

POVERTY FLATS RANCH
MAJOR USE PERMIT
APN: 006-004-22

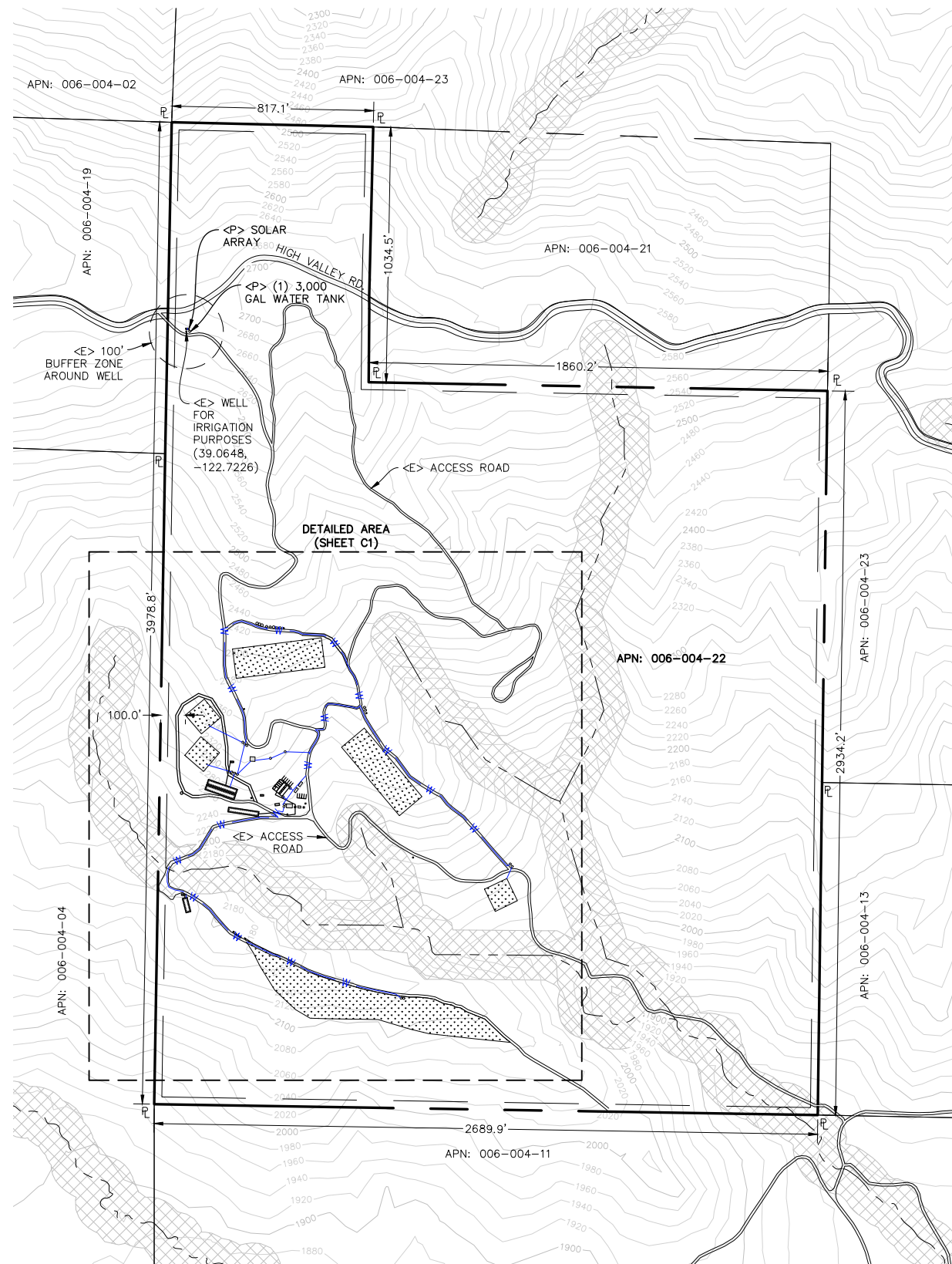


FROM CLEARLAKE OAKS, CA

- OR -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

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.

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.



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

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

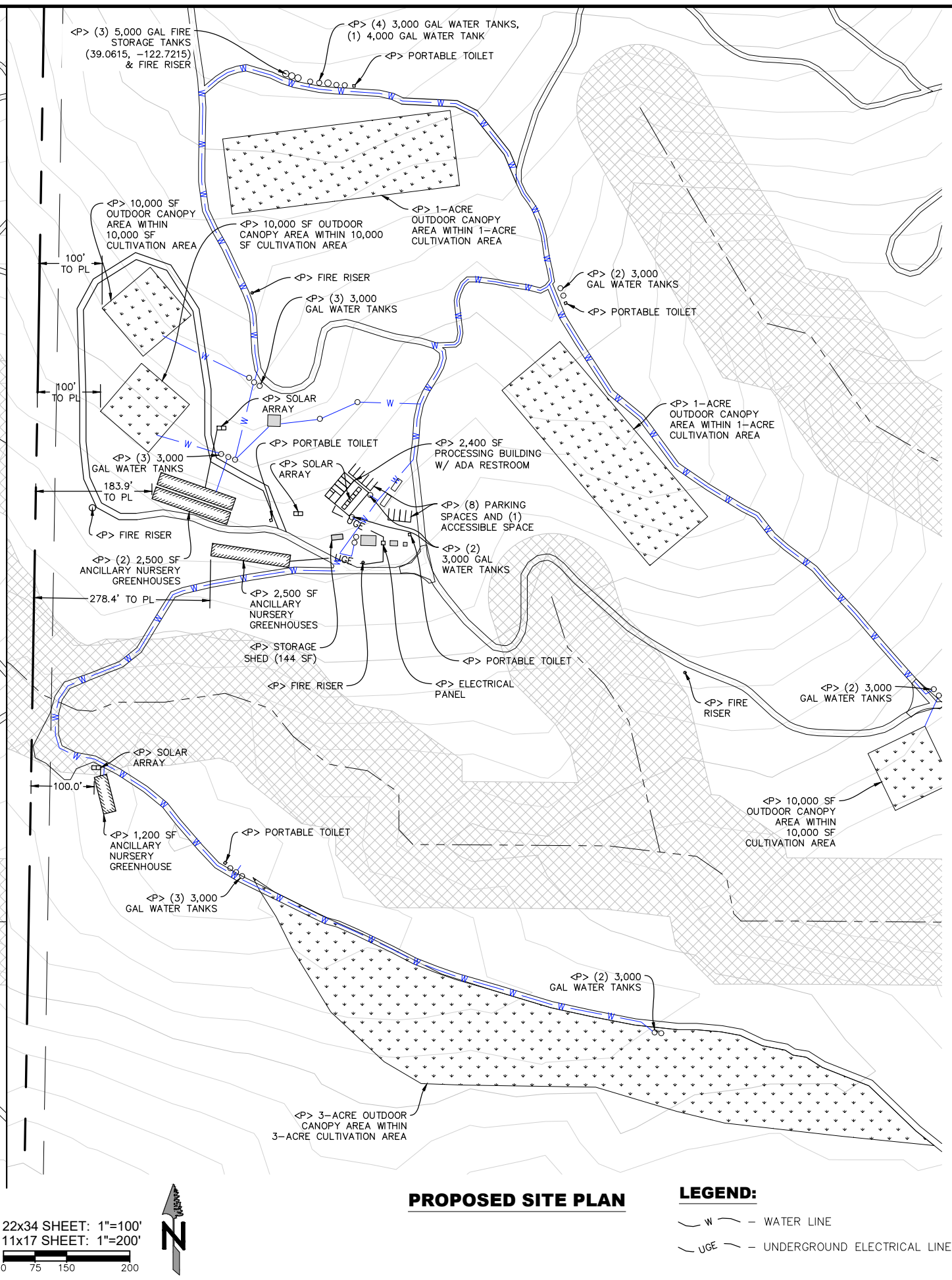
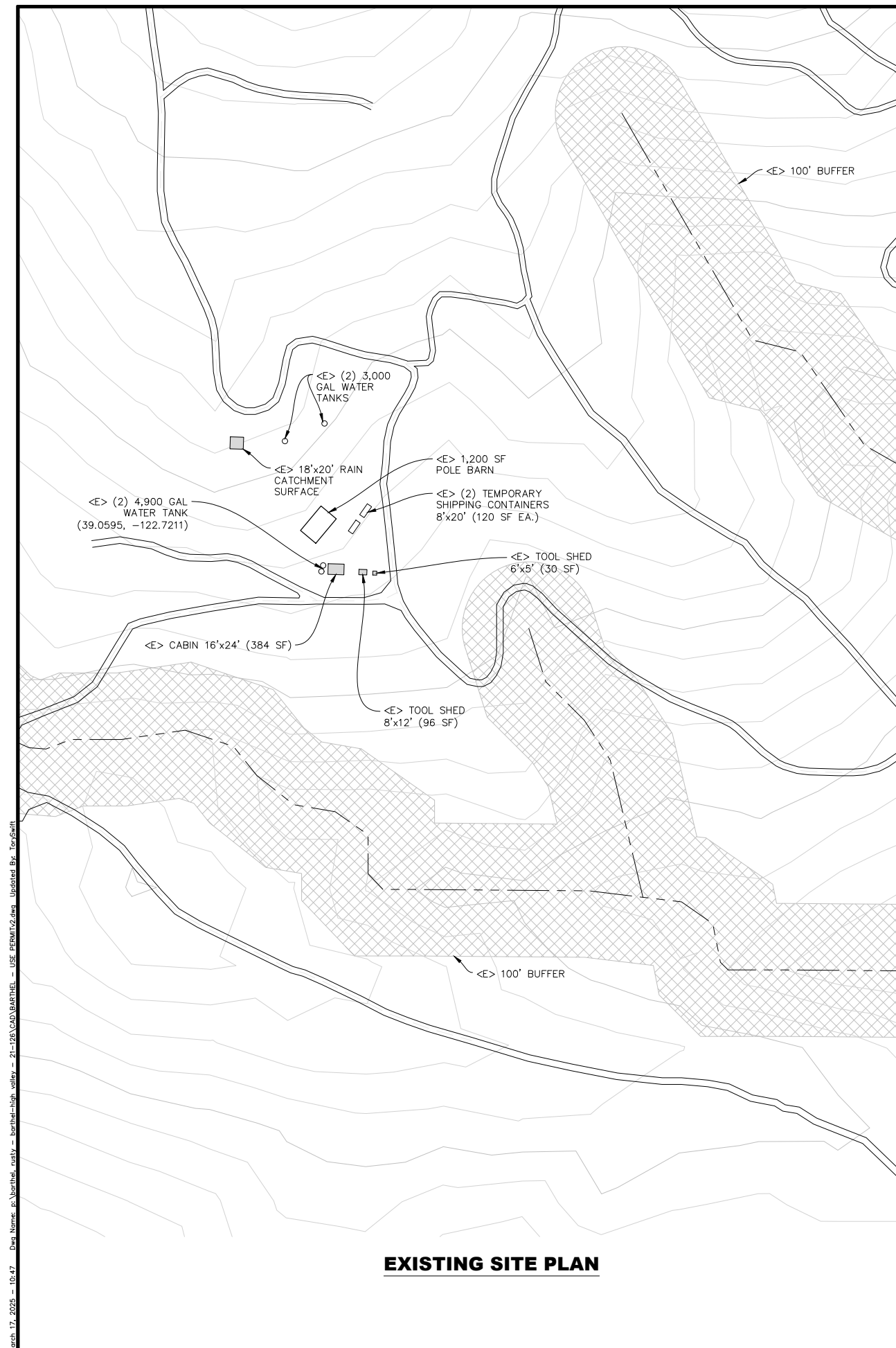
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NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

POVERTY FLATS RANCH - MAJOR USE PERMIT
335 HIGH BALLEEY RD. CLEARLAKE OAKS, CA 9564
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

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

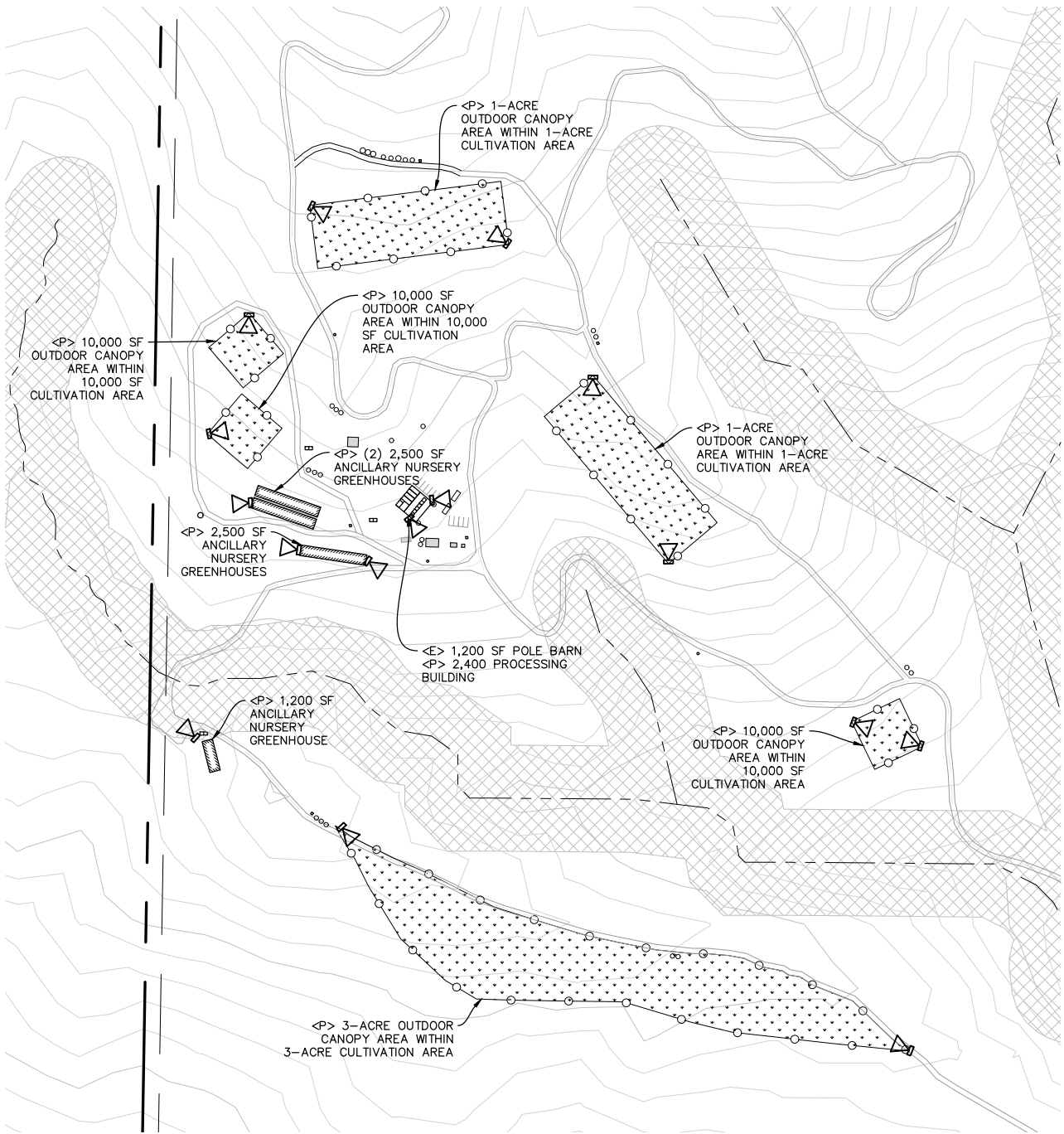
SHEET
C0



POVERTY FLATS RANCH

MAJOR USE PERMIT

APN: 006-004-22

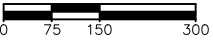


SECURITY LEGEND:

- MOTION SENSOR, LIGHTING AND SECURITY CAMERA
- FENCE

PROPOSED SECURITY PLAN

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



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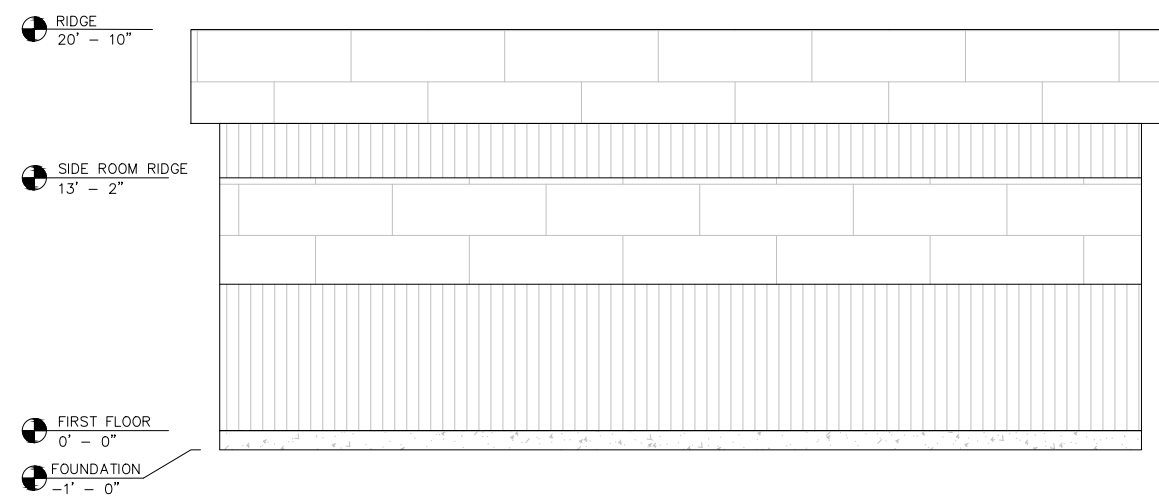
10535 HIGH BALLEY RD. CLEARLAKE OAKS, CA 95423

PROPOSED SECURITY PLAN

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

SHEET
C2

21-126



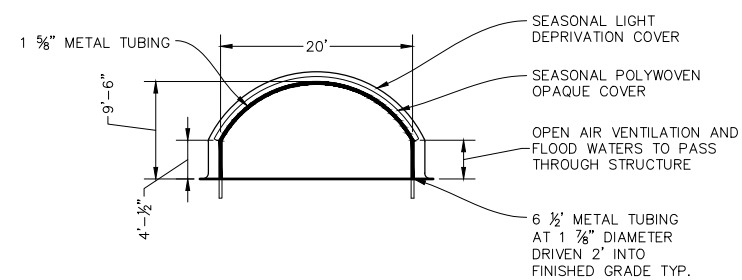
PROCESSING BUILDING ELEVATION

SCALE: 1"=5' (11X17 SHEET: 1"=10')

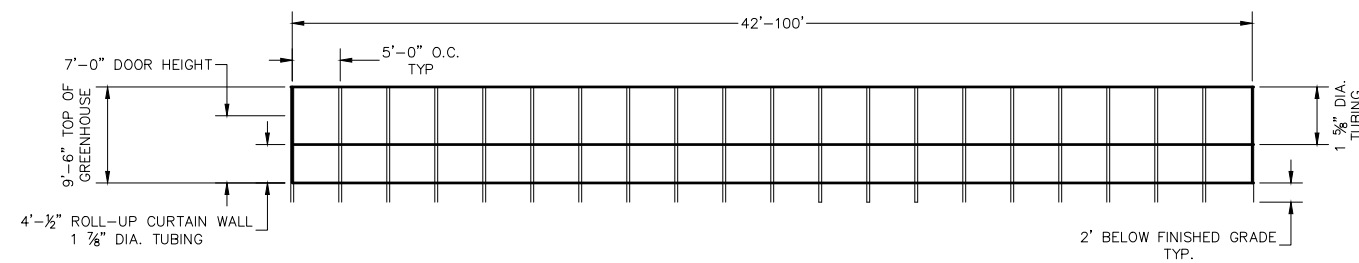


PROCESSING BUILDING ELEVATION

SCALE: 1"=5' (11X17 SHEET: 1"=10')



TYPICAL GREENHOUSE ELEVATION



TYPICAL STRUCTURE ELEVATIONS

POVERTY FLATS RANCH - MAJOR USE PERMIT

10535 HIGH BALLEEY RD. CLEARLAKE OAKS, CA 95423

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

SHEET
C3

21-126

SCALE: NTS

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

March 17, 2025 - 10:47 Dwg Name: p:\barthel, rusty - berthel-high valley - 21-125\CAD\BARTHEL - USE PERMIT.v2.dwg Updated By: ToriSwift