

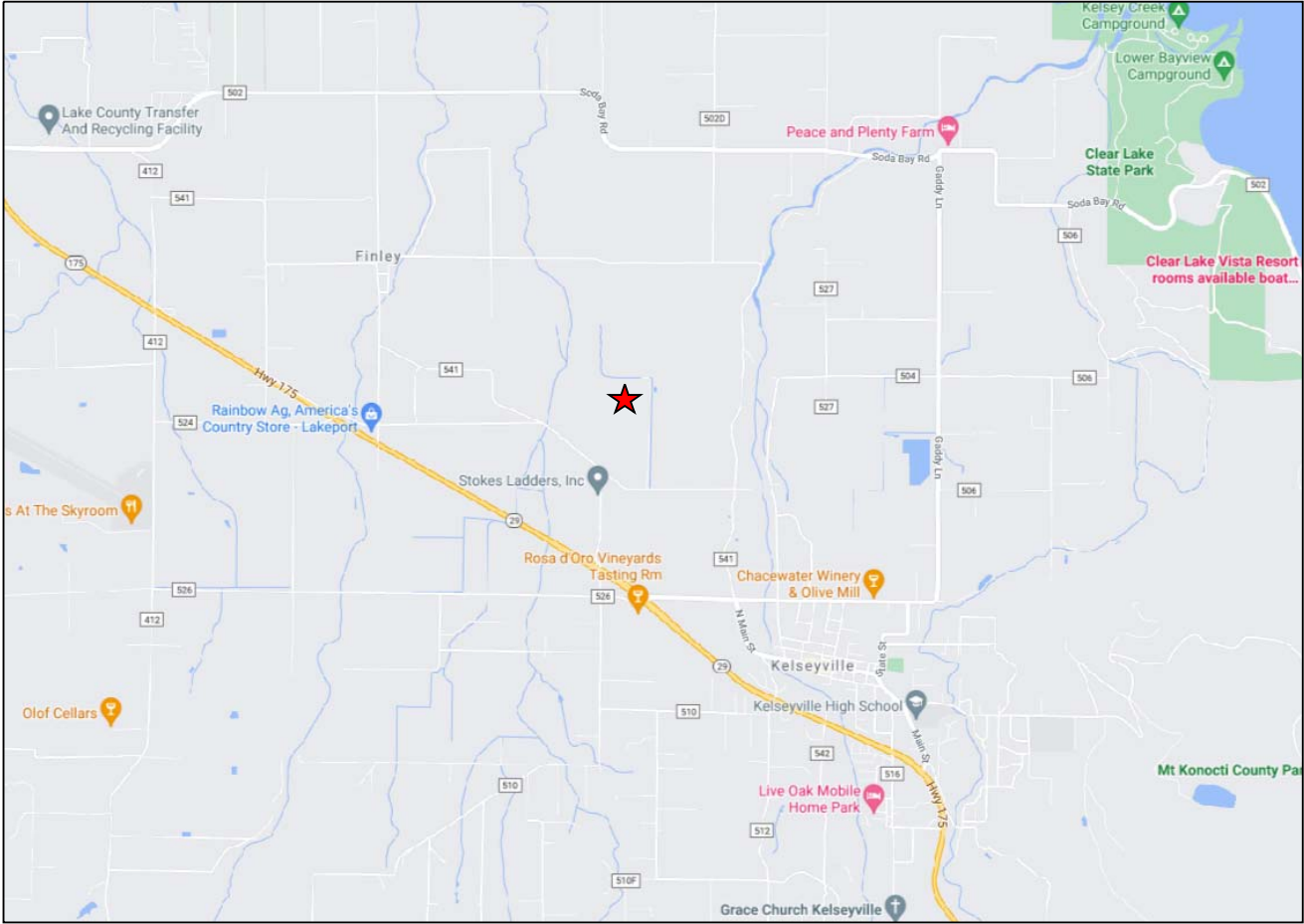
Property Owner
Michael Cosenza
PO Box 402
Kelseyville, CA 95451

COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
S i t e P l a n
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
APN 008-037-01 & 008-035-14

Applicant
Green Handle Farms, LLC
Kelseyville, CA 95451

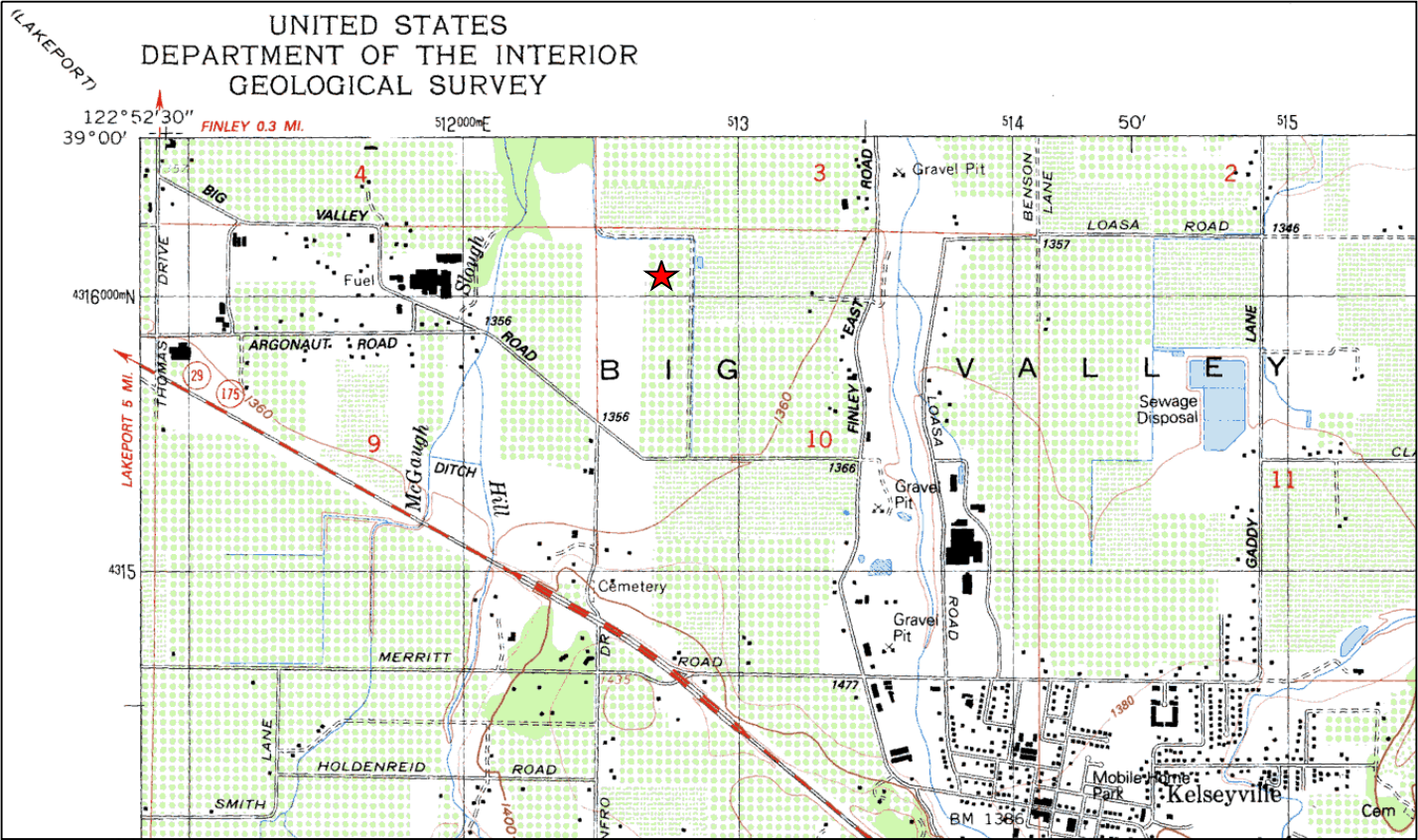
Attachment 1

VICINITY MAP



★ Site Location

LOCAL TOPOGRAPHY



USGS Topographic Map
Kelseyville 7.5' quad
★ Site Location

Index

- SHEET 1: COVER SHEET
- SHEET 2: AERIAL PHOTO & SURROUNDING LAND USE
- SHEET 3: EXISTING PREMISES PLAN
- SHEET 4: PROPOSED PREMISES PLAN
- SHEET 5: CULTIVATION AREA DETAIL
- SHEET 6: BUILDINGS & FACILITIES DETAIL
- SHEET 7: SECURITY & LIGHTING PLAN

Project Data

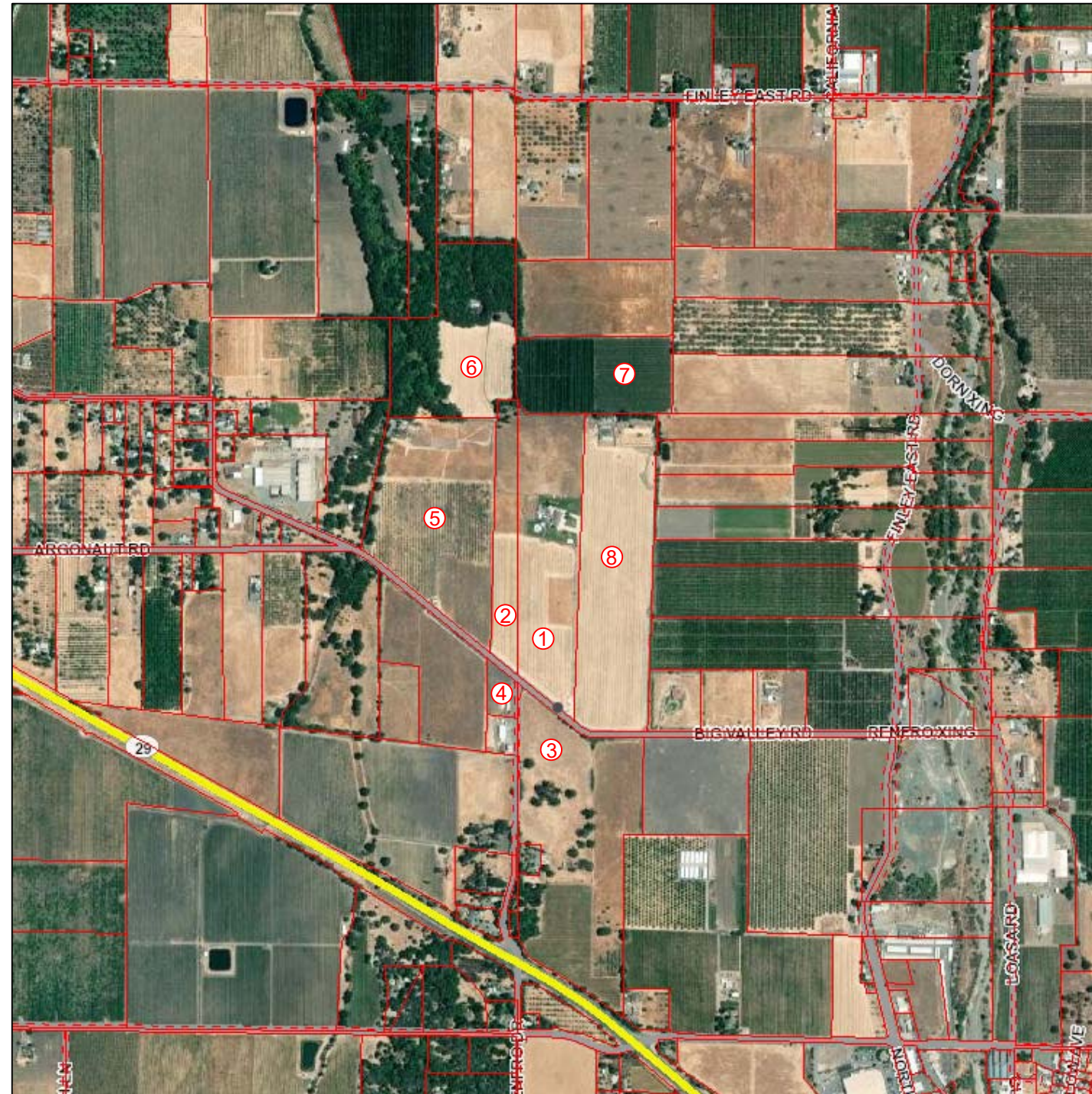
Parcel Size:
008-037-01: 28.89 ac
008-035-14: 9.96 ac
Zoning: APZ
Cultivation Area: 29,500 sq ft
Elevation: 1,355 ft MSL

West & Associates Engineers, Inc. 865 Cotting Lane, Ste F, Vacaville, CA 95688		
Project Name: Green Handle Farms, LLC	Date: Oct 2023	Cover Sheet
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: NA	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 1 of 7
Approved By: BWV		

Property Owner
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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
S i t e P l a n
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
APN 008-037-01 & 008-035-14

Applicant
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Kelseyville, CA 95451



Premises

Map #	Parcel ID	Size (Acres)	Zoning	Property Useage
1	008-037-01	28.89	APZ	Ag, RR
2	008-035-14	9.96	APZ	Ag

Abutting Parcels

Map #	Parcel ID	Size (Acres)	Zoning	Property Useage
3	008-038-37	46.29	APZ-SC	Ag, RR
4	008-035-90	2.10	APZ-SC	RR
5	008-035-13	35.24	APZ-FF	Ag
6	008-024-12	29.97	A-WW-FF	Ag
7	008-026-16	19.29	A	Ag
8	008-037-20	37.40	A	Ag

West & Associates Engineers, Inc.
865 Cotting Lane, Ste F, Vacaville, CA 95688

Project Name: Green Handle Farms, LLC

Date: Oct 2023

Location: 3050 Big Valley Road, Unincorporated Lake County

Scale: NA

Project No.: 22-05

Drawn By: DLG

Approved By: BWV

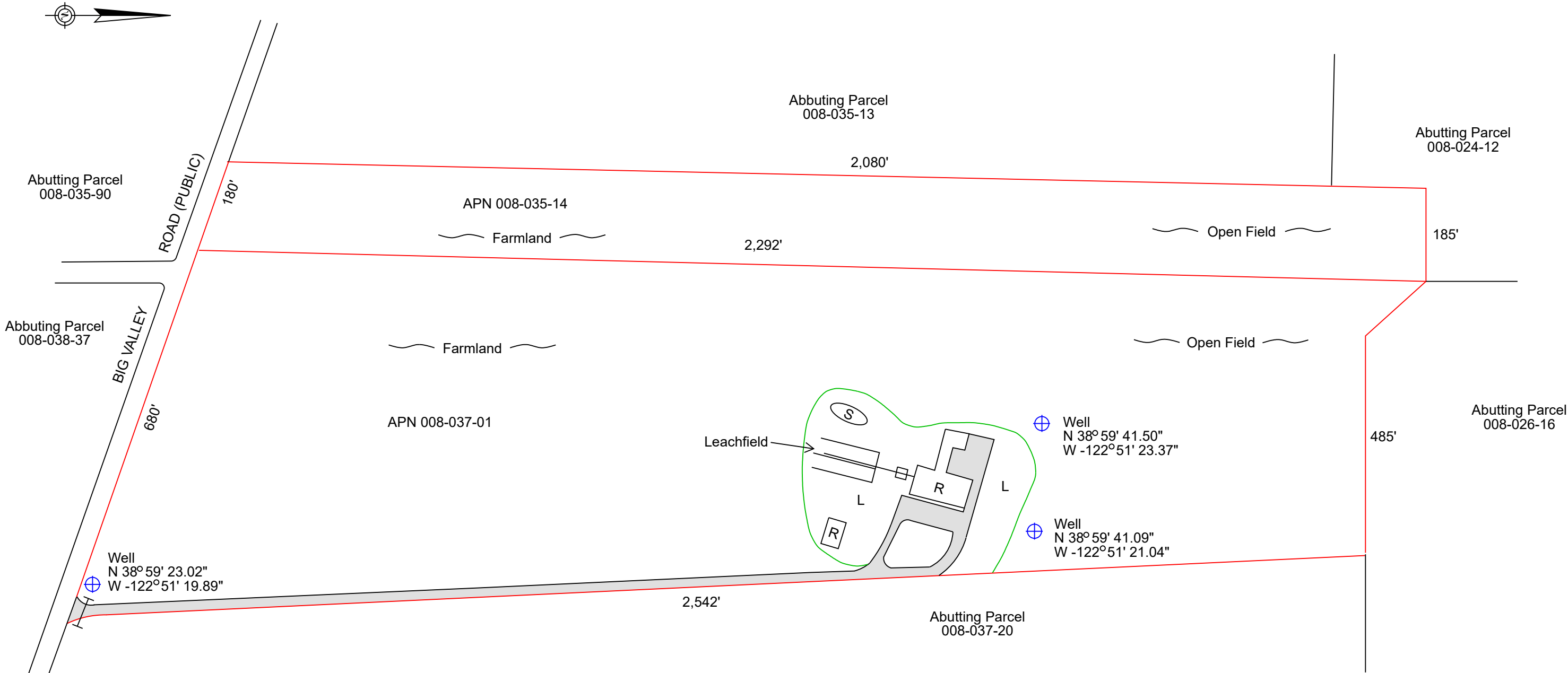
**Aerial Photo &
Surrounding Land Use**

SHEET NUMBER
2 of 7

Property Owner
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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
S i t e P l a n
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
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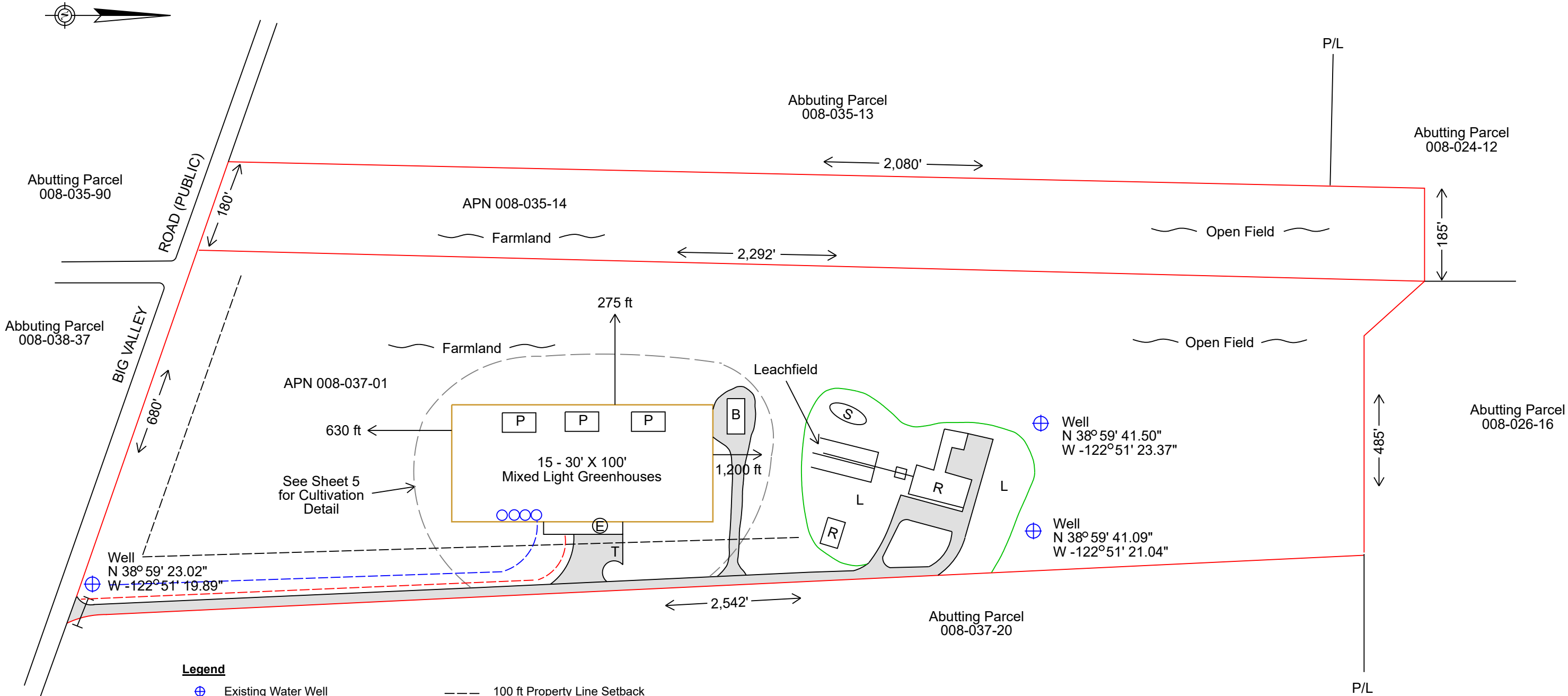
- Legend**
- ⊕ Existing Water Well
 - ⊠ Residential Septic Tank
 - Ⓡ Residential Structure
 - Property Line
 - Ⓢ Swimming Pool
 - L Lawn
 - Vehicle Gate
 - Private Drive

West & Associates Engineers, Inc. 865 Cotting Lane, Ste F, Vacaville, CA 95688		
Project Name: Green Handle Farms, LLC	Date: Oct 2023	Existing Premises Plan
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: 1" = 200'	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 3 of 7
Approved By: BWV		

Property Owner
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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
Site Plan
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
APN 008-037-01 & 008-035-14

Applicant
Green Handle Farms, LLC
Kelseyville, CA 95451



Legend

- Existing Water Well
- Residential Septic Tank
- Residential Structure
- Premises Property Line
- Swimming Pool
- Lawn
- Vehicle Gate
- Private All Weather Gravel Driveway
- 3,000 gal Water Tank
- Property Line Setback

- 100 ft Property Line Setback
- Cultivation Area Perimeter: 520' x 200'
- Underground Water Line
- Electric Line from Existing PG&E Service
- 30' x 60' Propagation Greenhouse
- 30' x 60' Pre-engineered Utility Building
- Ingress/Egress
- Vehicle Turnaround
- Property Line

West & Associates Engineers, Inc.
865 Cotting Lane, Ste F, Vacaville, CA 95688

Project Name: Green Handle Farms, LLC

Date: Oct 2023

Location: 3050 Big Valley Road, Unincorporated Lake County

Scale: 1" = 200'

Project No.: 22-05

Drawn By: DLG

Approved By: BWW

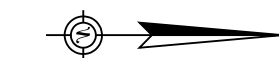
**Proposed
Premises Plan**

SHEET NUMBER
4 of 7

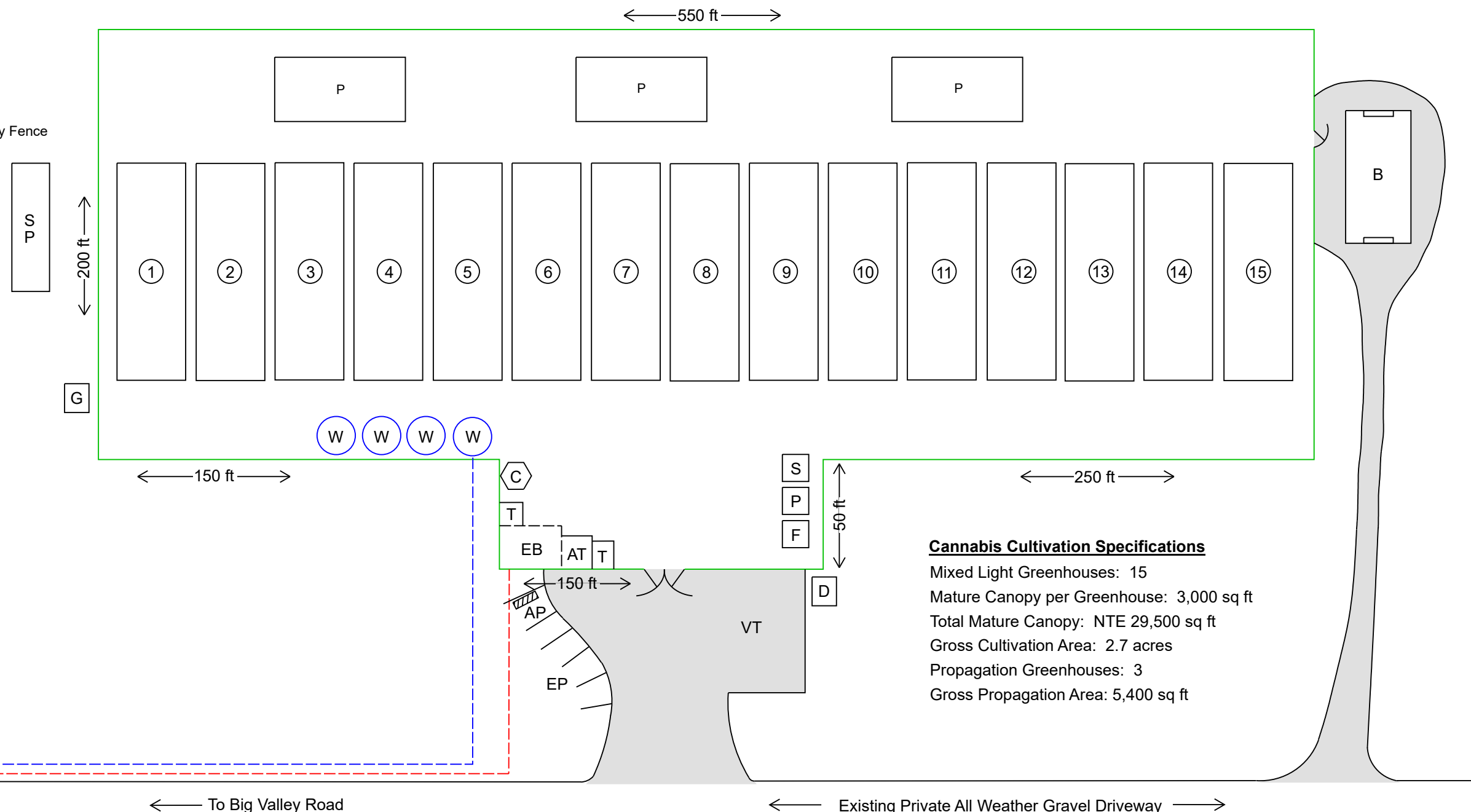
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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
S i t e P l a n
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
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Applicant
Green Handle Farms, LLC
Kelseyville, CA 95451



- Legend**
- Underground Water Pipeline
 - Underground Electric Line
 - Cultivation Area Perimeter with 6' Tall Security Fence
 - EP Employee Parking
 - AP ADA Compliant Parking
 - EB Employee Break Area
 - AT ADA Compliant Toilet
 - T Employee Toilet
 - VT Vehicle Turnaround Area
 - B 30 ft x 60' Pre-engineered Utility Building
 - D Non-cannabis Waste Dumpster
 - P 30 ft x 60 ft Greenhouse Propagation
 - S 10 ft x 10 Security Office
 - G Future Emergency Generator
 - F 10 ft x 10 ft Fertilizer Storage
 - P 10 ft x 10 ft Pesticide Storage
 - C Compost Area
 - W 3,000 gal Water Tank
 - ① - ⑮ 30 ft x 100 ft Greenhouse
 - Gravel Entrance Drive
 - Walk-in Locking Gate
 - Locking Steel Vehicle Gate
 - S P Future Solar Array



Cannabis Cultivation Specifications

Mixed Light Greenhouses: 15
Mature Canopy per Greenhouse: 3,000 sq ft
Total Mature Canopy: NTE 29,500 sq ft
Gross Cultivation Area: 2.7 acres
Propagation Greenhouses: 3
Gross Propagation Area: 5,400 sq ft

LICENSE SCHEDULE

3 - License A - Type 1C, Specialty Cottage Mixed Light
2,500 SQ Ft Each, 7,500 SQ FT Total

1 - License A - Type 3B, Mixed Light, 22,000 SQ FT

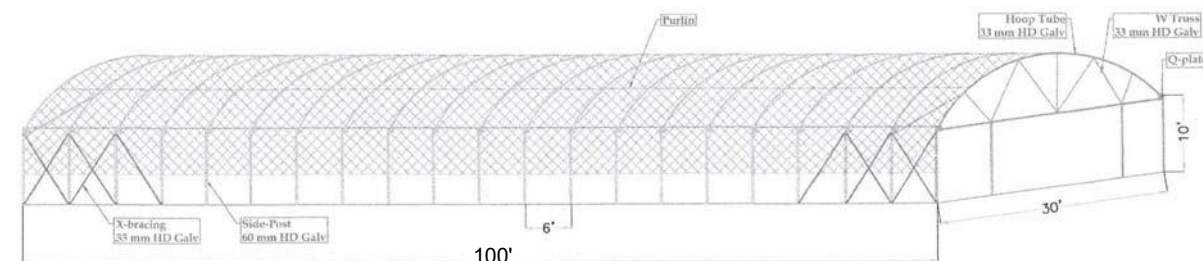
West & Associates Engineers, Inc.
865 Cotting Lane, Ste F, Vacaville, CA 95688

Project Name: Green Handle Farms, LLC	Date: Oct 2023	Cultivation Area Detail
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: 1" = 55'	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 5 of 7
Approved By: BWW		

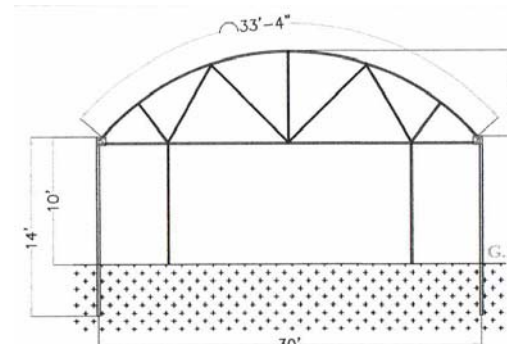
Property Owner
Michael Cosenza
PO Box 402
Kelseyville, CA 95451

COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION
Site Plan
3050 BIG VALLEY ROAD
UNINCORPORATED LAKE COUNTY
APN 008-037-01 & 008-035-14

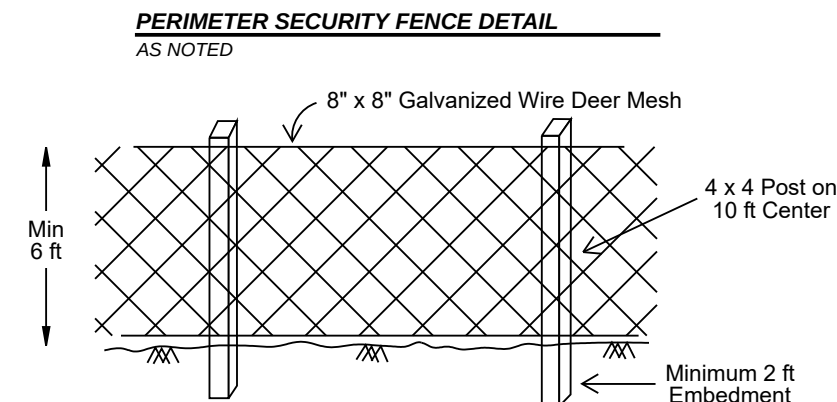
Applicant
Green Handle Farms, LLC
Kelseyville, CA 95451



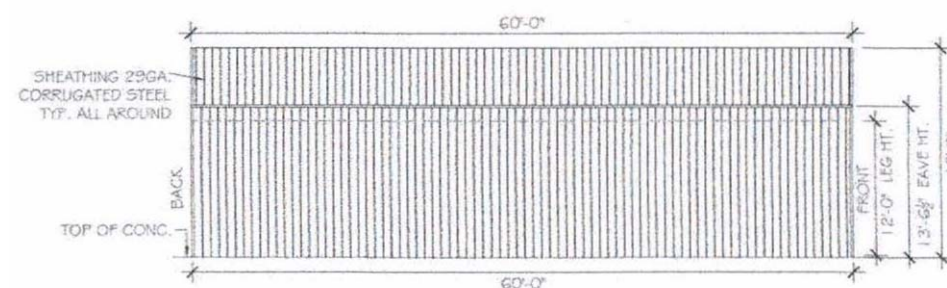
CANNABIS CULTIVATION GREENHOUSE
AS NOTED



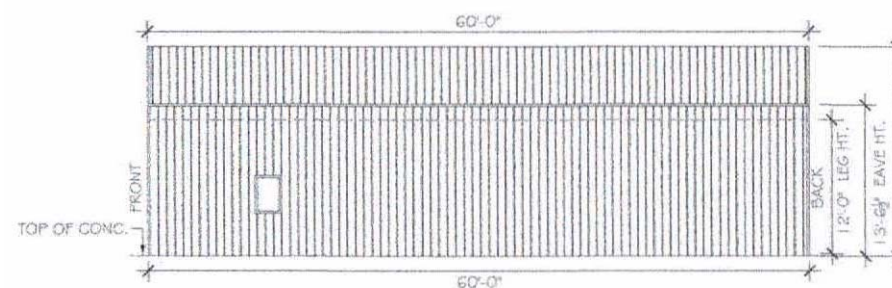
CANNABIS CULTIVATION GREENHOUSE - FRONT VIEW
AS NOTED



PERIMETER SECURITY FENCE DETAIL
AS NOTED



LEFT SIDE WALL ELEVATION
SCALE: 3/32" = 1'

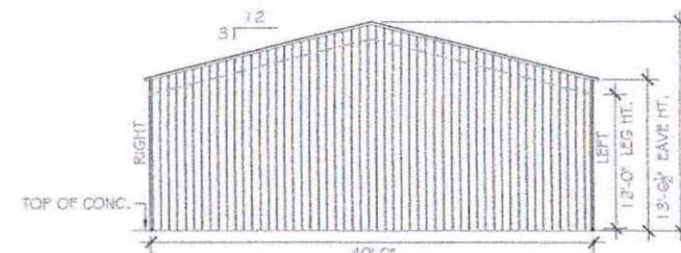


RIGHT SIDE WALL ELEVATION
SCALE: 3/32" = 1'

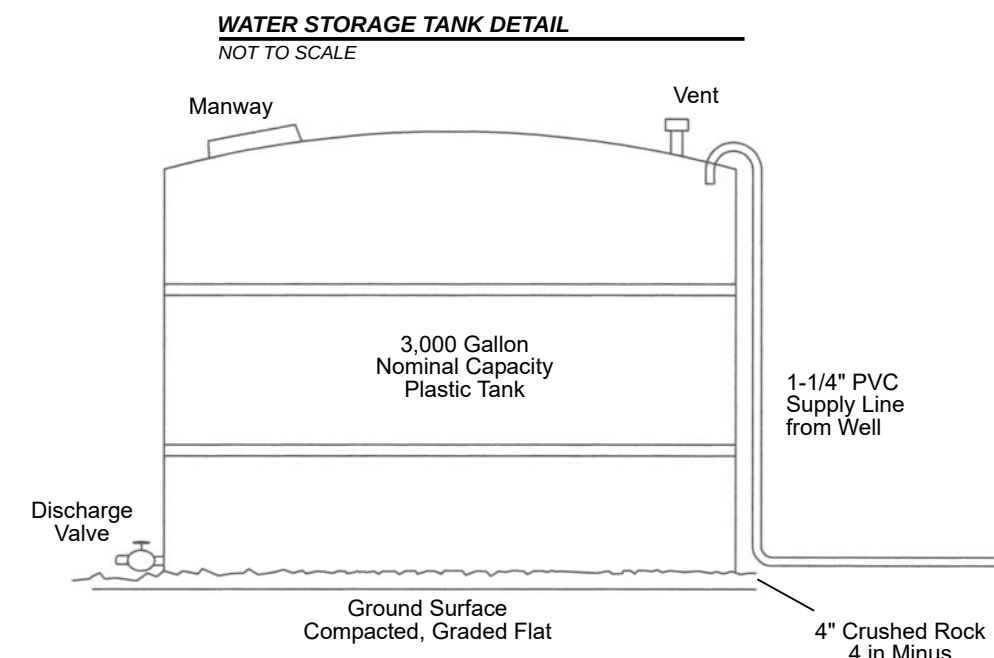
PROCESSING & UTILITY BUILDING
AS NOTED



FRONT END WALL ELEVATION
SCALE: 3/32" = 1'



BACK END WALL ELEVATION
SCALE: 3/32" = 1'



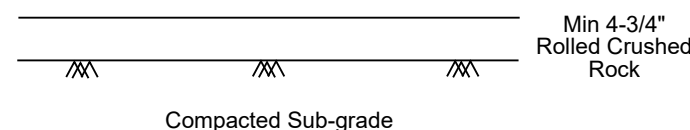
WATER STORAGE TANK DETAIL
NOT TO SCALE

TUFF SHED - SUNDANCE SERIES SR-600



- Security Office
- Pesticide Storage
- Fertilizer Storage

ALL WEATHER DRIVING SURFACE



West & Associates Engineers, Inc.
865 Cotting Lane, Ste F, Vacaville, CA 95688

Project Name: Green Handle Farms, LLC

Date: Oct 2023

Location: 3050 Big Valley Road, Unincorporated Lake County

Scale: As Noted

Project No.: 22-05

Drawn By: DLG

Approved By: BWW

Buildings & Facilities Detail

SHEET NUMBER
6 of 7