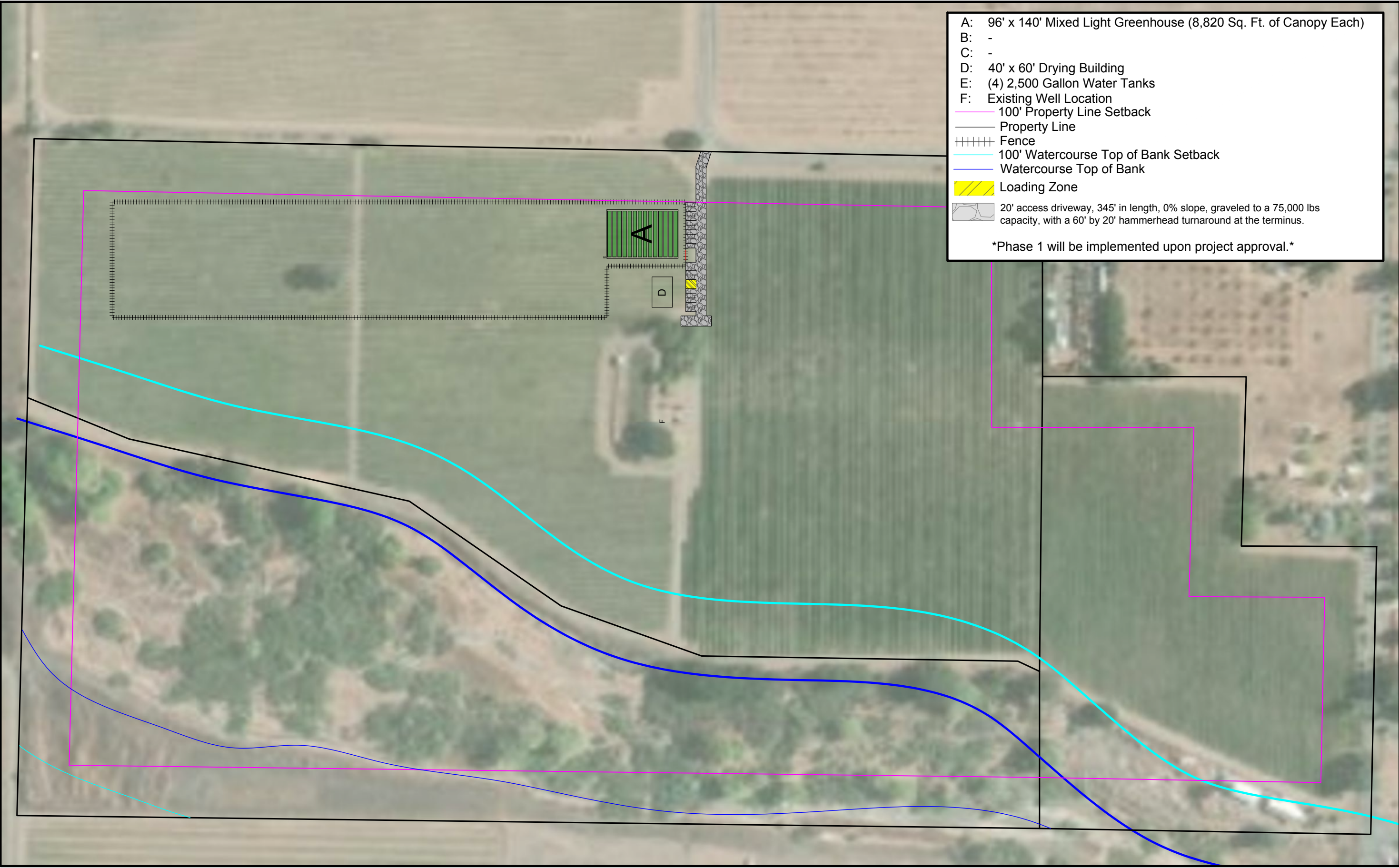


- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
 - B: -
 - C: -
 - D: 40' x 60' Drying Building
 - E: (4) 2,500 Gallon Water Tanks
 - F: Existing Well Location
 - 100' Property Line Setback
 - Property Line
 - +++++ Fence
 - 100' Watercourse Top of Bank Setback
 - Watercourse Top of Bank
 - ▨ Loading Zone
 - ▨ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.
- *Phase 1 will be implemented upon project approval.*



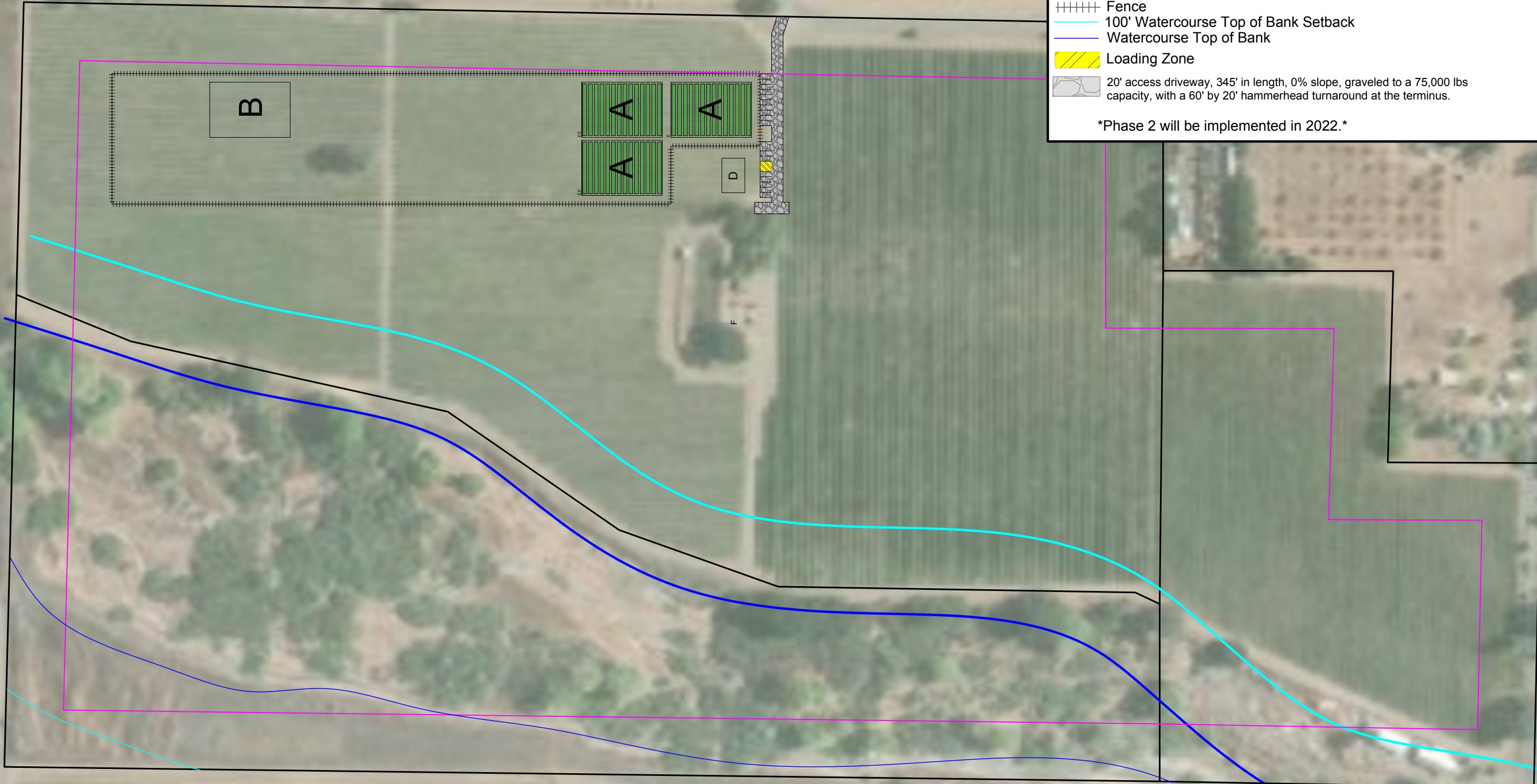
Scale
[]
100 ft.

09/28/20

Existing and
Proposed
Conditions
(Phase 1)

Sheet 1 of 9

- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
 - B: 96' x 140' Immature Plant Greenhouse
 - C: -
 - D: 40' x 60' Drying Building
 - E: (4) 2,500 Gallon Water Tanks
 - F: Existing Well Location
 - 100' Property Line Setback
 - Property Line
 - ++++ Fence
 - 100' Watercourse Top of Bank Setback
 - Watercourse Top of Bank
 - ▨ Loading Zone
 - ▨ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.
- *Phase 2 will be implemented in 2022.*



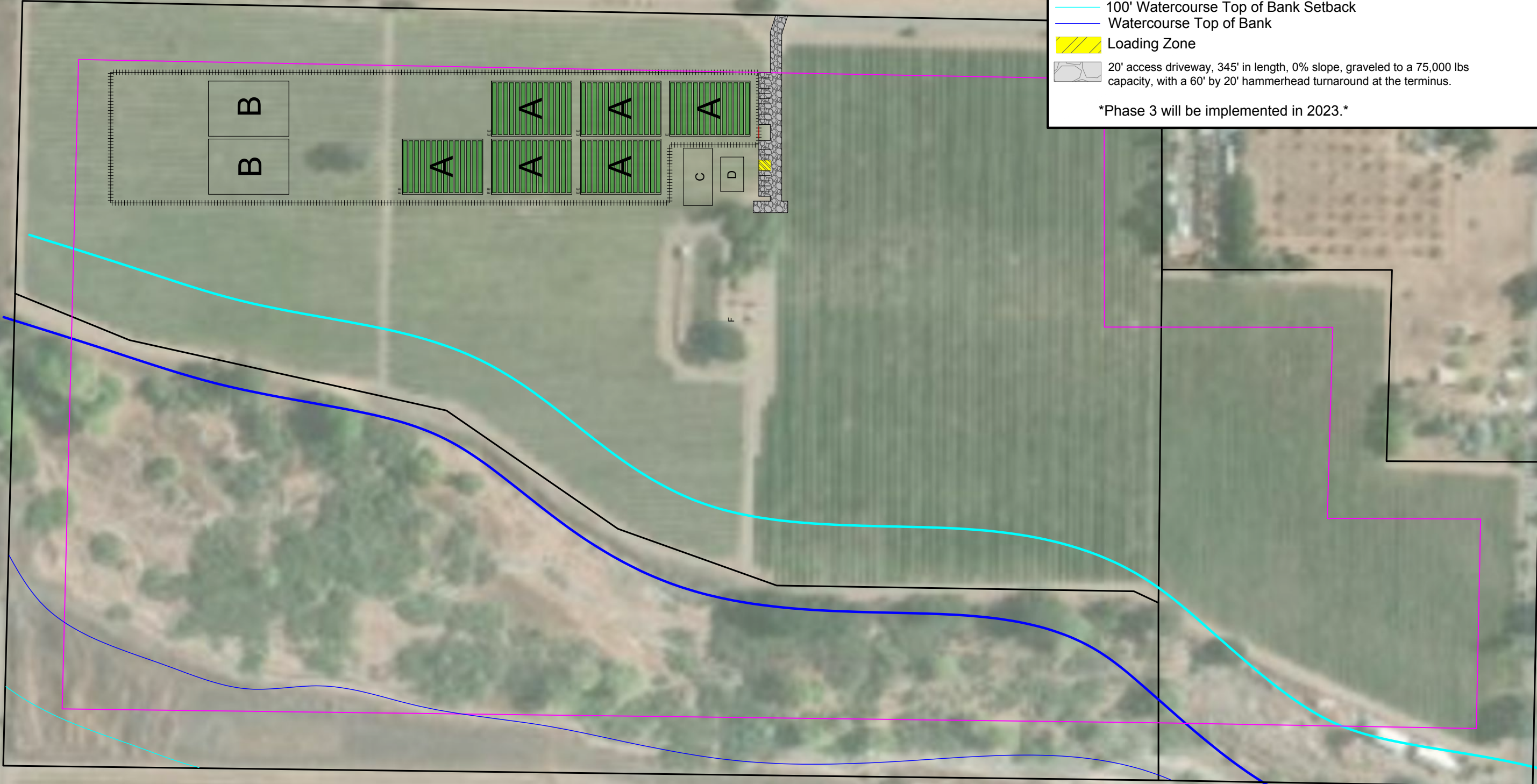
Scale
100 ft.

09/28/20

Existing and Proposed Conditions (Phase 2)

Sheet 2 of 9

- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
 - B: 96' x 140' Immature Plant Greenhouse
 - C: 50' x 100' Processing Facility
 - D: 40' x 60' Drying Building
 - E: (4) 2,500 Gallon Water Tanks
 - F: Existing Well Location
 - 100' Property Line Setback
 - Property Line
 - ++++ Fence
 - 100' Watercourse Top of Bank Setback
 - Watercourse Top of Bank
 - ▨ Loading Zone
 - ▨ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.
- *Phase 3 will be implemented in 2023.*




Scale
100 ft.


09/28/20

Existing and
Proposed
Conditions
(Phase 3)

A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
 B: 96' x 140' Immature Plant Greenhouse
 C: 50' x 100' Processing Facility
 D: 40' x 60' Drying Building
 E: (4) 2,500 Gallon Water Tanks
 F: Existing Well Location

— 100' Property Line Setback
 — Property Line
 +++++ Fence
 — 100' Watercourse Top of Bank Setback
 — Watercourse Top of Bank

 Loading Zone

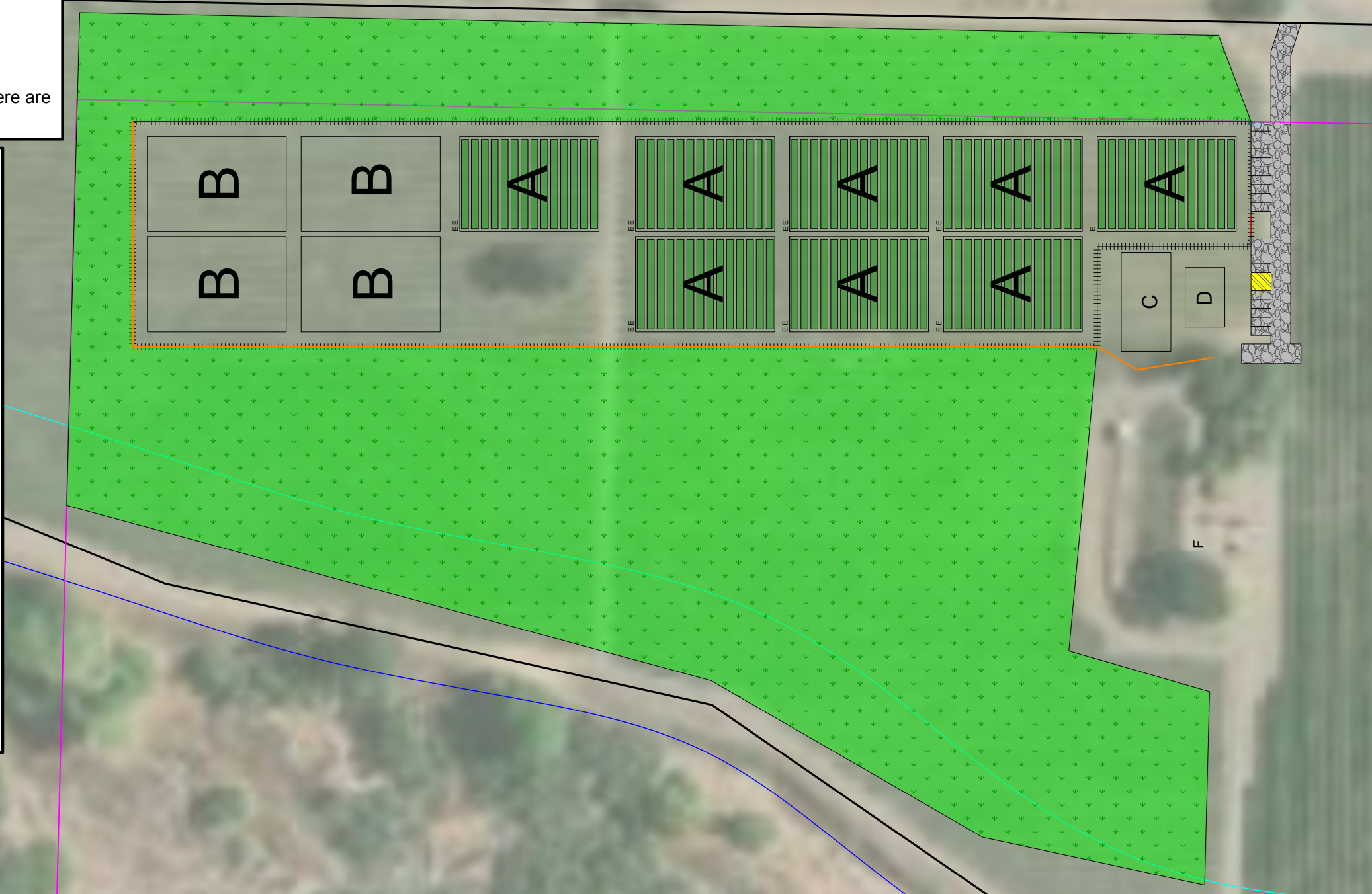
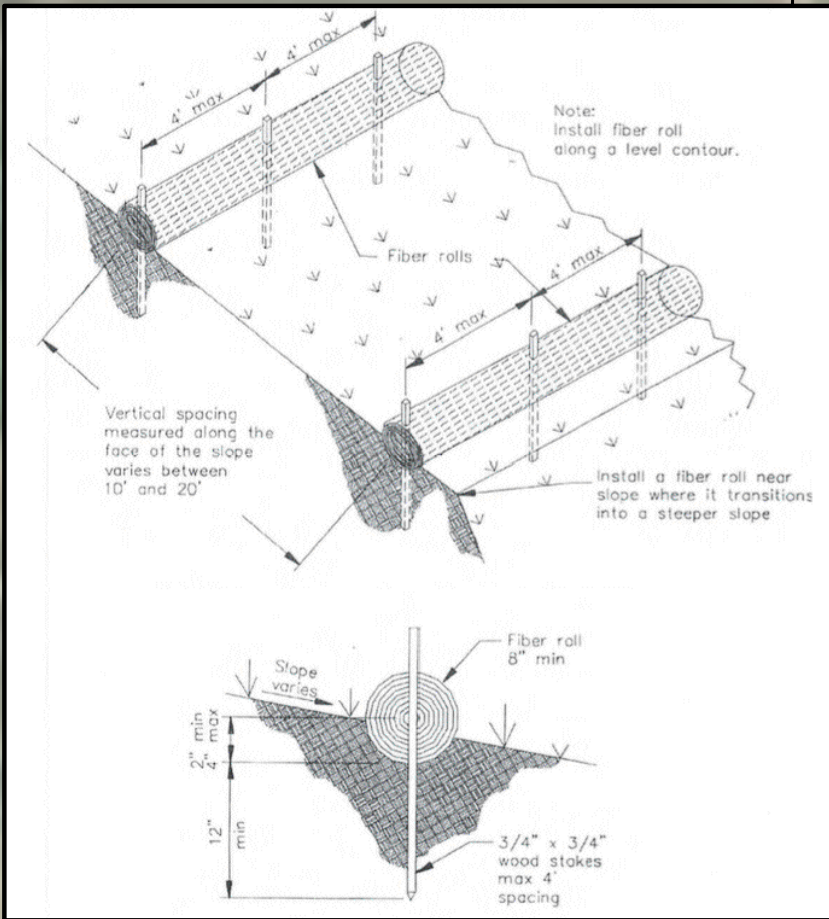
 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.

Phase 4 will be implemented in 2024.



- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
- B: 96' x 140' Immature Plant Greenhouse
- C: 50' x 100' Processing Facility
- D: 40' x 60' Drying Building
- E: (4) 2,500 Gallon Water Tanks
- F: Existing Well Location
- 100' Property Line Setback
- Property Line
- ++++ Fence
- 100' Watercourse Top of Bank Setback
- Watercourse Top of Bank
- ▨ Loading Zone
- ▭ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.
- Straw Wattle Location
- ▨ Existing Natural Vegetation Buffer

With the cultivation and surrounding area being completely flat there are no anticipated drainage patterns

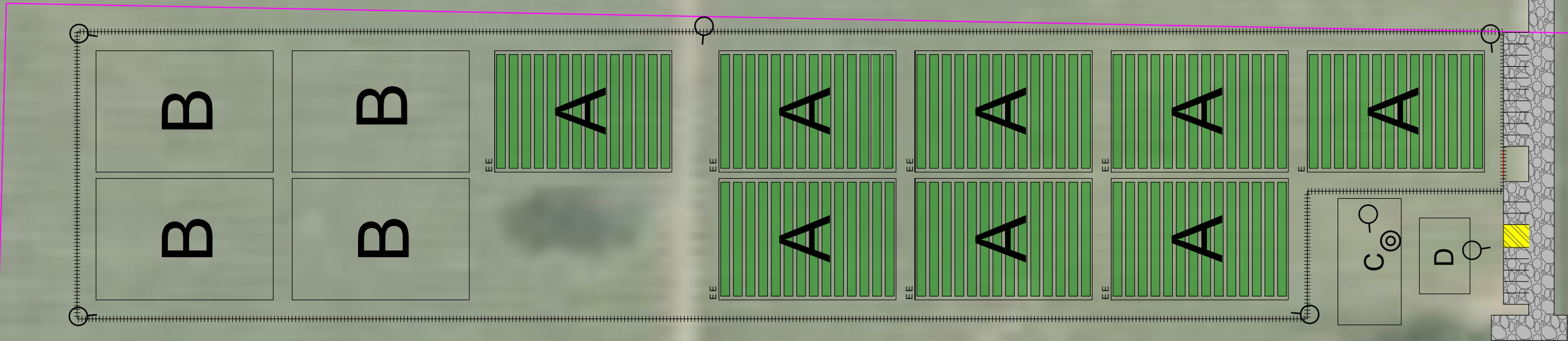


North Coast Select
1330, 1496, and 1500 Bell Hill Rd., Kelseyville, CA 95451
APNs: 007-010-24, 017-002-02, and 017-002-01

Scale
100 ft.

09/28/20
Sediment and Erosion Control Plan

- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
- B: 96' x 140' Immature Plant Greenhouse
- C: 50' x 100' Processing Facility
- D: 40' x 60' Drying Building
- E: (4) 2,500 Gallon Water Tanks
- F: Existing Well Location
- 100' Property Line Setback
- Property Line
- ++++ Fence
- 100' Watercourse Top of Bank Setback
- Watercourse Top of Bank
- ▨ Loading Zone
- ▭ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.
- Security camera location with field of view direction
- ⊙ Security equipment location



North Coast Select
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Scale

50 ft.

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Security Plan

Sheet 6 of 9

- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
- B: 96' x 140' Immature Plant Greenhouse
- C: 50' x 100' Processing Facility
- D: 40' x 60' Drying Building
- E: (4) 2,500 Gallon Water Tanks
- F: Existing Well Location

— 100' Property Line Setback

— Property Line

+++++ Fence

— 100' Watercourse Top of Bank Setback

— Watercourse Top of Bank

▨ Loading Zone

▨ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.

All areas of this project have been previously disturbed by agricultural activities. All cultivation and access areas are completely flat and will only require grading to remove vineyards from the ground. Please refer the Management Plan for all BMPs and Grading/Erosion Control Measures. Total grading to remove vineyards is estimated to be up to 50 cubic yards total for the project.



North Coast Select
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Scale

50 ft.

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Grading and
 Erosion
 Control Plan

Sheet 7 of 9

- A: 96' x 140' Mixed Light Greenhouse (8,820 Sq. Ft. of Canopy Each)
- B: 96' x 140' Immature Plant Greenhouse
- C: 50' x 100' Processing Facility
- D: 40' x 60' Drying Building
- E: (4) 2,500 Gallon Water Tanks
- F: Existing Well Location

— 100' Property Line Setback

— Property Line

+++++ Fence

— 100' Watercourse Top of Bank Setback

— Watercourse Top of Bank

▨ Loading Zone

▨ 20' access driveway, 345' in length, 0% slope, graveled to a 75,000 lbs capacity, with a 60' by 20' hammerhead turnaround at the terminus.



North Coast Select
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Circulation and Parking Plan

Sheet 8 of 9



North Coast Select
1330 and 1496 Bell Hill Rd., Kelseyville, CA 95451
APNs: 007-010-24 and 017-002-02

40' Contour
Intervals

09/28/20

Topographic
Map

Sheet 9 of 9

