

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



**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

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.



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



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

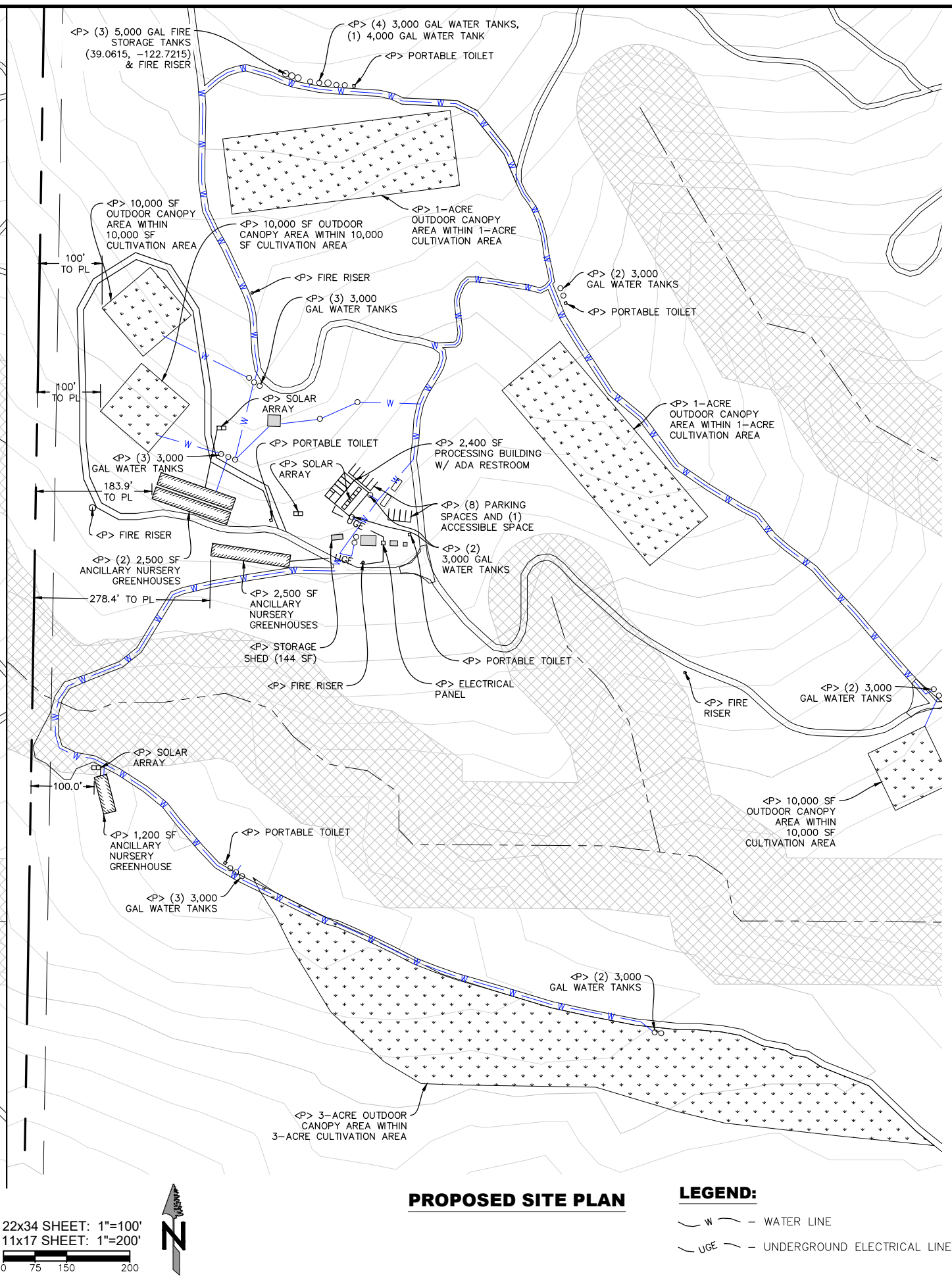
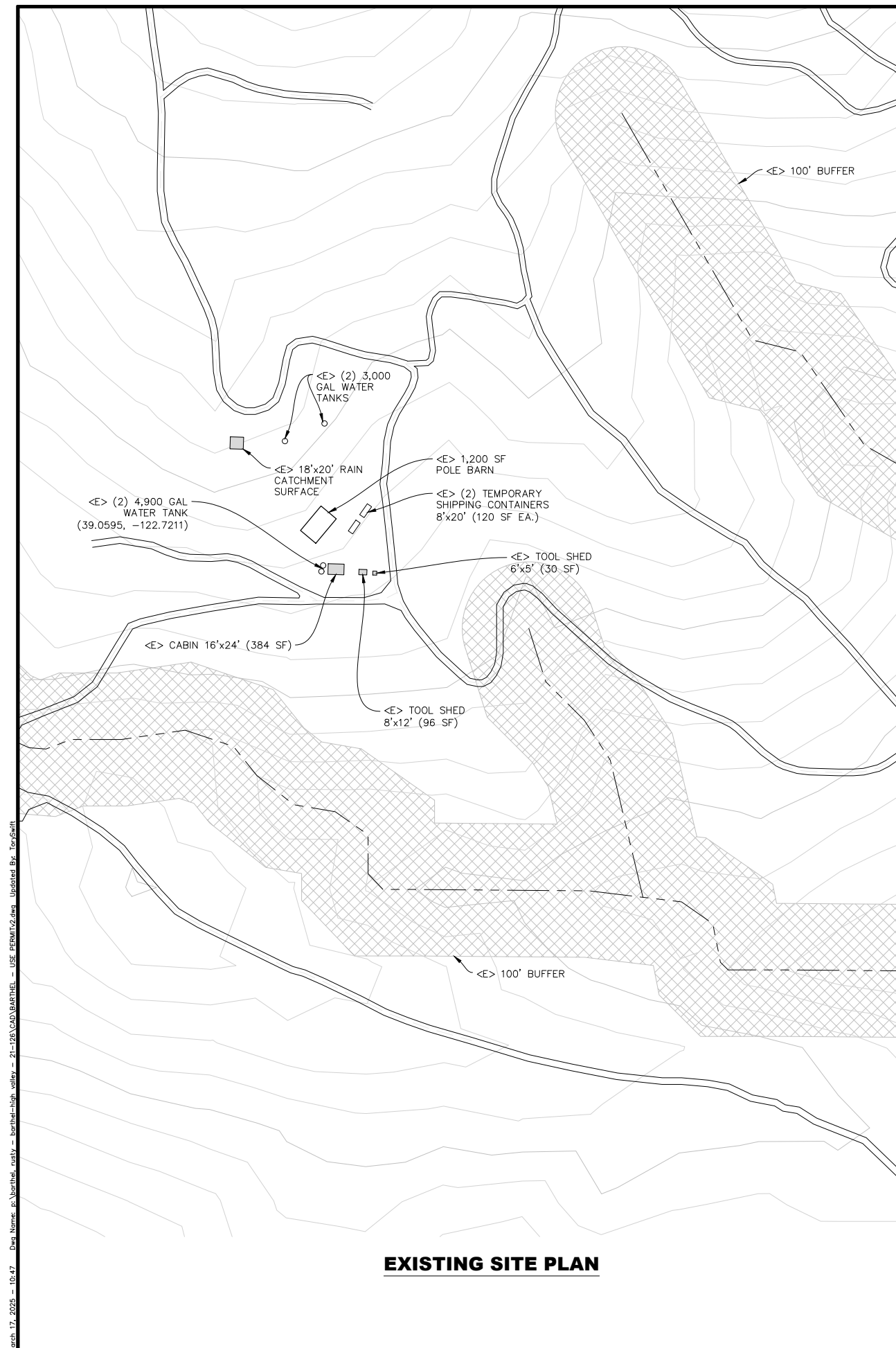
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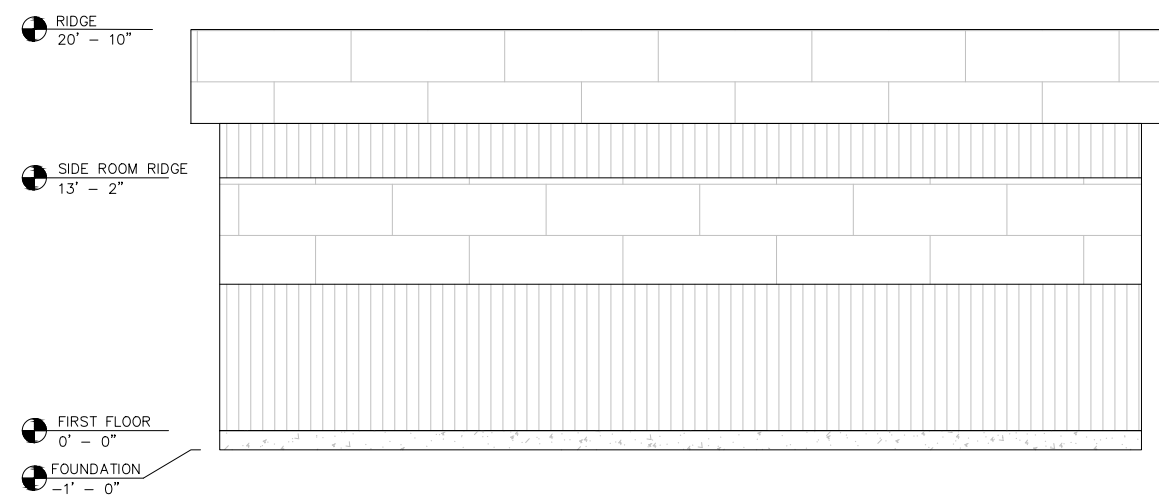
**NORTHPOINT**  
CONSULTING GROUP, INC.  
1117 Samoa Blvd., Arcata, CA 95521

POVERTY FLATS RANCH - MAJOR USE PERMIT  
335 HIGH BALLEY RD. CLEARLAKE OAKS, CA 95644  
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

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

SHEET  
C0





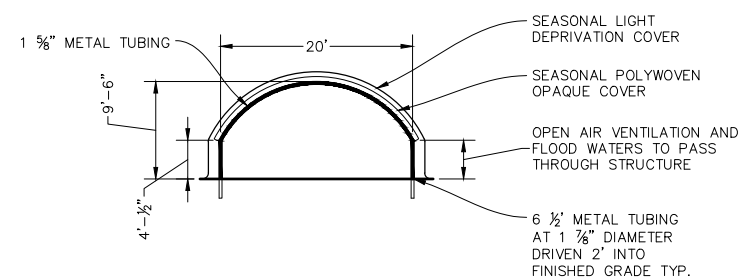
## PROCESSING BUILDING ELEVATION

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

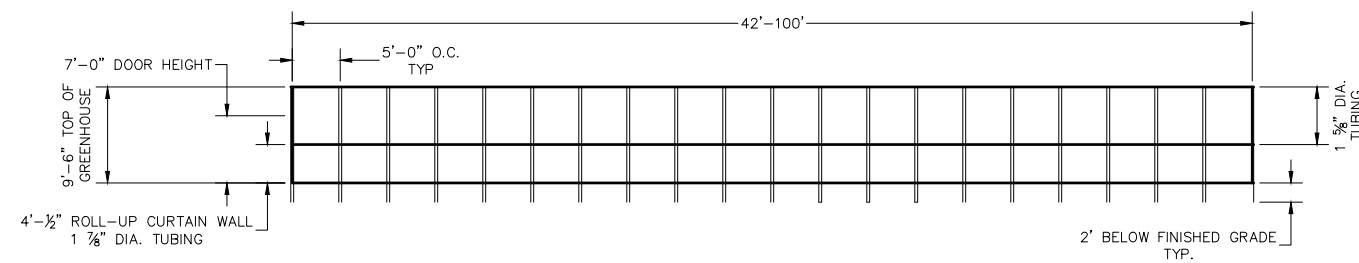


## PROCESSING BUILDING ELEVATION

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



### TYPICAL GREENHOUSE ELEVATION



## TYPICAL STRUCTURE ELEVATIONS

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10535 HIGH BALLE RD. CLEARLAKE OAKS, CA 95423

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

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

**SHEET**

C3

21-126

SCALE: NTS