Attachment 1

POVERTY FLATS RANCH

MAJOR USE PERMIT

APN: 006-004-22

VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

FROM CLEARLAKE OAKS, CA

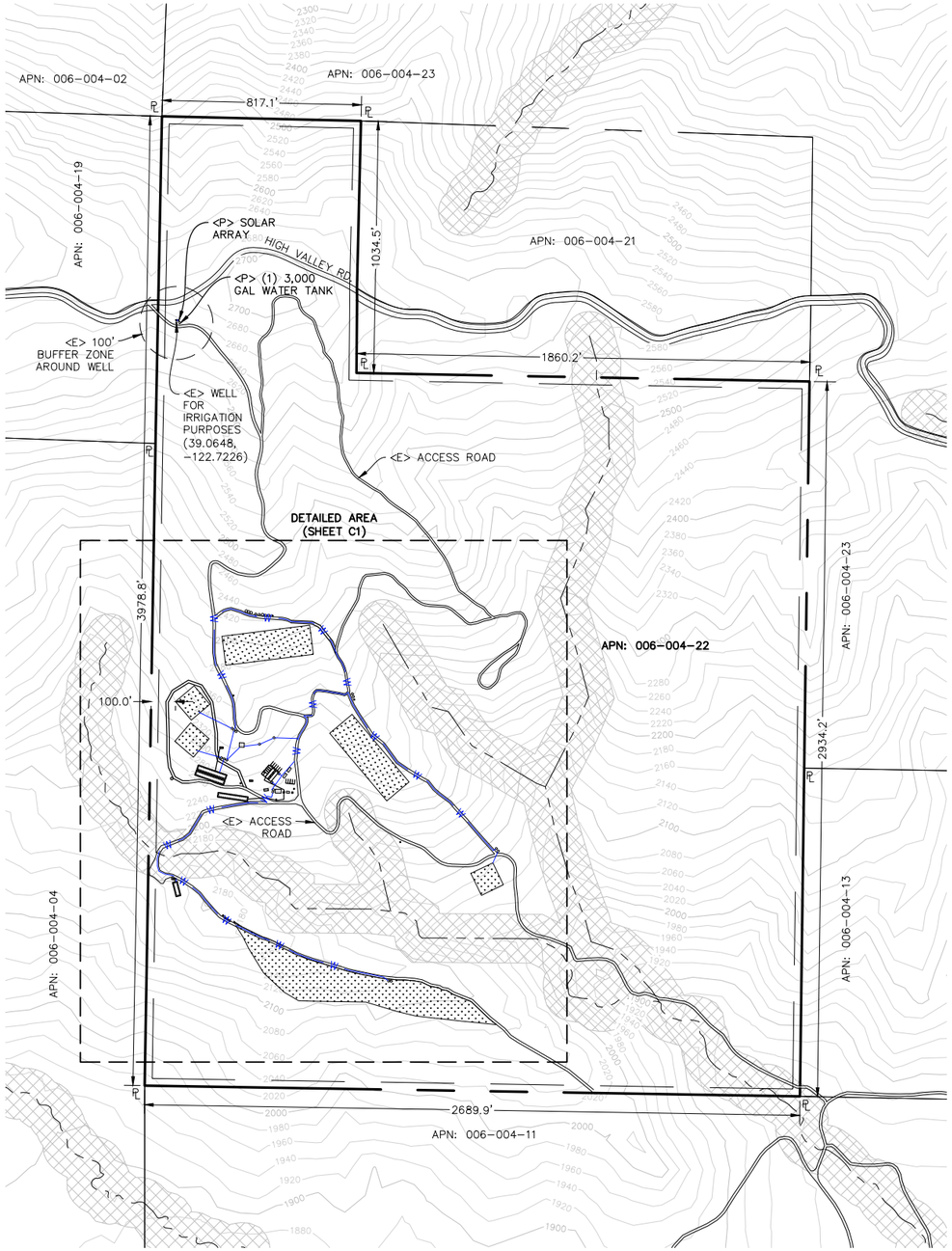
-NORTHEAST ON SR-20E (0.3 MILES) TOWARDS LAKE STREET/LAKELAND STREET
-TURN LEFT AND TAKE HIGH VALLEY ROAD (5.4 MILES)
-THE PRIVATE DRIVEWAY FOR 10535 HIGH VALLEY ROAD WILL BE ON THE LEFT

PROJECT DESCRIPTION:

POVERTY FLATS RANCH IS PROPOSING TO PERMIT COMMERCIAL CANNABIS IN ACCORDANCE WITH THE LAKE COUNTY USE ORDINANCE (ARTICLE 27). THE PROPOSAL IS FOR FIVE (5) A-TYPE 3 OUTDOOR LICENSES, THREE (3) A-TYPE 2 OUTDOOR LICENSES, FOR A TOTAL OF 247,800 SQ. FT. (5.68 ACRES) OF OUTDOOR CANOPY AREA, AND A TYPE 13 SELF-DISTRIBUTION LICENSE. THE PROPOSAL ALSO INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO CULTIVATION, INCLUDING HOOP HOUSES, FACILITIES FOR DRYING AND CURING OF HARVESTED CANNABIS, STORAGE SHEDS AND IRRIGATION INFRASTRUCTURE.

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. HOWEVER, WEST BOUNDARY INFORMATION BY STEWART LAND SERVICES, PLS 9644, DATED 02-09-2024. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 1,000 FEET OF THE PROPOSED CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 200 FEET OF THE PROPOSED CULTIVATION AREAS.
5. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE LAKE COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE USE PERMIT.



PLOT PLAN

22x34 SHEET: 1"=300'
11x17 SHEET: 1"=600'
0 150 300 600

PROJECT INFORMATION:

APPLICANT:
KURT "RUSTY" BARTHEL
24760 E BRIGHT AVE.
WELCHES, OR 97067

PROPERTY OWNER:
KURT R BARTHEL AND TRUSTEES
24760 E BRIGHT AVE.
WELCHES, OR 97067

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 006-004-22
10535 HIGH VALLEY RD
CLEARLAKE OAKS, CA 95423

ZONING = RL

OUTDOOR CANOPY AREA = 247,800 SF

WATER	= PRIVATE
SEWER	= PRIVATE
PROPERTY SIZE	
APN: 006-004-22	= ±196.70 ACRES
GRADING	= REFER TO PRELIMINARY GRADING PLAN

SHEET INDEX:

C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
C1 - EXISTING AND PROPOSED SITE PLAN
C2 - PROPOSED SECURITY PLAN
C3 - TYPICAL STRUCTURE ELEVATIONS

DRAWN BY | REVISIONS | DATE

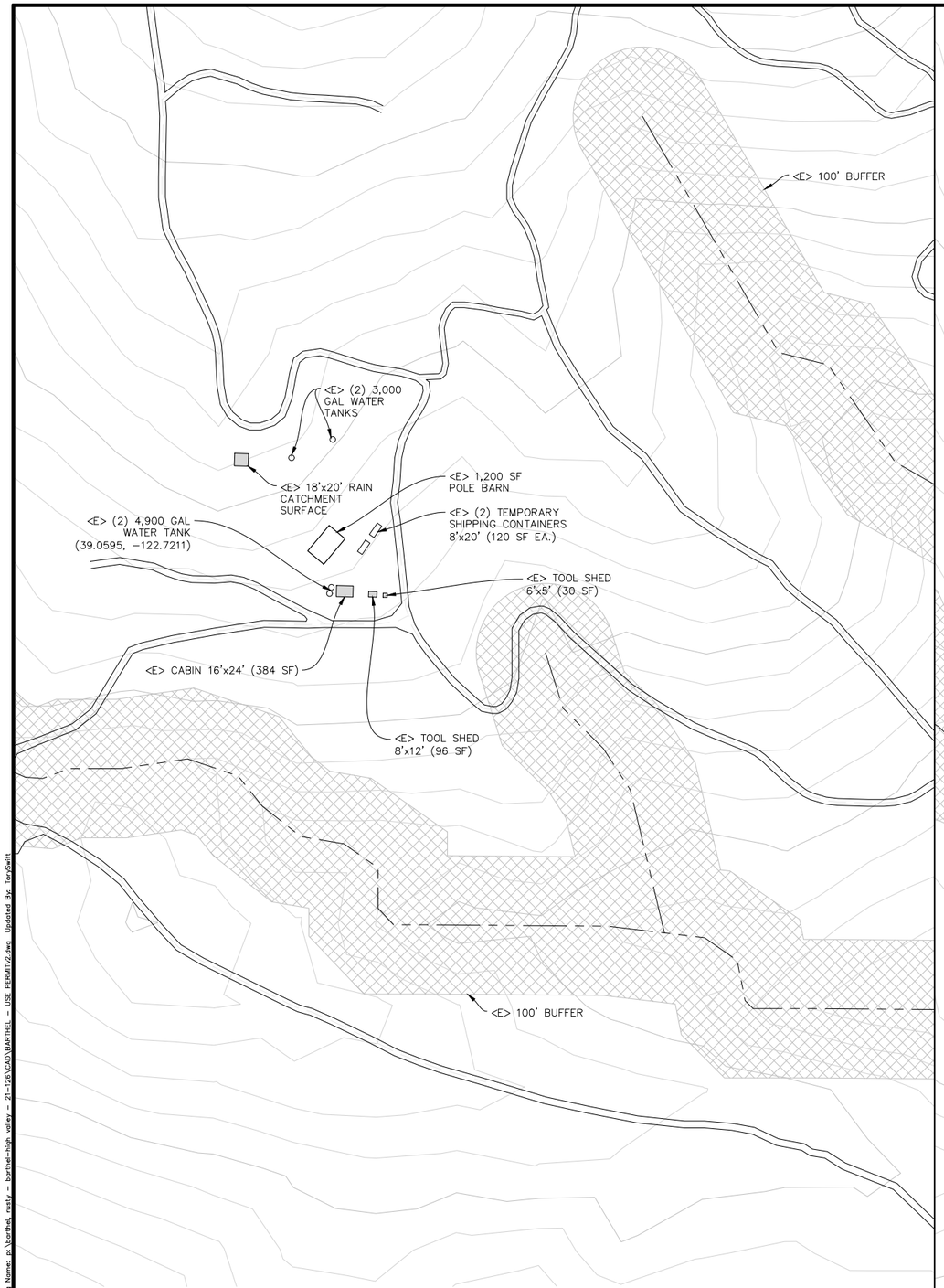
NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

POVERTY FLATS RANCH - MAJOR USE PERMIT
10535 HIGH BALLEY RD. CLEARLAKE OAKS, CA 95423
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

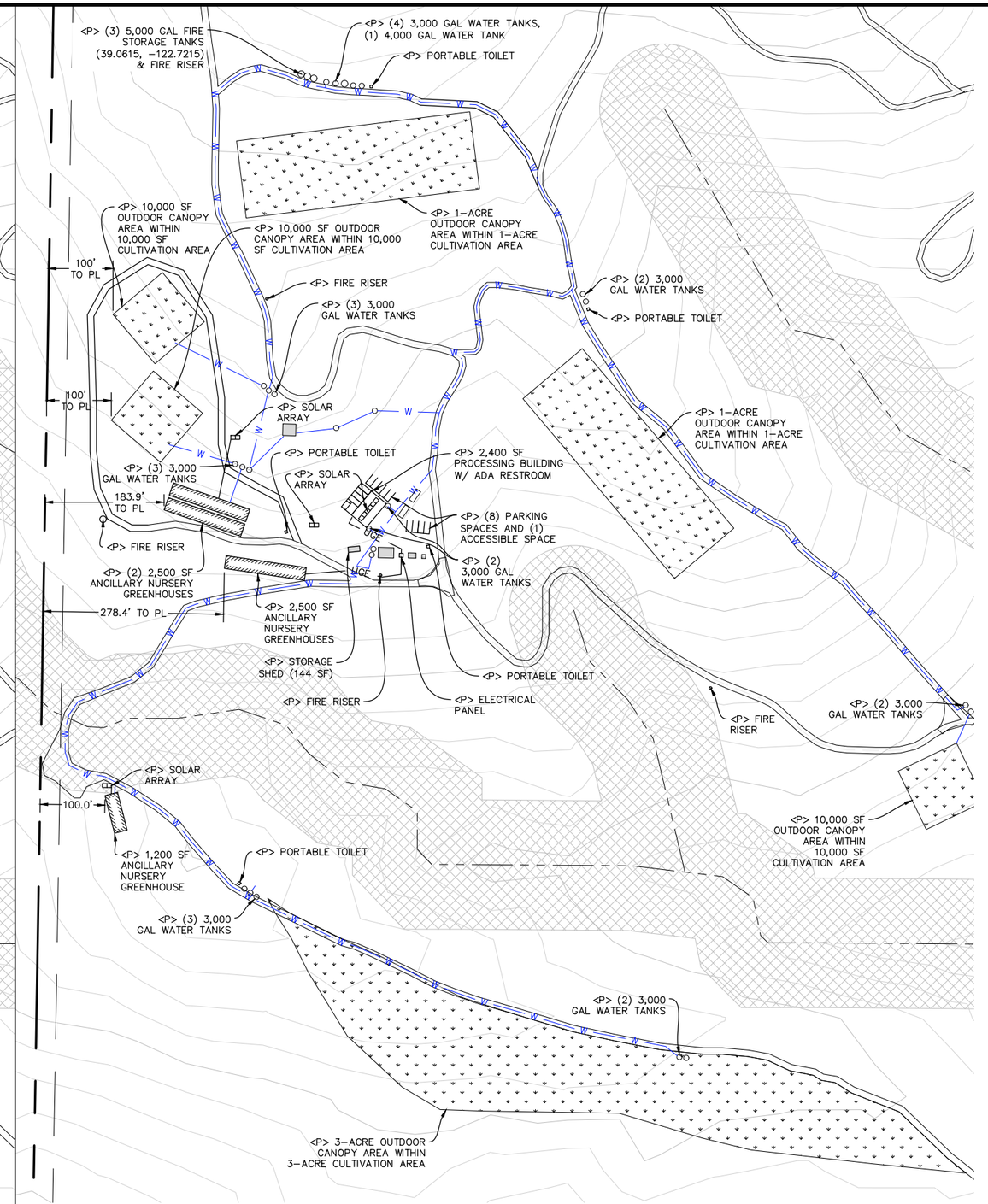
PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 10/25/24
SCALE: AS SHOWN

SHEET
C0
21-126

March 17, 2025 - 10:47 Dwg Name: p:\barthel, rusty - barthel-high valley - 21-126\CAD\BARTHEL - USE PERMIT\c2.dwg Updated By: TorSwift



EXISTING SITE PLAN



PROPOSED SITE PLAN

22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'
0 75 150 200

N

LEGEND:

W — WATER LINE

UGE — UNDERGROUND ELECTRICAL LINE

DRAWN BY	REVISIONS	DATE

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

POVERTY FLATS RANCH - MAJOR USE PERMIT

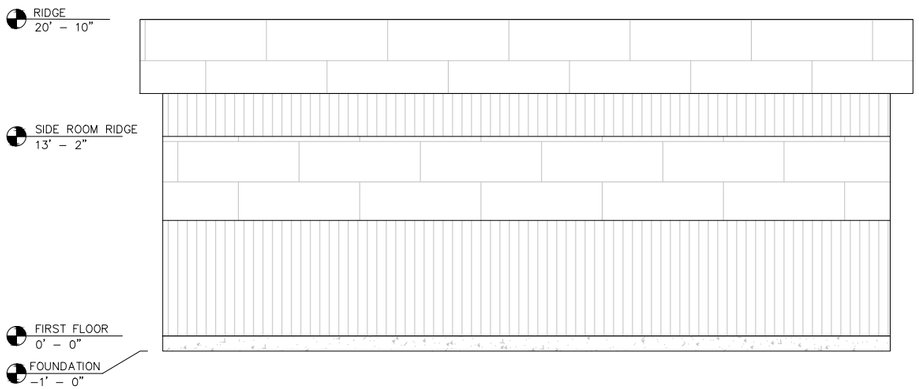
10535 HIGH BALLEY RD. CLEARLAKE OAKS, CA 95423

EXISTING AND PROPOSED SITE PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 10/25/24
SCALE: AS SHOWN

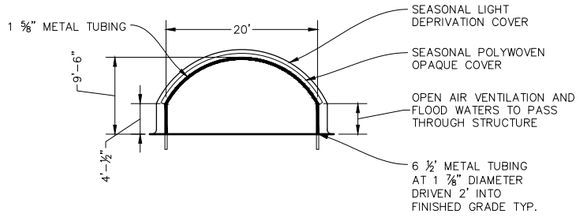
SHEET
C1
21-126

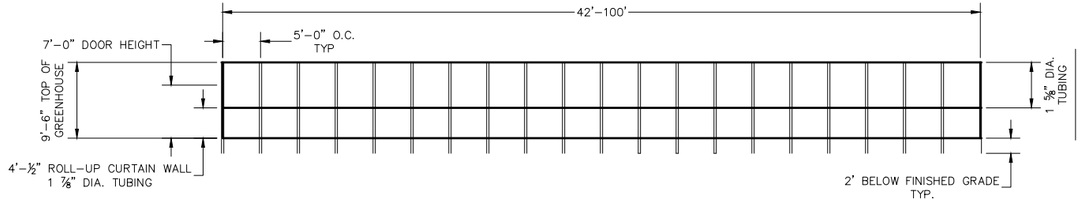
March 17, 2025 - 10:47 Dwg Name: p:\Northtel_rusty - bonthier-high valley - 21-126\CAD\BARTHEL - USE PERMIT\c2.dwg Updated By: ToryStaffh



PROCESSING BUILDING ELEVATION | **SCALE: 1"=5' (11X17 SHEET: 1"=10')**

PROCESSING BUILDING ELEVATION | **SCALE: 1"=5' (11X17 SHEET: 1"=10')**





TYPICAL GREENHOUSE ELEVATION | **SCALE: NTS**

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POVERTY FLATS RANCH - MAJOR USE PERMIT

10535 HIGH BALLEY RD. CLEARLAKE OAKS, CA 95423

TYPICAL STRUCTURE ELEVATIONS

PROJ. MGR.: AD
DRAWN BY: TJS
DATE: 10/25/24
SCALE: AS SHOWN

SHEET
C3
21–126

March 17, 2025 – 10:47 Dwg Name: p:\north_rusty – berthel–high valley – 21–126\CAD\MARTHEL – USE PERMIT v2.dwg Updated By: TonyGalli