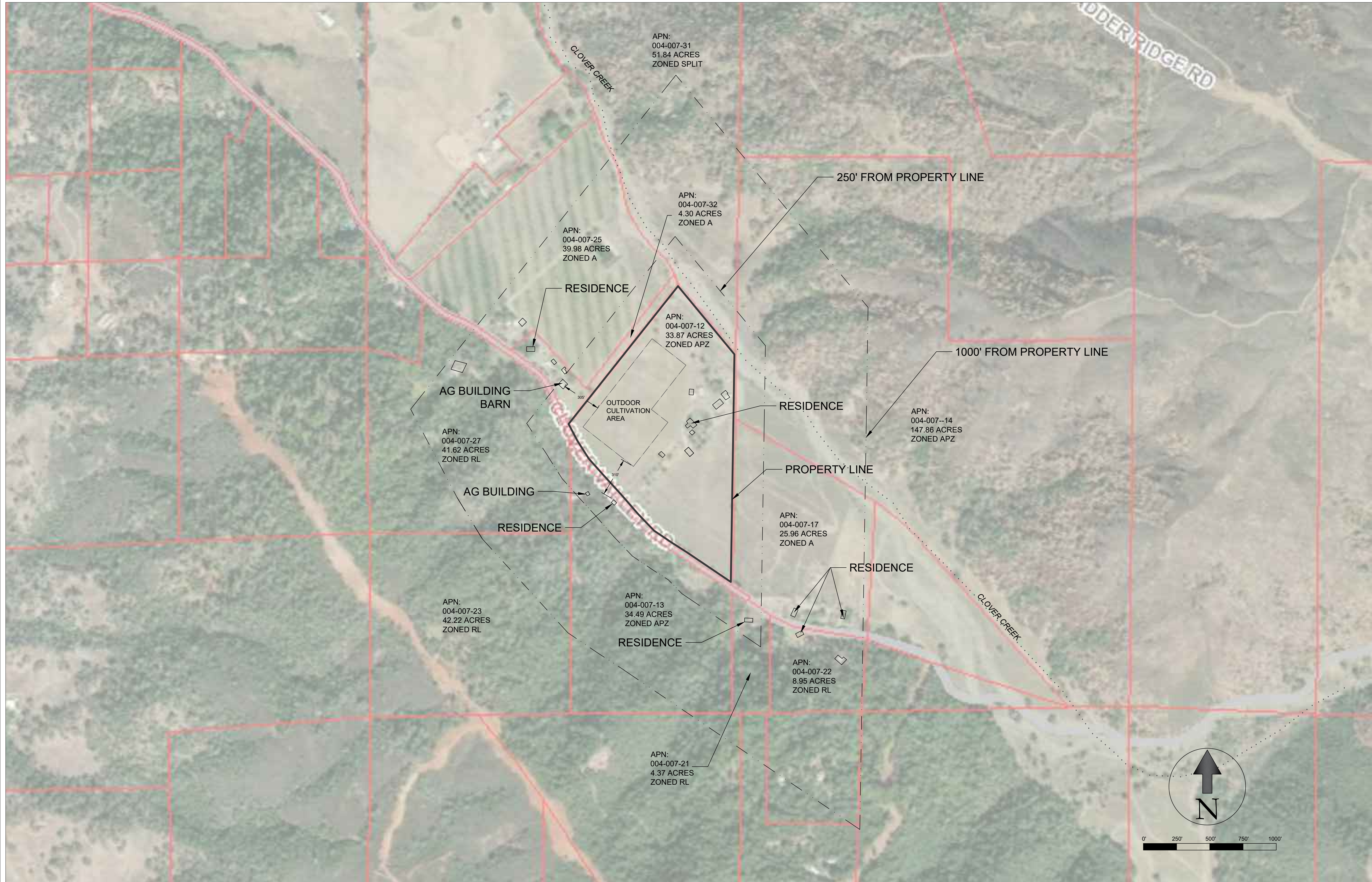
DRAWING BY:
 ADAM C. QUIHUIS
 P.O. BOX 122
 UKIAH, CA, 95482
 707-321-5562
 AQIWI888@GMAIL.COM

LC2400
5 ACRE OUTDOOR
2400 CLOVER VALLEY RD.
UPPER LAKE, CA
 LAKE COUNTY
 APN: 004-007-12

COVER SHEET

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	1

SITE PLAN- SURROUNDING AREA AERIAL



NOTE:
 THE PROPERTY IS NOT WITHIN 1,250 FEET OF ANY PUBLIC OR PRIVATE SCHOOL, GRADES 1 THROUGH 12, DEVELOPED PARK CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCOHOL REHABILITATION FACILITY, LICENSED CHILD CARE FACILITY OR NURSERY SCHOOL, OR CHURCH OR YOUTH-ORIENTED FACILITY CATERING TO OR PROVIDING SERVICES PRIMARILY INTENDED FOR MINORS.

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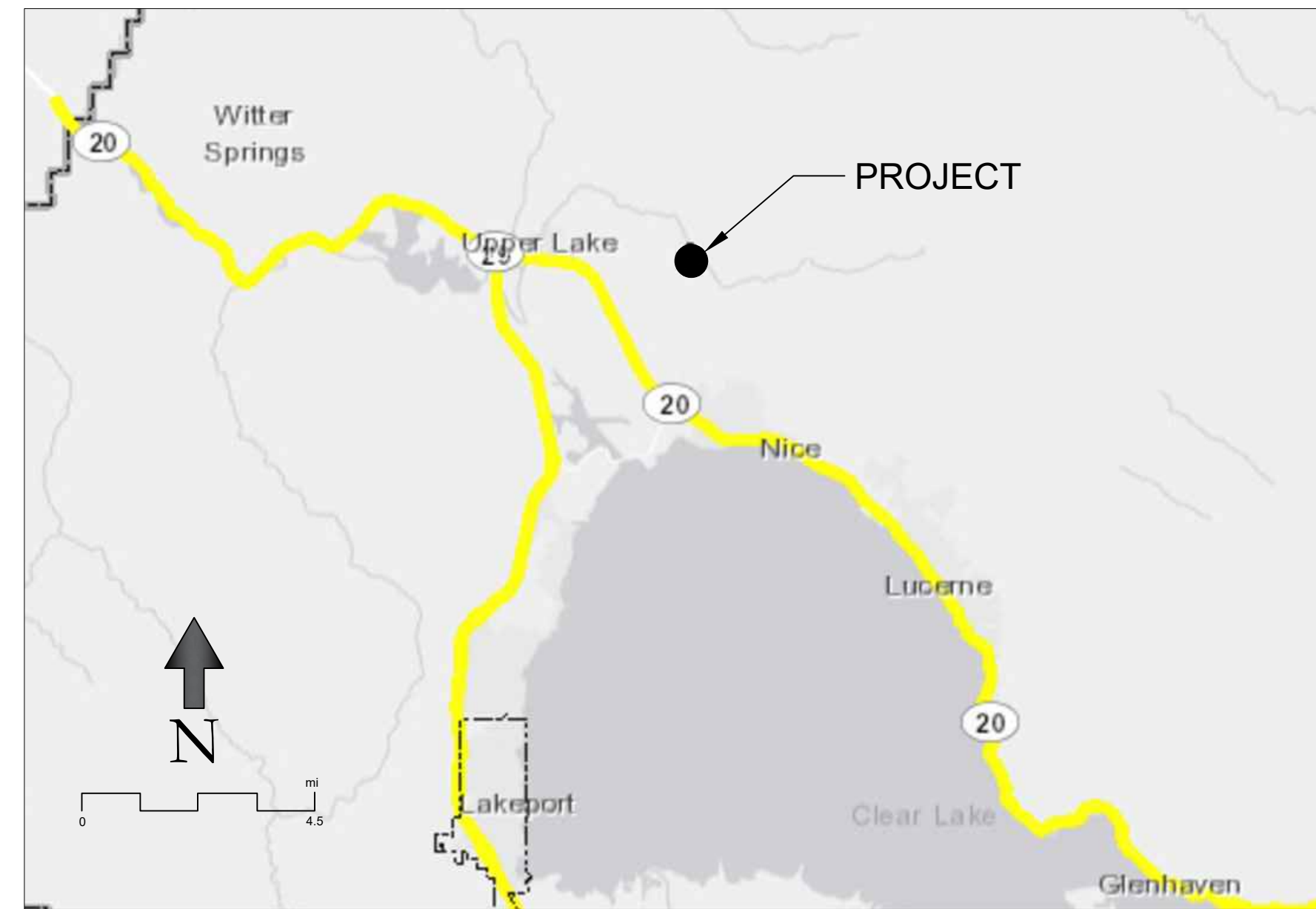
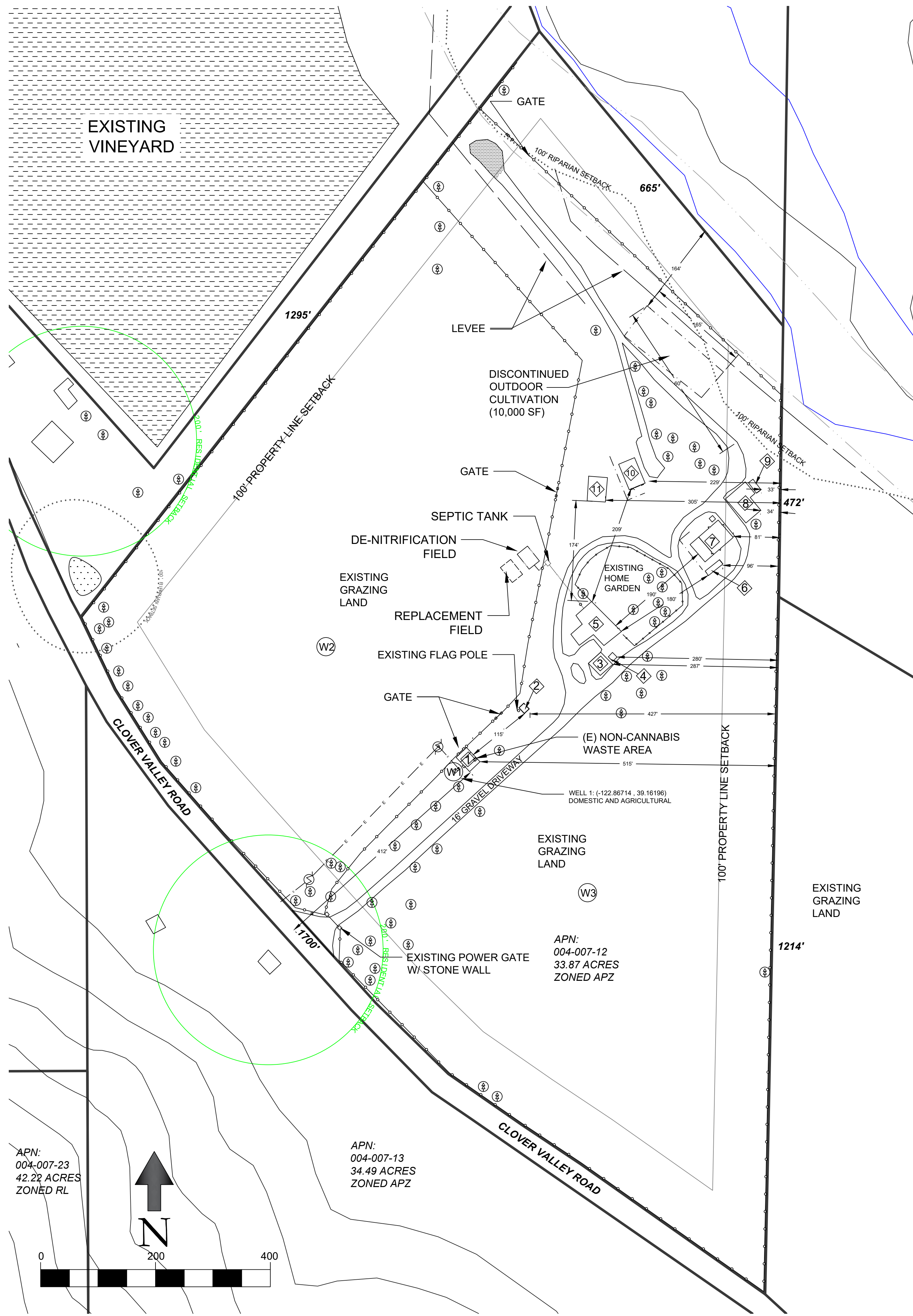
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 UPPER LAKE, CA
 LAKE COUNTY

APN: 004-007-12

SURROUNDING
 AREA
 AERIAL

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	2

SITE PLAN- EXISTING CONDITIONS



LOCATION MAP

LOCATION DATA:
 PARCEL SIZE: 33.87 ACRES (APN:004-007-12)
 CLUSTERED PARCELS:
 34.99 ACRES (APN:004-007-13)
 42.72 ACRES (APN:004-007-23)
 TOTAL WITH CLUSTERED PARCELS: 111.58 ACRES
 ZONING: AGRICULTURAL
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 SCHOOL DISTRICT: UPPER LAKE HIGH & ELEMENTARY DISTRICT

WELL DATA:
 WELL 2: (-122.86806 , 39.16263) DOMESTIC AND AGRICULTURAL
 WELL COMPLETION REPORT NUMBER: WRC1991-016034
 TOTAL DEPTH: 104 FEET
 YIELD: 120 GPM

CONTOUR LINES:
 TAKEN FROM LAKE COUNTY GIS TOPO LAYER
 ELEVATION ON VALLEY FLOOR APPROXIMATELY 1430 FT

DRIVEWAYS AND ACCESS:
 ALL DRIVE WAYS AFTER ENTERING PROPERTY ARE GRAVEL ROAD BASE.

EARTHQUAKE FAULT AREA:
 NOT LOCATED IN EARTHQUAKE FAULT AREA

SEPTIC:
 PERMIT NUMBER: 7446-S

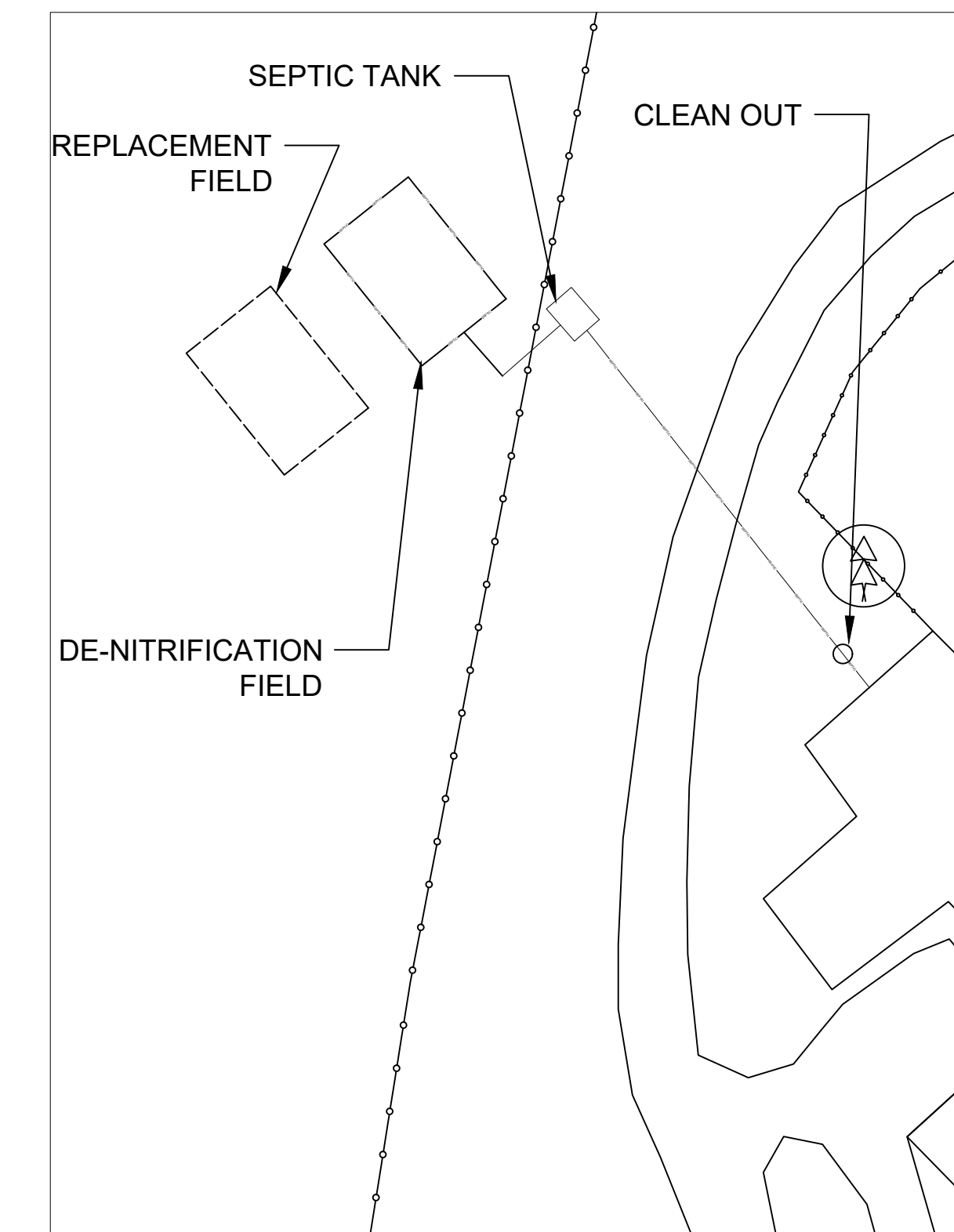
EXISTING TAXABLE CULTIVATION AREA: 4,097 SQUARE FEET

EXISTING STRUCTURE LIST

#	DESCRIPTION	SQUARE FOOTAGE	HEIGHT	CANNABIS USE
1	BREAK AREA	300	13'	YES
W1	PUMP HOUSE	36	9'	YES
2	HAZMAT STORAGE SHED	96	12'	YES
3	2 CAR GARAGE	528	13'	NO
4	GARDEN SHED	48	9'	NO
5	RESIDENCE	3210	15'	NO
6	SECURE STORAGE	200	9'	NO
7	DRY/CURE BUILDING	1800	12'	YES
8	FARM EQUIPMENT AREA	1100	9'	NO
9	SECURE STORAGE	225	9'	NO
10	GREENHOUSE (IMMATURE PLANT AREA)	1440	12'	YES
11	CARPORT	1380	18'	NO

LEGEND

- PROPERTY LINE
- CATTLE FENCING
- STREAM BANK
- - - 7' WOODEN SLATE FENCING
- - - CONTOUR LINE
- - - 100' PROPERTY LINE SETBACK
- - - 100' RIPARIAN SETBACK
- - - AE FLOOD ZONE
- - - (E) SEPTIC LINE
- - - PG&E LINE
- - - (E) GRAVEL ACCESS ROAD
- - - (P) GRAVEL ACCESS ROAD
- - - RIPARIAN AREA
- - - (P) IRRIGATION LINE
- W# WELL
- ⊙ POWER POLE
- # EXISTING STRUCTURE LABEL #
- (E) EXISTING
- (P) PROPOSED
- ⊙ EXISTING TREE



(E) SEPTIC DETAIL

SCALE: 1/32"=1'

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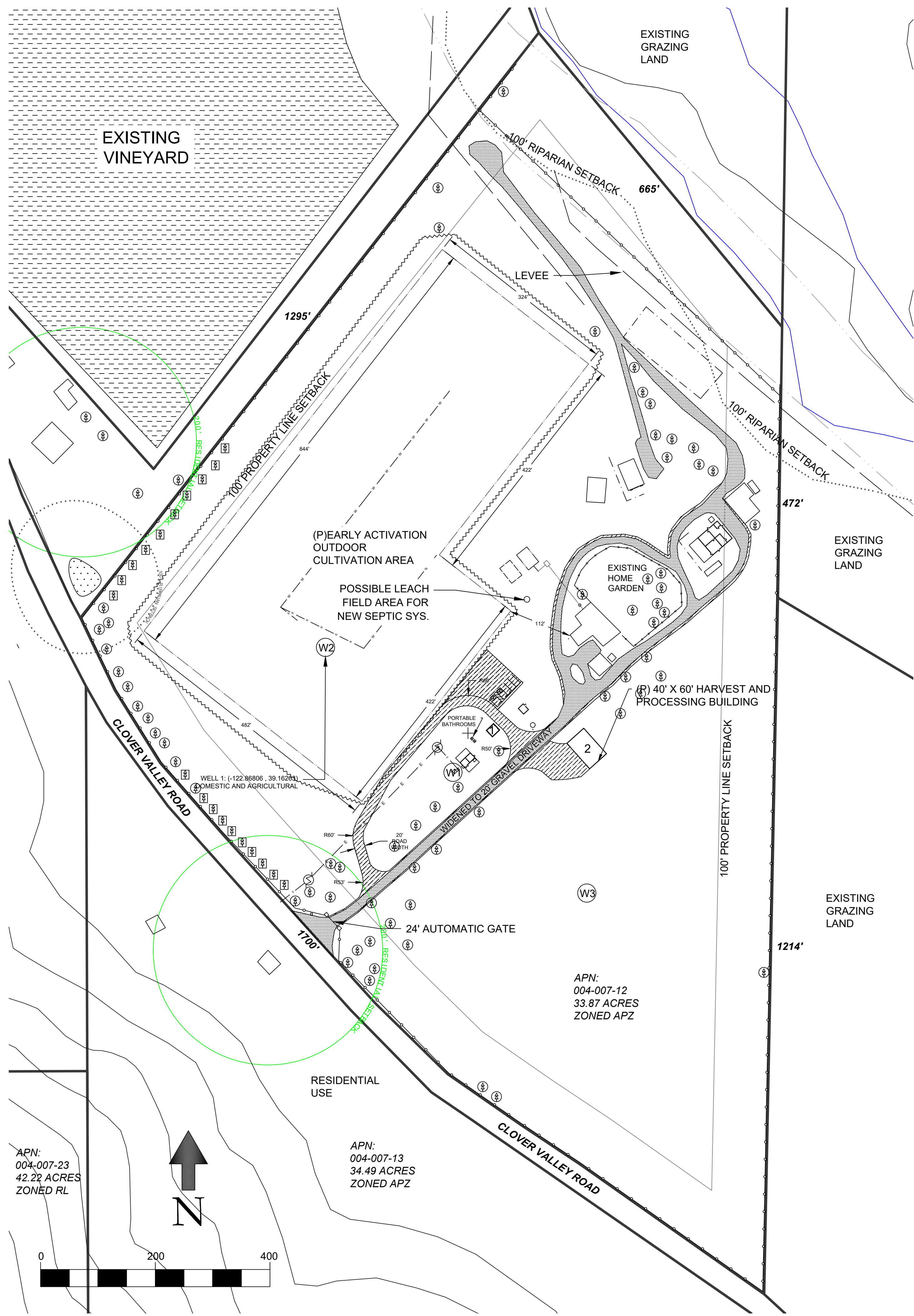
DRAWING BY:
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 707-321-5562
 AQIWI888@GMAIL.COM

LC2400
5 ACRE OUTDOOR
2400 CLOVER VALLEY RD.
UPPER LAKE, CA
 LAKE COUNTY
 APN: 004-007-12

EXISTING
SITE
CONDITIONS

REVISIONS	BY
-	-
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	3

SITE PLAN- PROPOSED CONDITIONS



LOCATION MAP

LOCATION DATA:
 PARCEL SIZE: 33.87 ACRES (APN:004-007-12)
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 TOTAL DEPTH: 104 FEET
 YIELD: 120 GPM

CONTOUR LINES:
 TAKEN FROM LAKE COUNTY GIS TOPO LAYER
 ELEVATION ON VALLEY FLOOR APPROXIMATELY 1430 FT

DRIVEWAYS AND ACCESS:
 ALL DRIVE WAYS AFTER ENTERING PROPERTY ARE GRAVEL ROAD BASE, INCLUDING PROPOSED DRIVEWAYS
EARTHQUAKE FAULT AREA:
 NOT LOCATED IN EARTHQUAKE FAULT AREA

PORTABLE BATH ROOMS WILL BE USED UNTIL NEW FACILITY IS BUILT
 PROPOSED TAXABLE CULTIVATION AREA: 294,663 SQUARE FEET

PROJECT PHASING:
 PHASE 1: EARLY ACTIVATION
 OUTDOOR CULTIVATION: 217,800 SF OF CANOPY AND 252,960 SF OF CULTIVATION AREA.
 ONLY PROPOSED STRUCTURE IS AN AG EXEMPT COVERED AND FENCED CANNABIS WASTE STORAGE

PROPOSED STRUCTURE LIST

#	DESCRIPTION	SQ. FT. (GROSS)	SQ. FT. (NET)	HEIGHT
1	ENCLOSED WASTE/COMPOSTING SHED	288	288	12'
2	(P) DRY/CURE/PROCESS BUILDING	2480	2480	25'

LEGEND

- PROPERTY LINE
- CATTLE FENCING
- STREAM BANK
- - - 7' WOODEN SLATE FENCING
- CONTOUR LINE
- - - 100' PROPERTY LINE SETBACK
- - - 100' RIPARIAN SETBACK
- - - AE FLOOD ZONE
- - - (E) SEPTIC LINE
- - - PG&E LINE
- ▨ (E) GRAVEL ACCESS ROAD
- ▨ (P) GRAVEL ACCESS ROAD
- ▨ RIPARIAN AREA
- - - (P) IRRIGATION LINE
- W# WELL
- ⊕ POWER POLE
- # PROPOSED STRUCTURE NUMBER
- (E) EXISTING
- (P) PROPOSED
- ⊗ EXISTING TREE
- ⊕ PROPOSED TREE

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 (707)263-2221

DRAWING BY:
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 707-321-5562
 AQIWI888@GMAIL.COM

LC2400
5 ACRE OUTDOOR
2400 CLOVER VALLEY RD.
UPPER LAKE, CA
 LAKE COUNTY
 APN: 004-007-12

PROPOSED
SITE
CONDITIONS

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	

SITE PLAN- CANNABIS CULTIVATION SITES



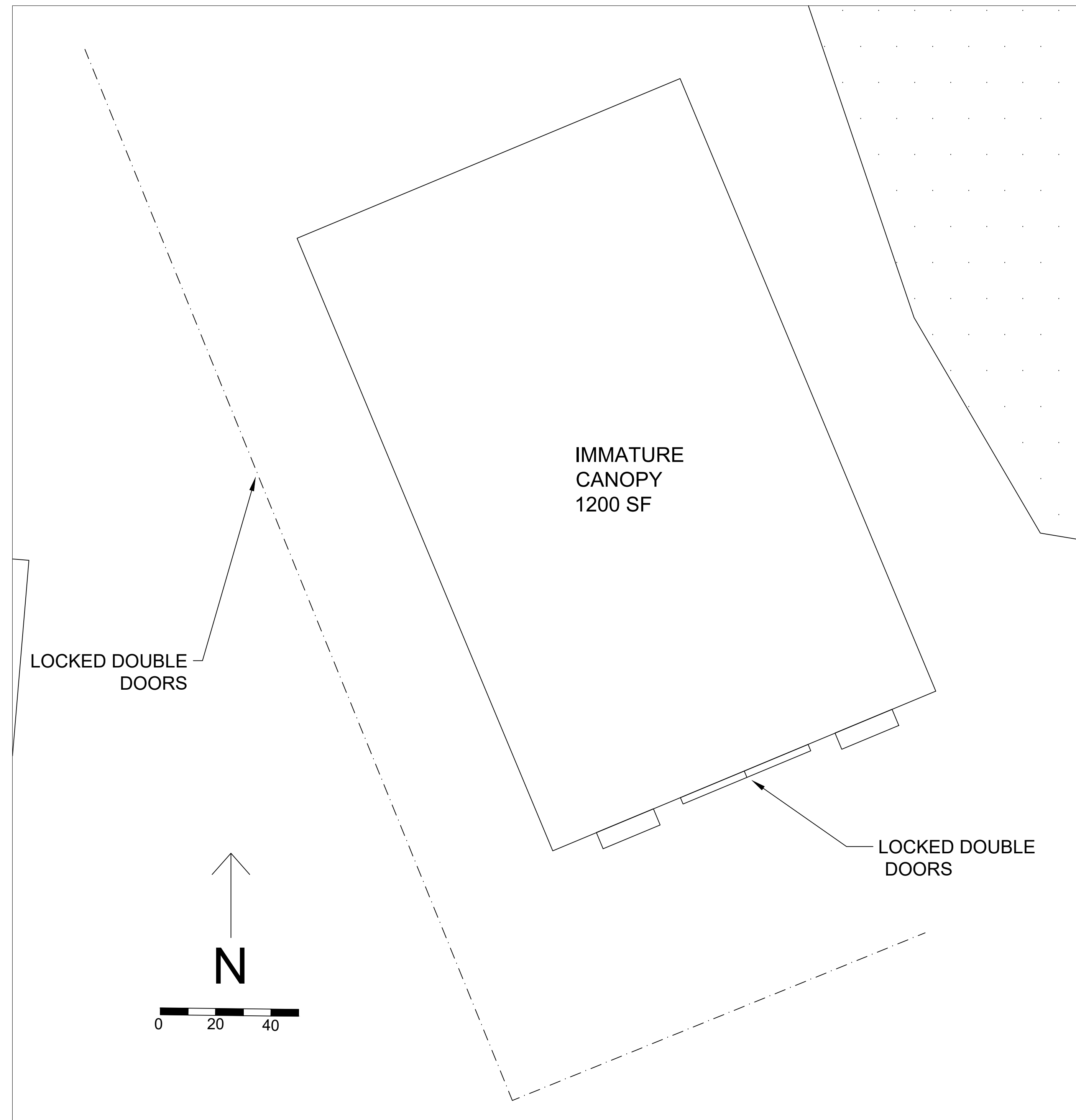
(P) 5 ACRE OUTDOOR CULTIVATION
SCALE: AS SHOWN

SQUARE FOOTAGE TABLE

Description	Canopy Sqft.	Cult. area Sqft.
(P)Outdoor Cultivation	217,800	250,560
(E)Immature Plant Greenhouse	1,200	1,440
TOTALS	219,000	298,760

NOTES:

ALL DIMENSION AND DESIGNS ARE NOT FINAL UNTIL THEY HAVE GONE THROUGH BUILDING PERMIT PROCESS.



(E) 30' X 48' IMMATURE PLANT GREENHOUSE(OUTDOOR SUPPORT)
SCALE: AS SHOWN

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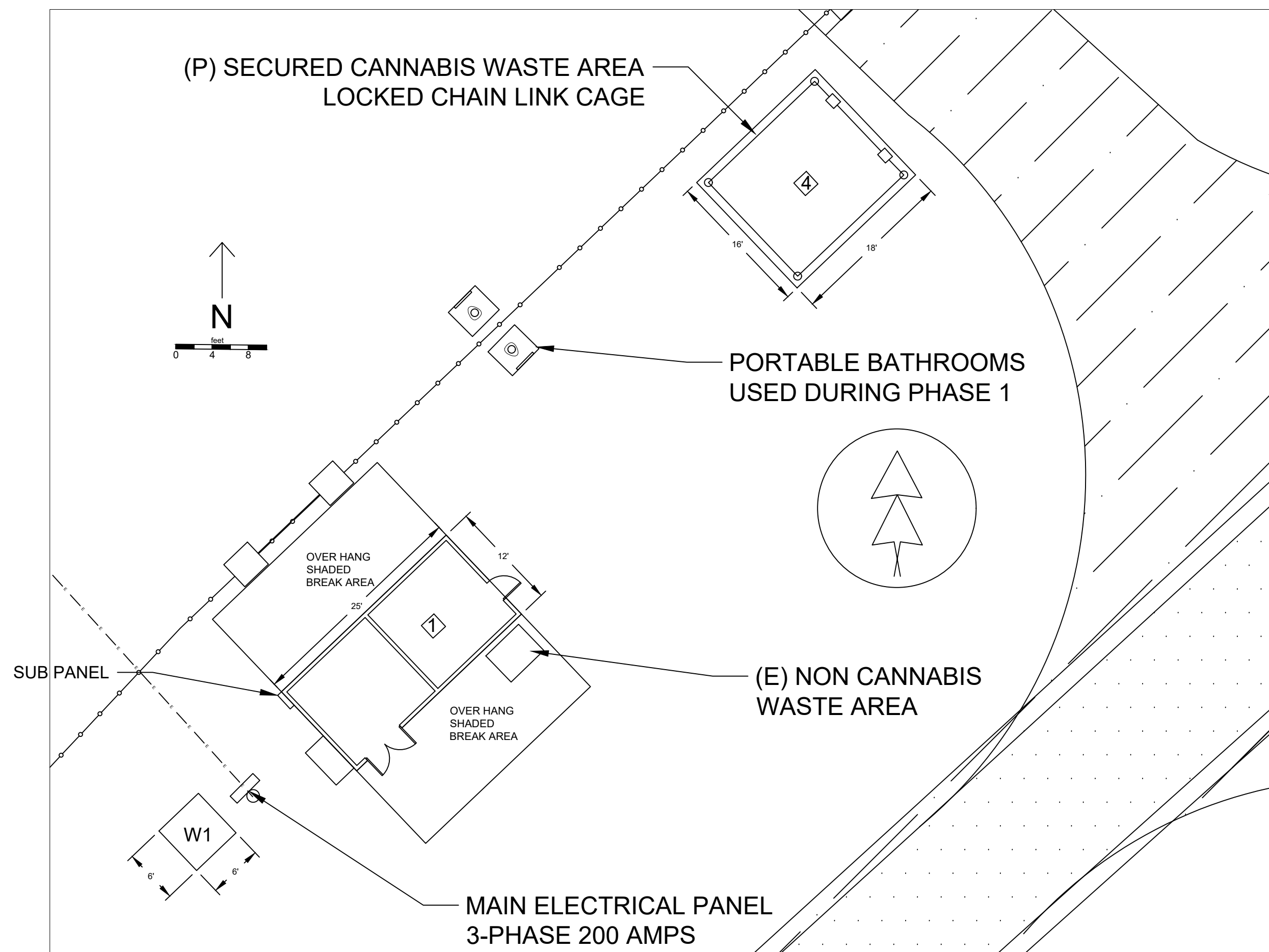
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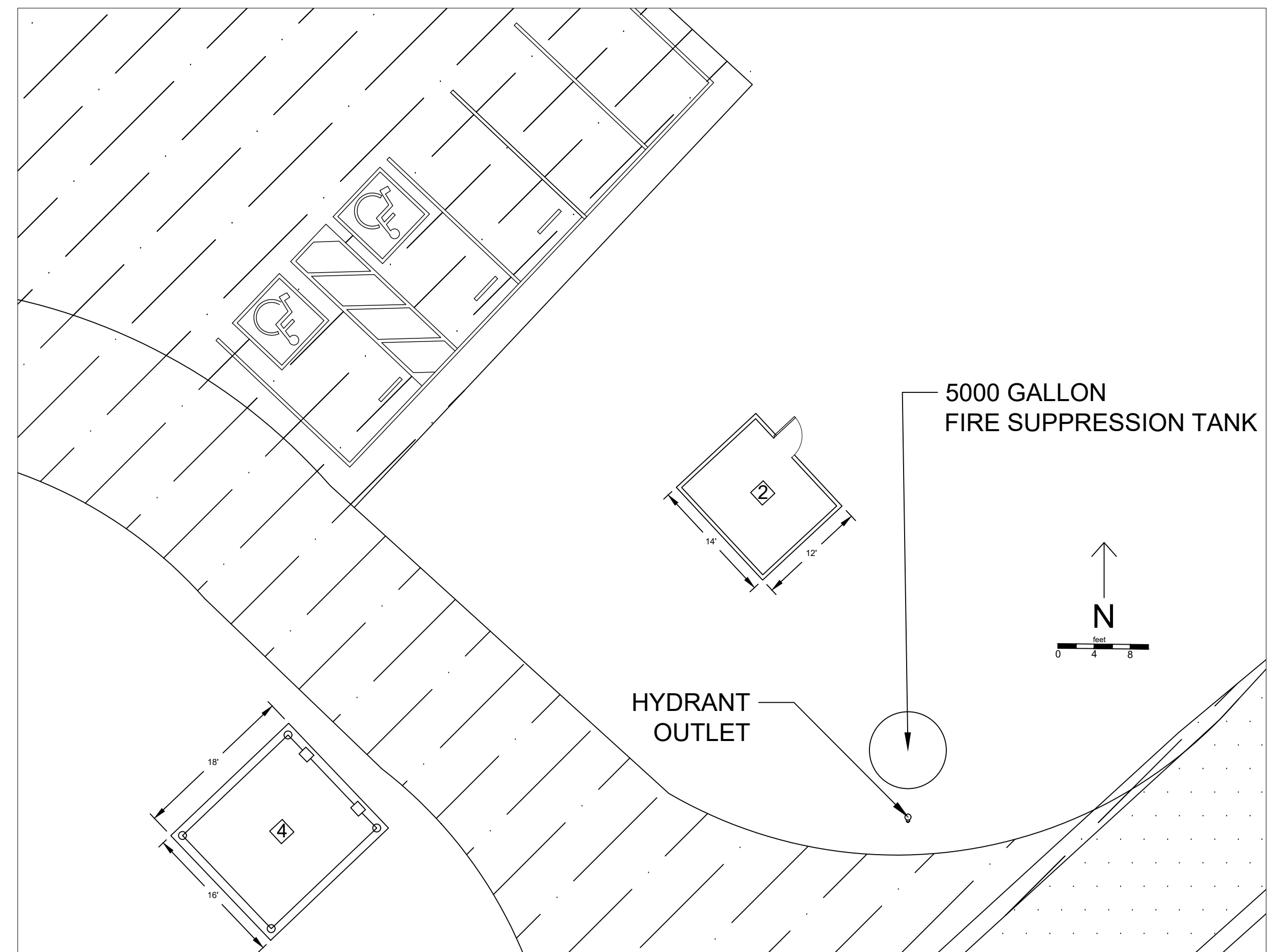
CANNABIS
CULTIVATION
SITES

REVISIONS	BY
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	5

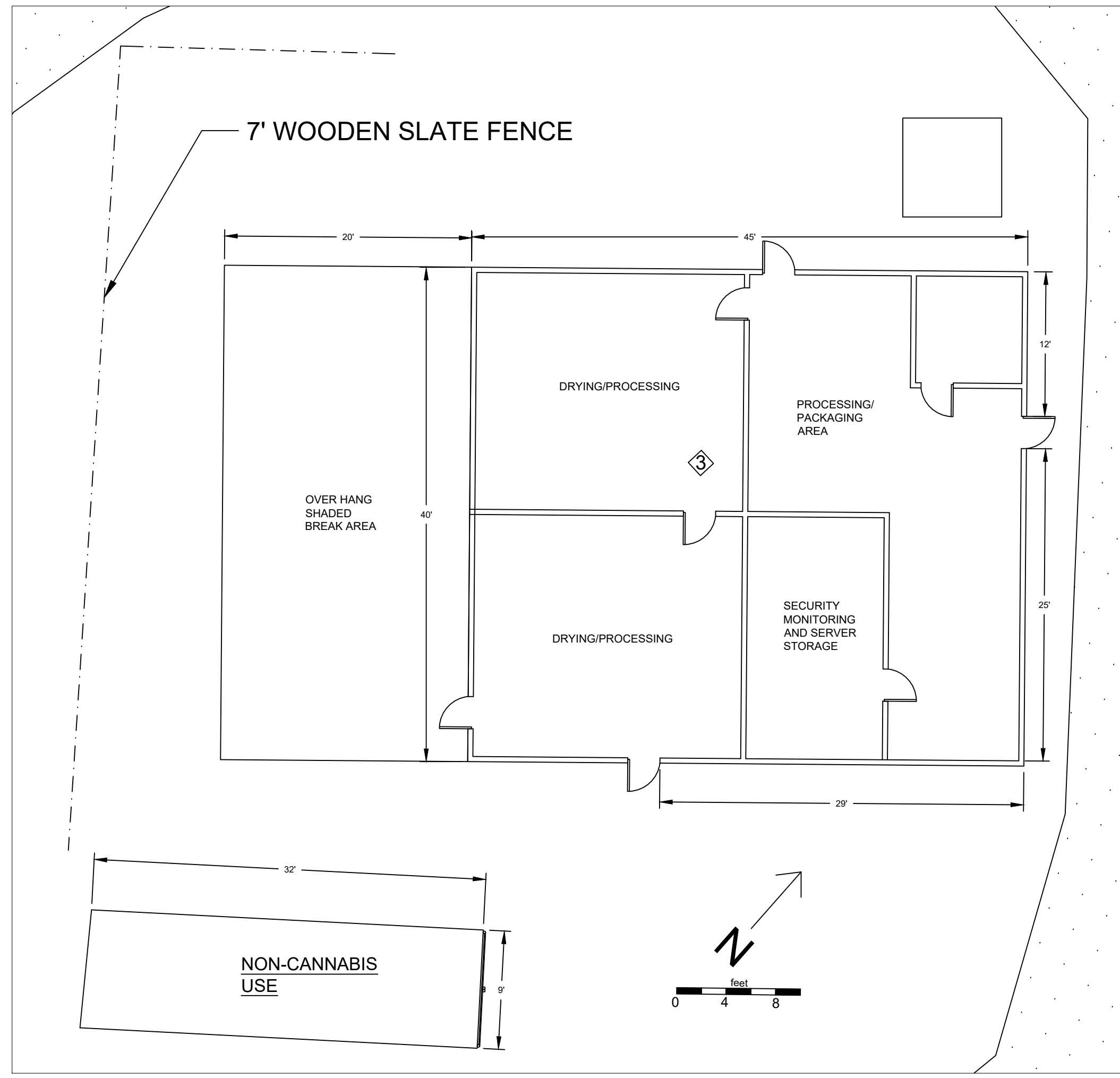
SITE PLAN- CANNABIS RELATED BUILDINGS



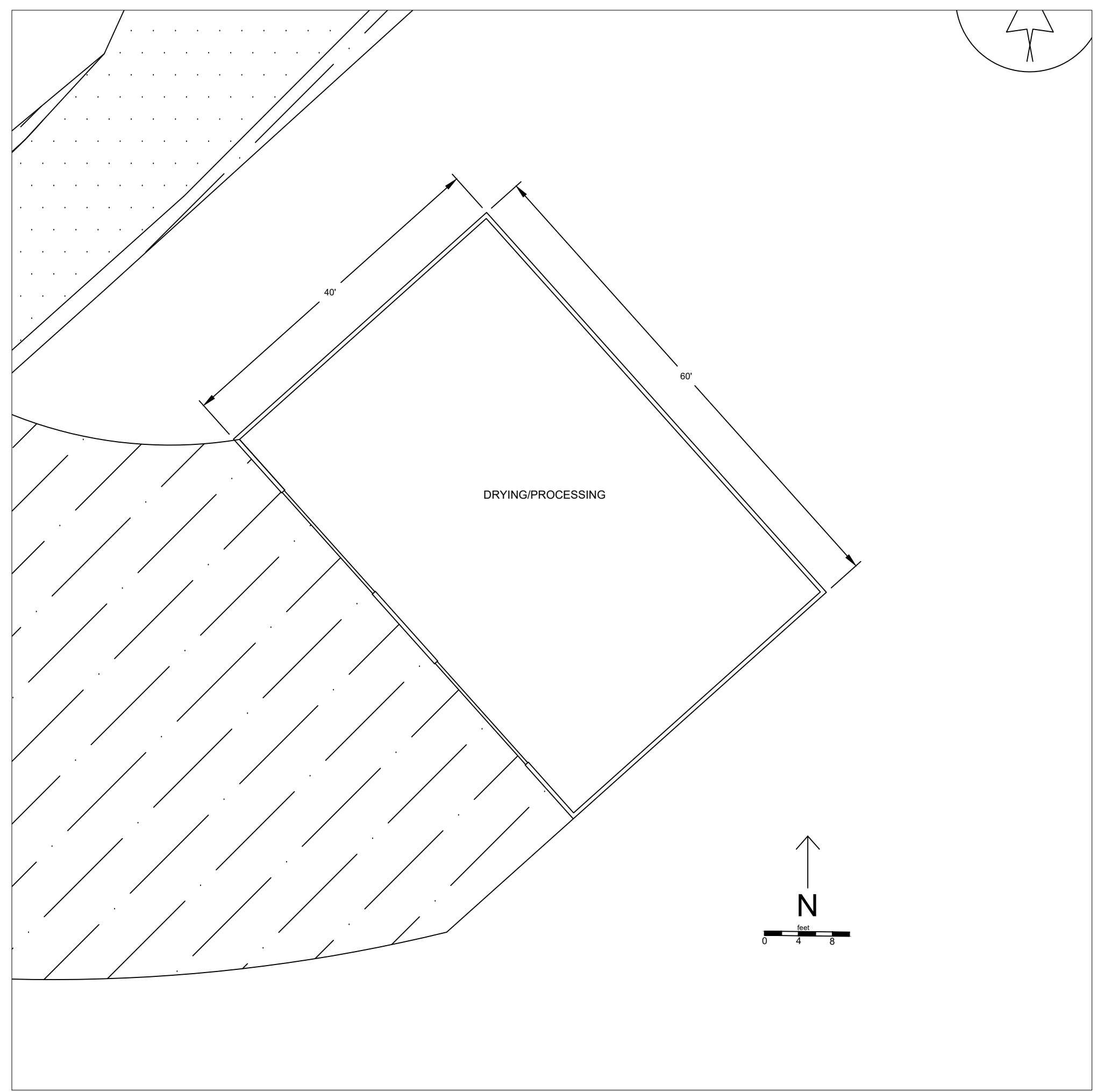
(P) SECURE CANNABIS WASTE & (E) BREAK AREA
SCALE: AS SHOWN



(P) PROCESSING/HARVEST/PACKAGING BATHROOM & (E) HAZMAT STORAGE
SCALE: AS SHOWN



(E) SECURE CANNABIS STORAGE CONTAINERS & (E)/(P) HARVEST/PROCESSING/PACKING
SCALE: AS SHOWN



CANNABIS RELATED BUILDING LIST

#	FUNCTION	FLOOR AREA	HEIGHT
1	(E) BREAK AREA	300	13'
W1	(E) PUMP HOUSE	36	9'
2	(E) HAZMAT STORAGE SHED	96	12'
3	(E) DRY/CURE/PROCESS BUILDING	1800	12'
4	(P) SECURE CANNABIS WASTE SHED	288	12'
5	(P) DRY/CURE/PROCESS BUILDING	2480	25'

NOTES:
ALL LAYOUTS NOT FINAL UNTIL SUBMITTED FOR BUILDING PERMITS.

PARKING AREA IS GRAVELED AND SPACES WILL BE PAINTED ON.

PARKING STALLS FOR THE HANDICAPPED SHALL HAVE A MINIMUM WIDTH OF FOURTEEN (14) FEET AND A MINIMUM LENGTH OF TWENTY (20) FEET (14 'X 20 '). THE NUMBER OF HANDICAPPED PARKING STALLS REQUIRED SHALL BE ONE (1) PER FORTY (40) SPACES, BUT IN NO CASE LESS THAN ONE (1) SPACE, AND SHALL MEET THE REQUIREMENTS OF THE STATE BUILDING CODE, CHAPTER 2-7102, ET.SEQ.

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COUNTY OF LAKE
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LAKEPORT, CA, 95453
(707)263-2221

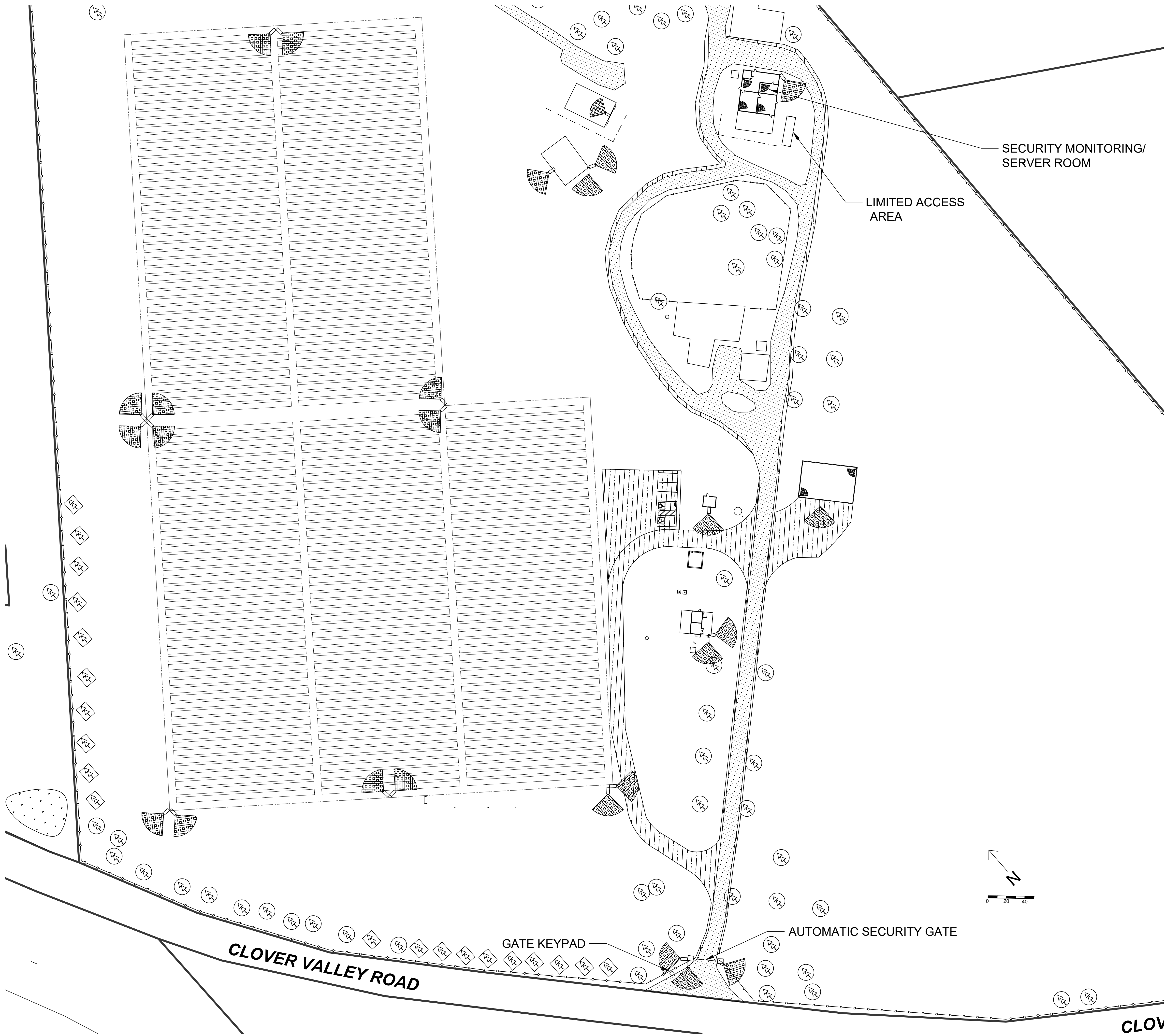
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LC2400
5 ACRE OUTDOOR
2400 CLOVER VALLEY RD.
UPPER LAKE, CA
LAKE COUNTY APN: 004-007-12

**CANNABIS
RELATED
BUILDINGS**

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	

SITE PLAN- SECURITY PLAN



SECURITY NOTES:

CLOVER VALLEY ROAD DEAD ENDS AT THE PARCEL IMMEDIATELY TO THE EAST WITH NO ACCESS TO MAIN ROADS FROM THAT DIRECTION.

ALL OUTDOOR CAMERAS SHALL BE LOW LIGHT, THERMAL 1080 PIXEL AND IN COMPLIANCE WITH ALL COUNTY AND STATE SECURITY REQUIREMENTS.

ALL DOORS EXCEPT THE DOORS TO REST ROOMS, BREAK ROOM SHALL BE SECURE DOORS.

PRIVATE SECURITY WILL BE HIRED FROM OCT. 1ST TO DEC. 1ST DURING HARVEST AND PROCESSING.

FINAL SECURITY DESIGN WILL COMPLY WITH ALL REQUIREMENTS OF ORDINANCE CHAPTER 21, ARTICLE 27 OF THE LAKE COUNTY CODE.

PROPERTY PERIMETER HAS EXISTING 5' CATTLE FENCING AROUND ITS ENTIRETY.

LEGEND

	PROPERTY LINE
	CATTLE FENCING
	7' WOODEN SLATE FENCING
	7' CHAIN LINK FENCE
	(E) GRAVEL ACCESS ROAD
	(P) GRAVEL ACCESS ROAD
(E)	EXISTING
(P)	PROPOSED
	(P) SECURITY CAMERA FIELD OF VIEW
	EXISTING TREE
	PROPOSED VIEW DISRUPTING TREE

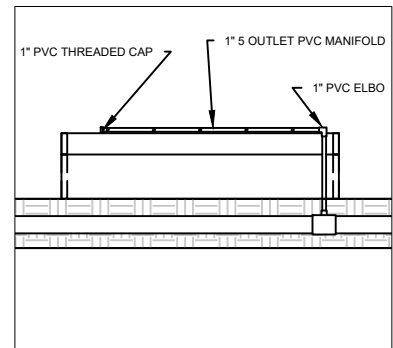
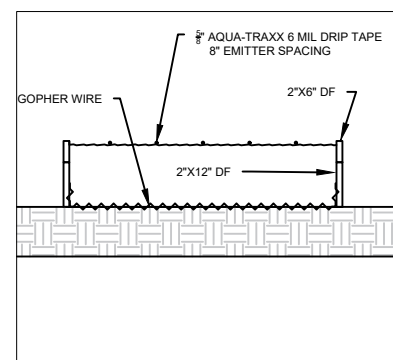
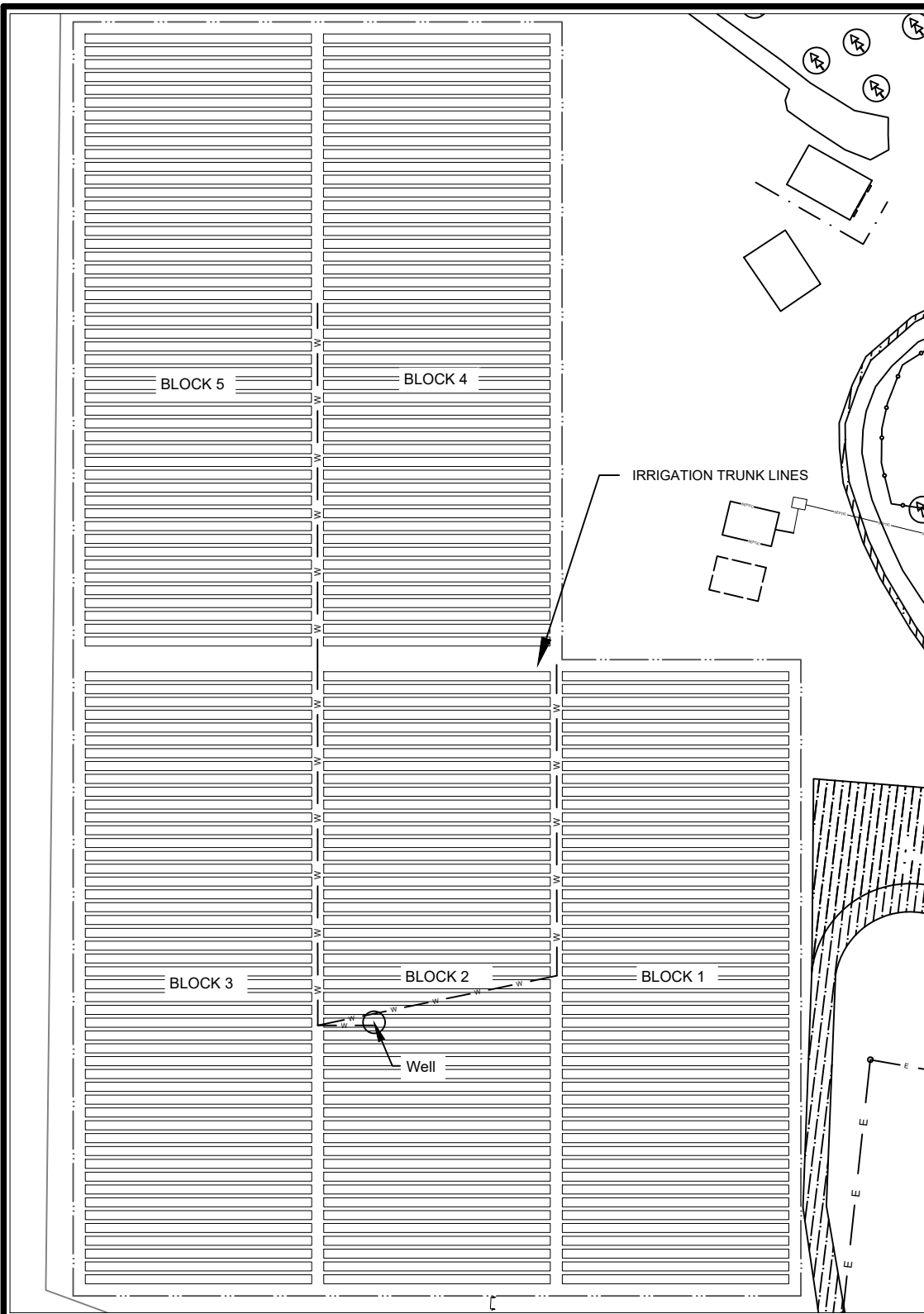
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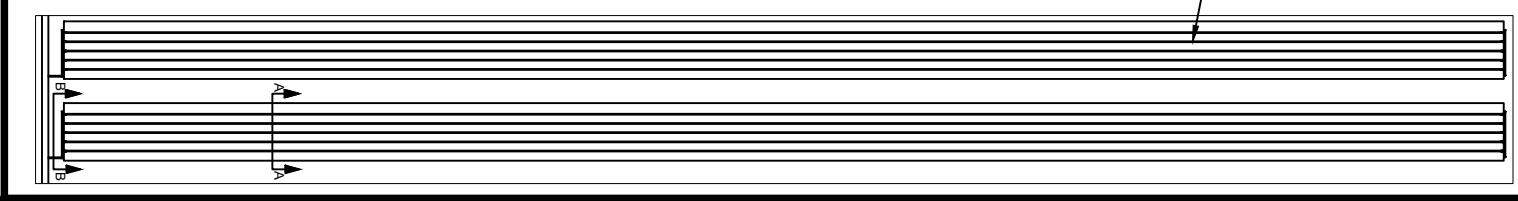
SECURITY PLAN SHEET

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	7



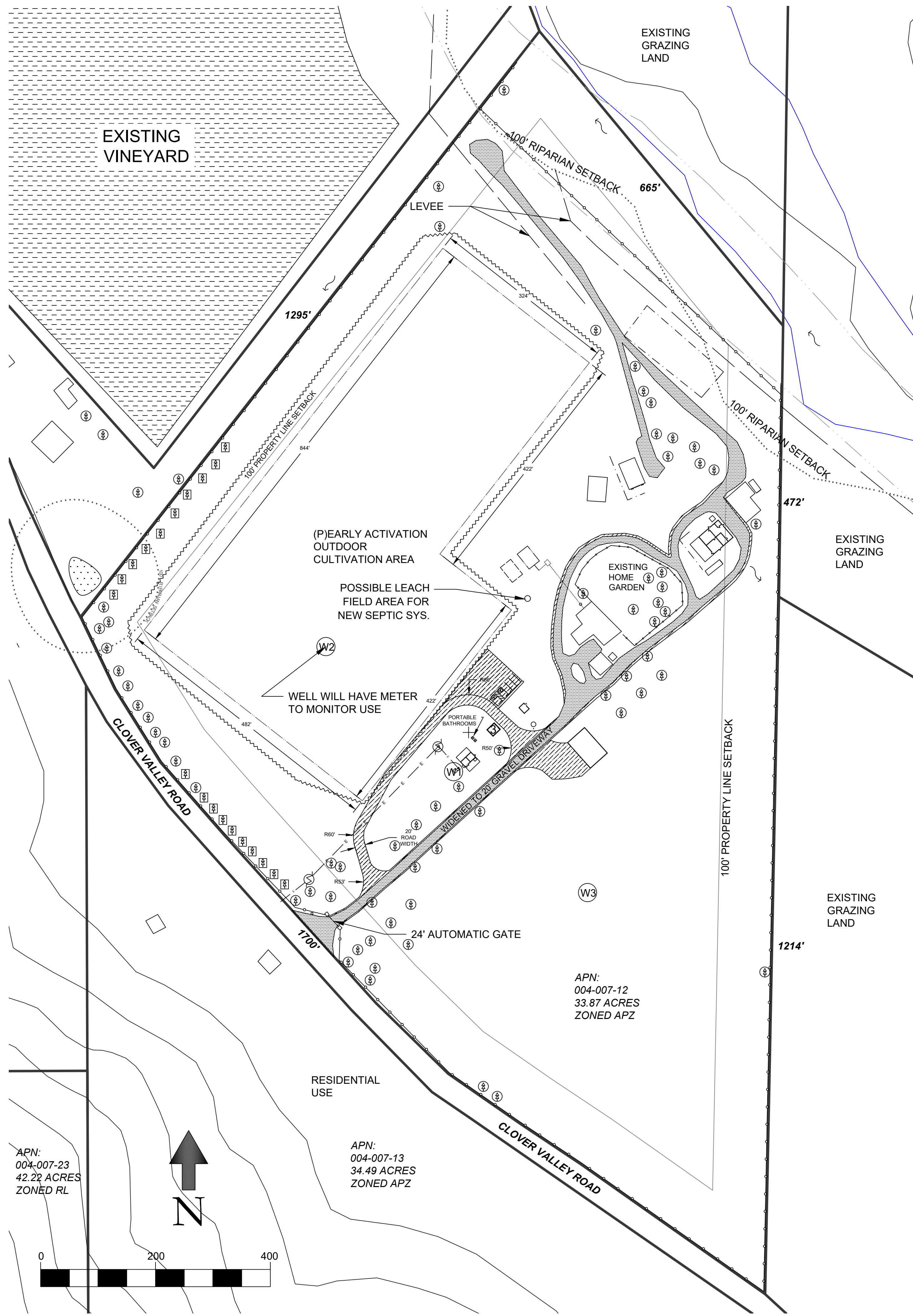
NOTES:
DRAWING FOR PRELIMINARY DESIGN
PURPOSES NOT FINAL PLUMBING
DRAWING.

6 MIL AQUA-TRAXX 6 MIL DRIP TAPE
8" EMITTER SPACING



IRRIGATION PLAN	LC2400 5 ACRE OUTDOOR 2400 CLOVER VALLEY RD. UPPER LAKE, CA	DRAWING BY: ADAM C. QUIHUIS P.O. BOX 122 UKIAH, CA, 95482 707-321-5562 AQIW888@GMAIL.COM	SUBMITTED TO: LAKE COUNTY PLANNING DEPT. COUNTY OF LAKE 255 N FORBES ST. LAKEPORT, CA, 95453 (707)263-2221
	LAKE COUNTY APN: 004-007-12	SHEET # I-1	REVISIONS BY DATE

**PRELIMINARY GRADING, EROSION AND SEDIMENT CONTROL PLAN
PROPOSED CONDITIONS**



LOCATION MAP

Materials Chart

Description	Material	Area(SF)	Volume(CY)
Proposed Access Driveway	gravel(3/4minus)	17,225	50
Cultivation Area Beds	Potting Soil	216,000	2,300

NOTES:
PROPERTY IS LOCATED IN CENTER OF VALLEY AND HAS FLAT TOPOGRAPHY. THEREFORE NO CONTOURS LINES ARE SHOWN INSIDE THE PARCEL BOUNDARY.

WELL WILL HAVE A METER INSTALLED TO RECORD WATER USE TO THE CANNABIS CULTIVATION FOR IRRIGATION.

A VEGETATION BUFFER WILL BE MAINTAINED BETWEEN CREEK AND CULTIVATION. WITH NATIVE GRASS AND NATIVE SHRUBS.

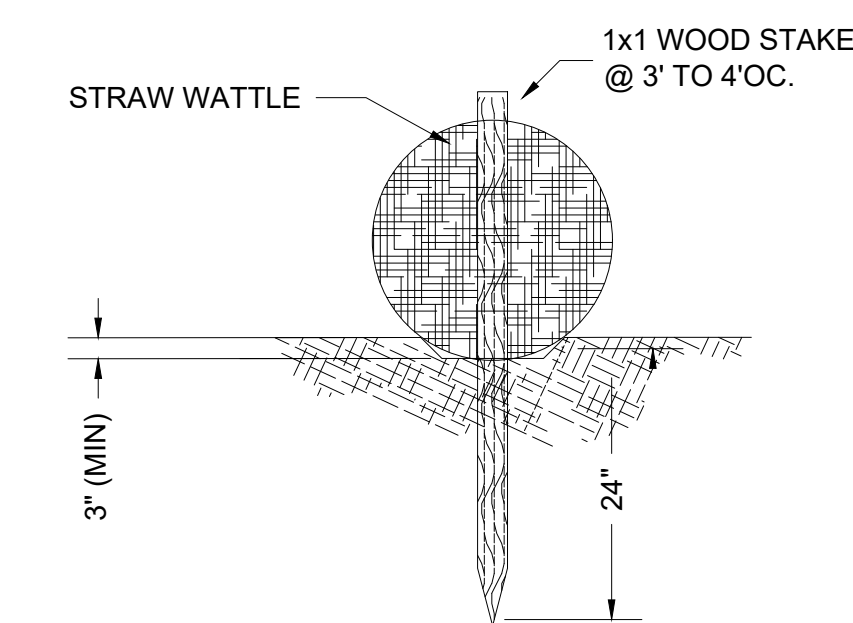
GRAVEL WILL COME FROM GRANITE CONSTRUCTION CO. IN LAKEPORT.

SOIL WILL BE SOURCED FROM A YARD IN MENDOCINO COUNTY.

WADDLES WILL BE PUT IN PLACE DURING WINTER SEASON.

LEGEND

- PROPERTY LINE
- CATTLE FENCING
- STREAM BANK
- - - 7' WOODEN SLATE FENCING
- CONTOUR LINE
- 100' PROPERTY LINE SETBACK
- 100' RIPARIAN SETBACK
- AE FLOOD ZONE
- ~ STRAW WADDLES
- - - (E) SEPTIC LINE
- (E)GRAVEL ACCESS ROAD
- (P)GRAVEL ACCESS ROAD
- RIPARIAN AREA
- W# WELL
- ⊙ POWER POLE
- (E) EXISTING
- (P) PROPOSED
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- ~ DIRECTION OF WATER FLOW



STAKE DETAIL
N.T.S.

NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO GO UNDER OR AROUND ROLL.
2. ADJACENT ROLLS SHALL BE TIGHTLY BUTTED OR OVERLAPPED.
3. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

LOCATION DATA:
PARCEL SIZE: 33.87 ACRES (APN:004-007-12)
ZONING: AGRICULTURAL
FIRE DISTRICT: NORTH SHORE FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: UPPER LAKE HIGH & ELEMENTARY DISTRICT

CONTOUR LINES:
TAKEN FROM LAKE COUNTY GIS TOPO LAYER
ELEVATION ON VALLEY FLOOR APPROXIMATELY 1430 FT

DRIVEWAYS AND ACCESS:
ALL DRIVEWAYS AFTER ENTERING PROPERTY ARE GRAVEL ROAD BASE, INCLUDING PROPOSED DRIVEWAYS
EARTHQUAKE FAULT AREA:
NOT LOCATED IN EARTHQUAKE FAULT AREA

PORTABLE BATH ROOMS WILL BE USED UNTIL NEW FACILITY IS BUILT

PROPOSED TAXABLE CULTIVATION AREA: 294,663 SQUARE FEET

APPLICANT DATA:
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P.O. BOX 638
GLENHAVEN, CA, 95443-638
SHANNASHUETTE@GMAIL.COM

OWNER DATA:
CVR2400
PO BOX 638
GLENHAVEN, CA, 95443-638
SHANNASHUETTE@GMAIL.COM

PARCEL ADDRESS:
2400 CLOVER VALLEY ROAD
UPPER LAKE, CA, 95485

DRAWING PREPARED BY:
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LC2400
5 ACRE OUTDOOR
2400 CLOVER VALLEY RD.
UPPER LAKE, CA
LAKE COUNTY
APN: 004-007-12

**EROSION
CONTROL
GRADING
PLAN**

REVISIONS	BY
REV-1 5/24/2020	AQ
JOB #:	LC2400
DATE:	03/12/20
SCALE:	AS SHOWN
DRAWN:	A.C.Q.
CROSS CHECK:	
DESIGN ENGINEER:	
SHEET #:	