

Property Owner
 Michael Cosenza
 PO Box 402
 Kelseyville, CA 95451

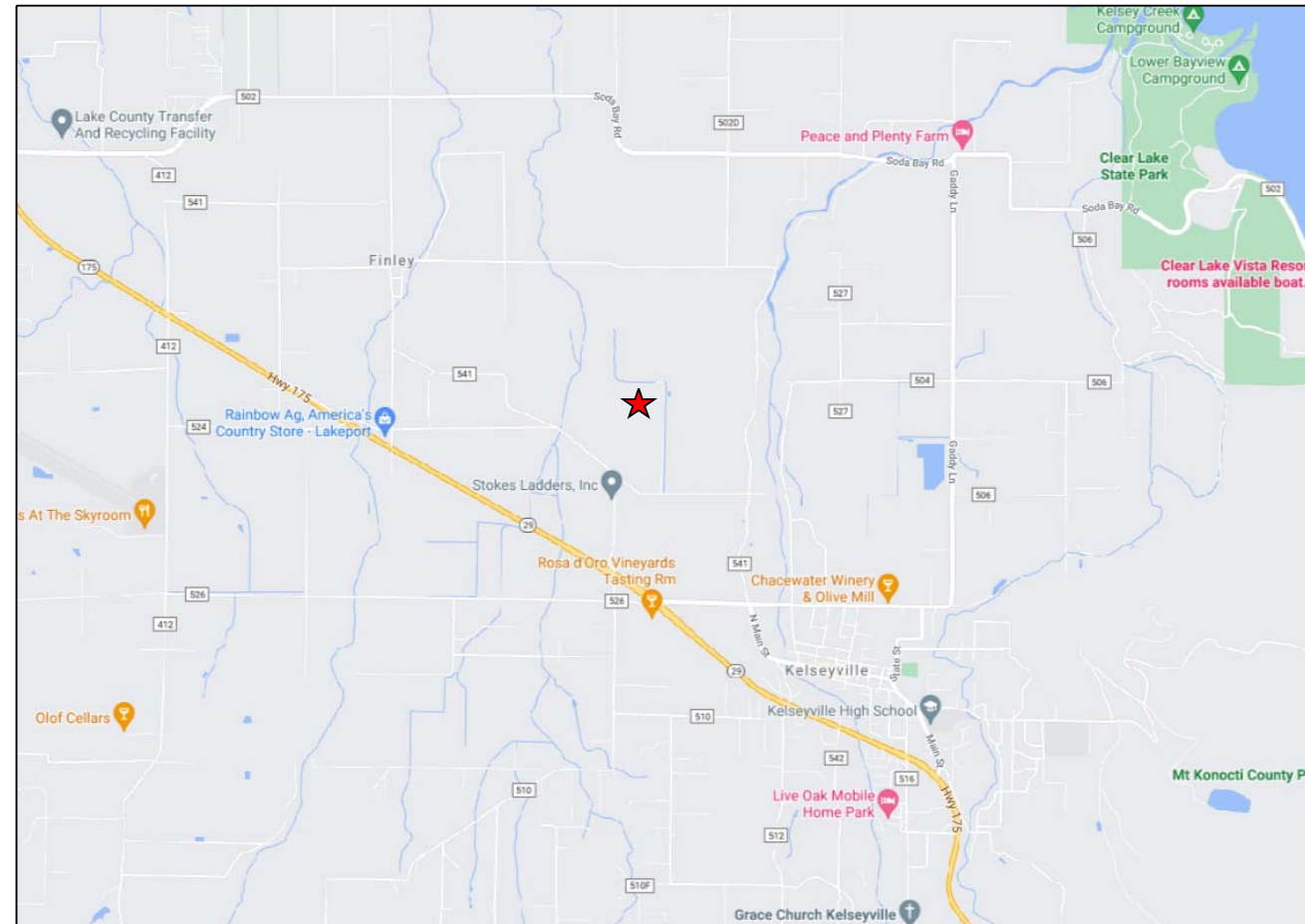
COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION

Site Plan

**3050 BIG VALLEY ROAD
 UNINCORPORATED LAKE COUNTY
 APN 008-037-01 & 008-035-14**

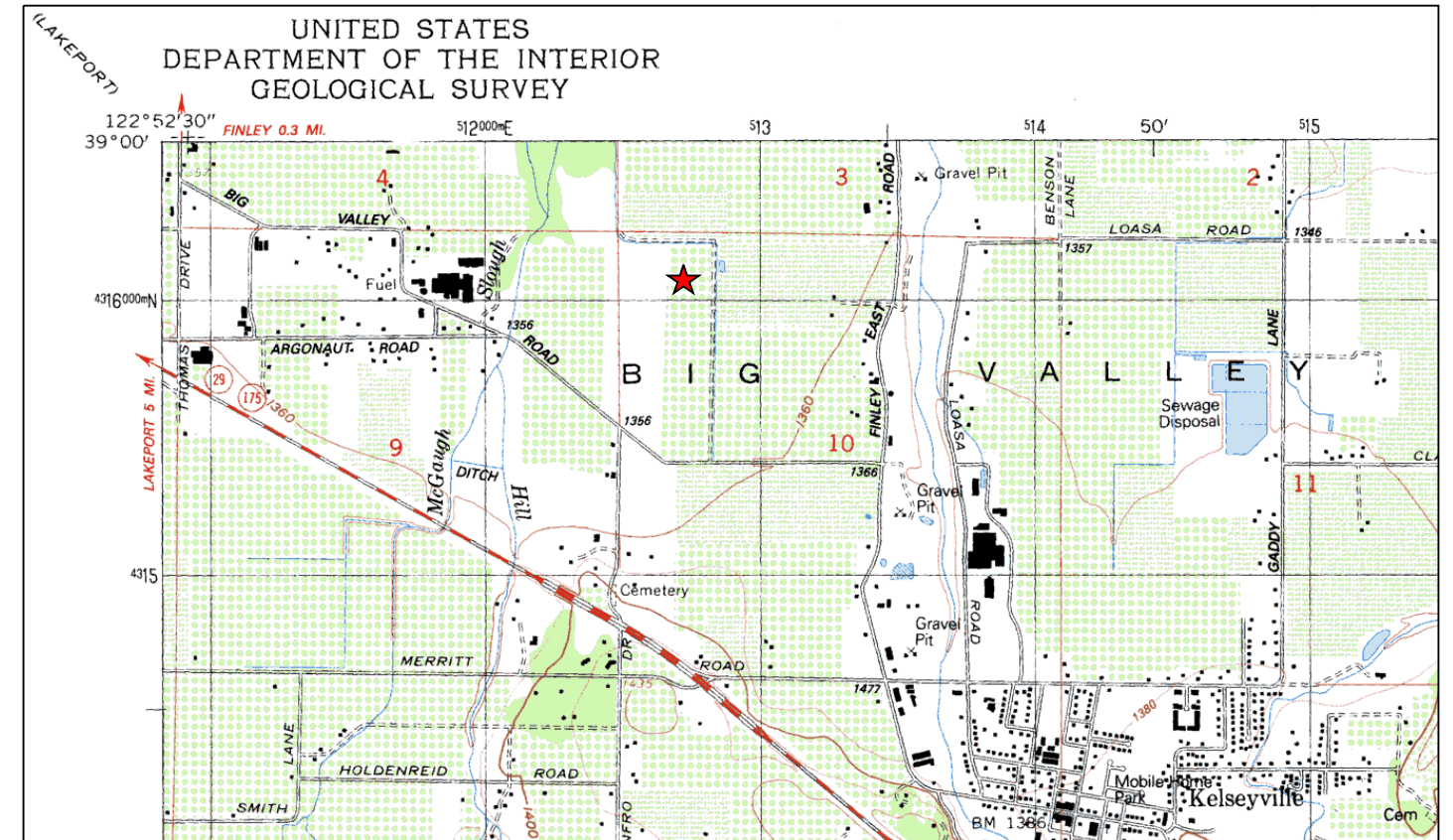
Applicant
 Green Handle Farms, LLC
 Kelseyville, CA 95451

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.

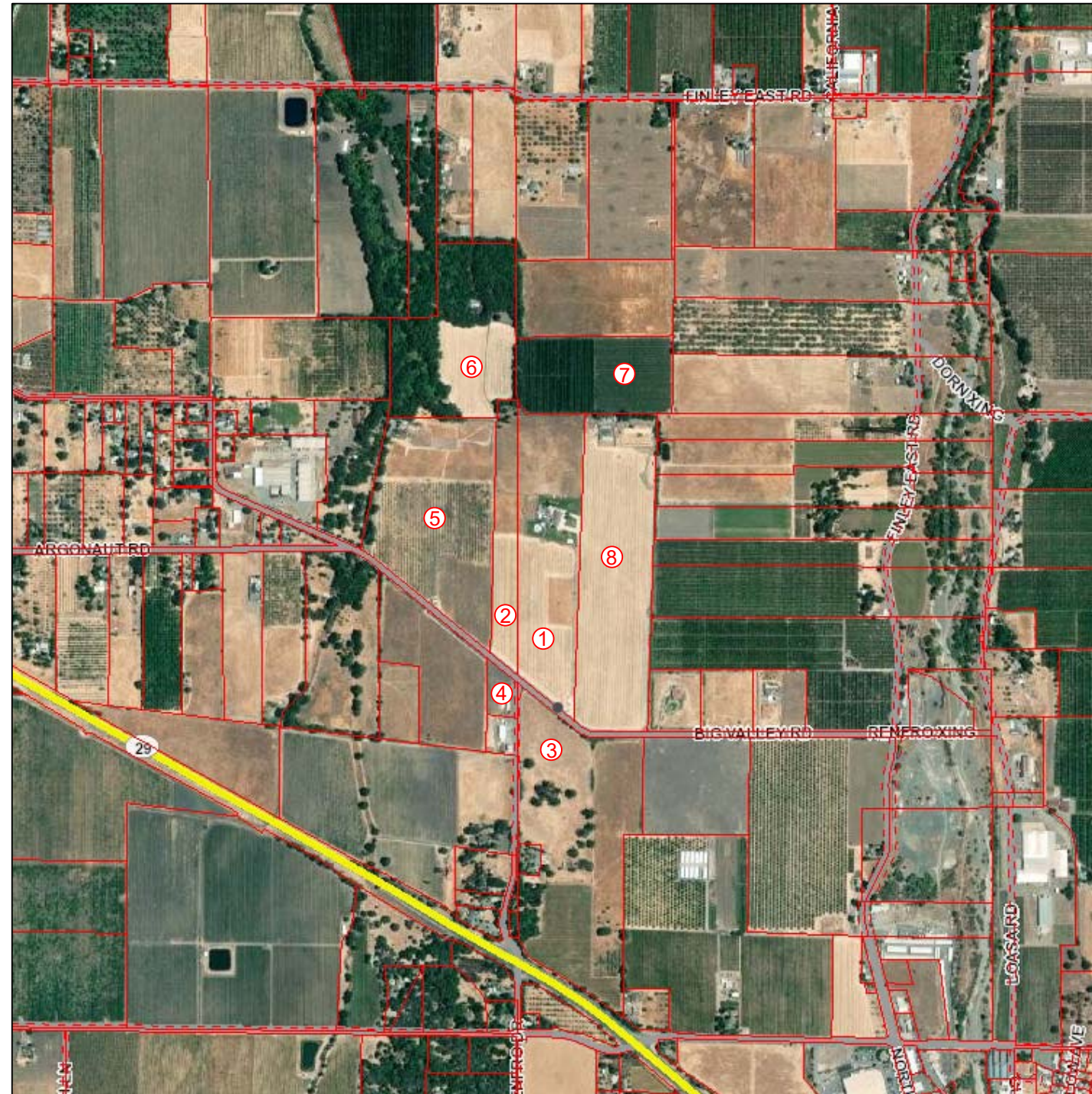
865 Cotting Lane, Ste F, Vacaville, CA 95688

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: BWW		

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Site Plan
 3050 BIG VALLEY ROAD
 UNINCORPORATED LAKE COUNTY
 APN 008-037-01 & 008-035-14

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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

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Project Name: Green Handle Farms, LLC	Date: Oct 2023	Aerial Photo & Surrounding Land Use
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: NA	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 2 of 7
Approved By: BWW		

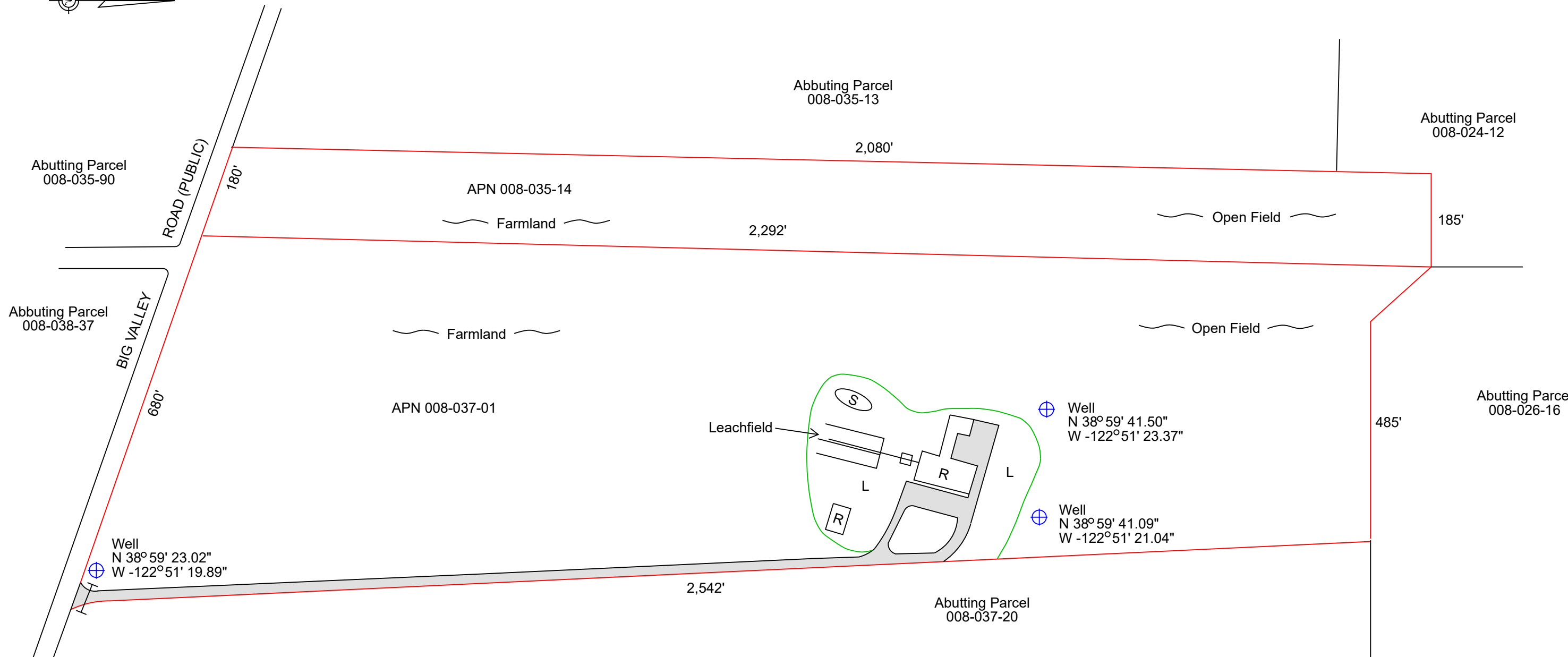
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Legend

- ⊕ 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: BWW		

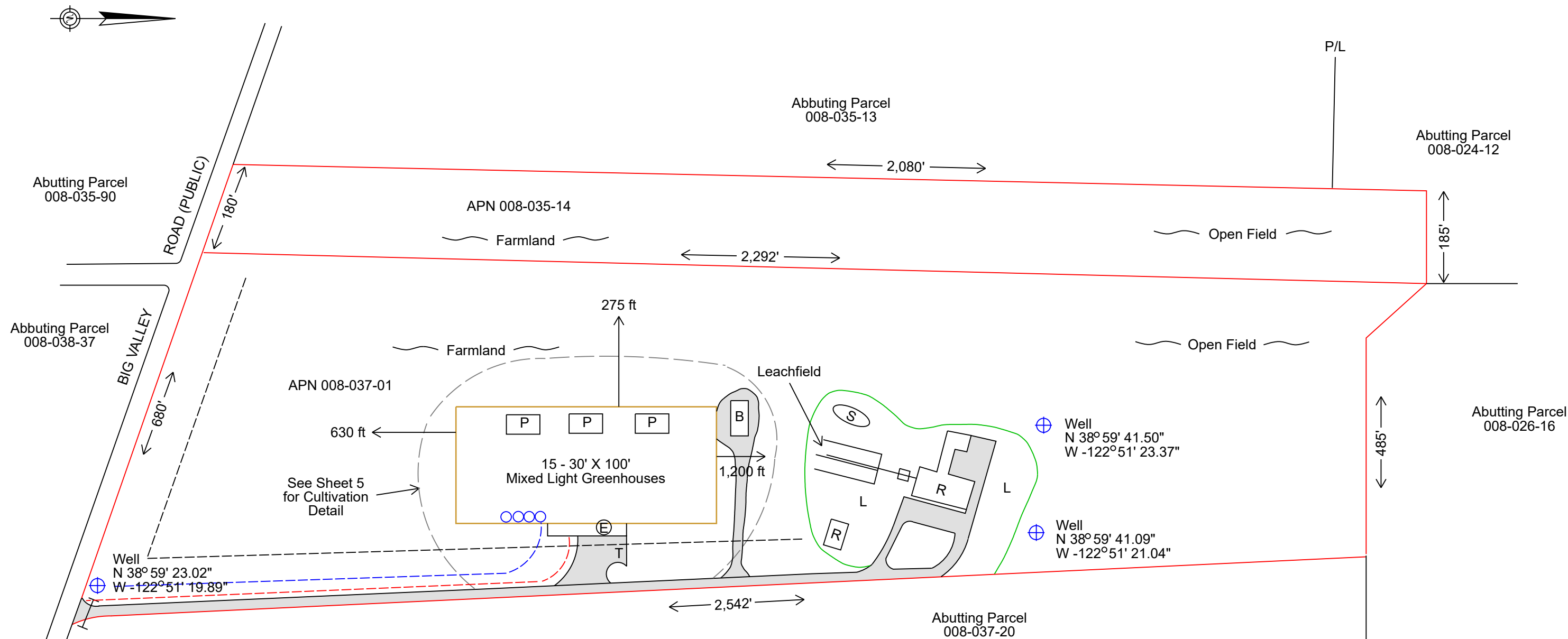
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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION

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
- [R] Residential Structure
- Premises Property Line
- (S) Swimming Pool
- L 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
- [P] 30' x 60' Propagation Greenhouse
- [B] 30' x 60' Pre-engineered Utility Building
- ⊕ Ingress/Egress
- T Vehicle Turnaround
- P/L Property Line

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

Project Name: Green Handle Farms, LLC	Date: Oct 2023	Proposed Premises Plan
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: 1" = 200'	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 4 of 7
Approved By: BWW		

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COMMERCIAL CANNABIS CULTIVATION PERMIT APPLICATION

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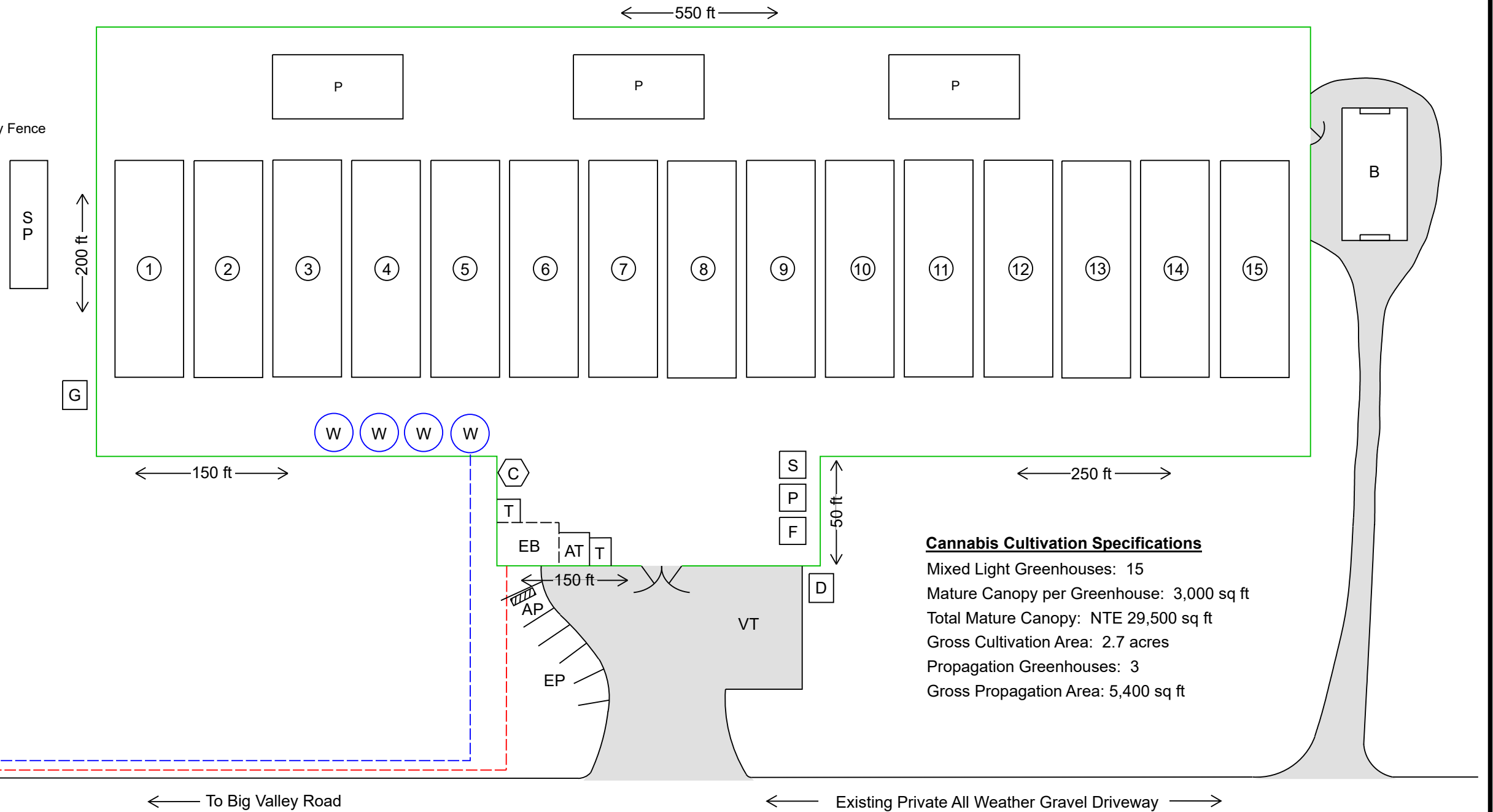
**3050 BIG VALLEY ROAD
 UNINCORPORATED LAKE COUNTY
 APN 008-037-01 & 008-035-14**

Applicant
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 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		

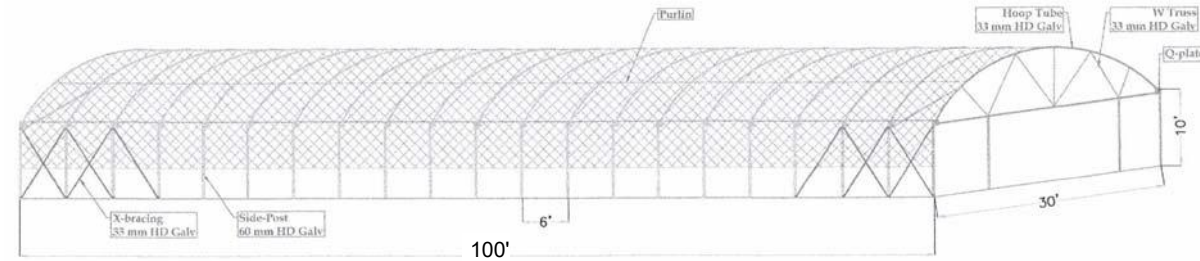
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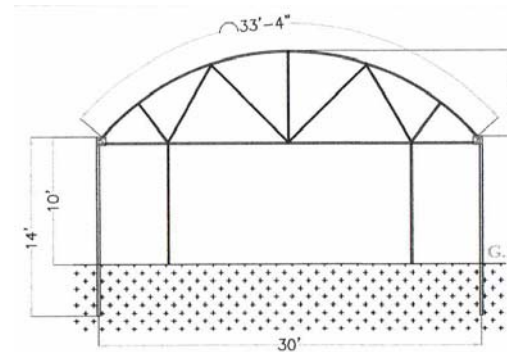
Site Plan

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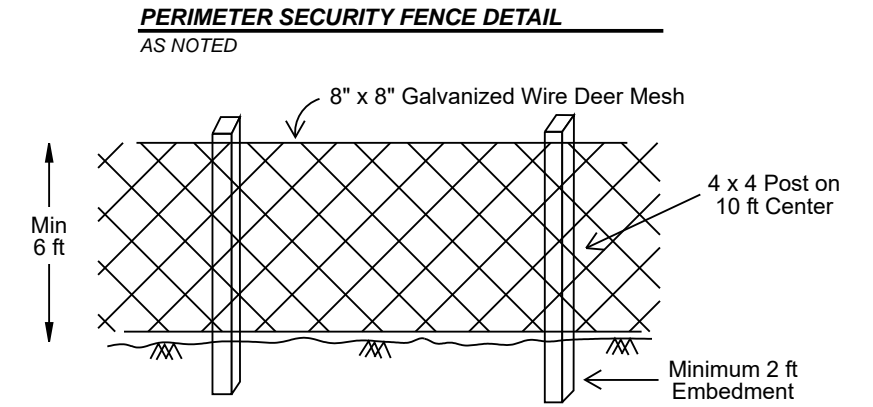
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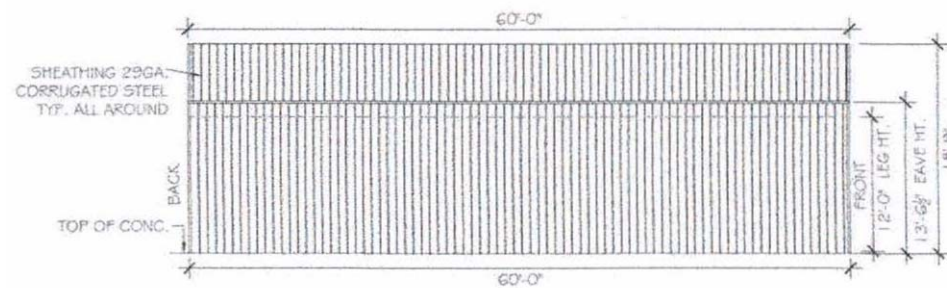
CANNABIS CULTIVATION GREENHOUSE
 AS NOTED



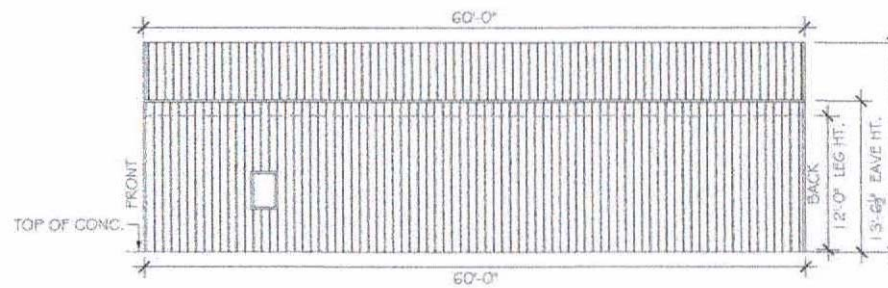
CANNABIS CULTIVATION GREENHOUSE - FRONT VIEW
 AS NOTED



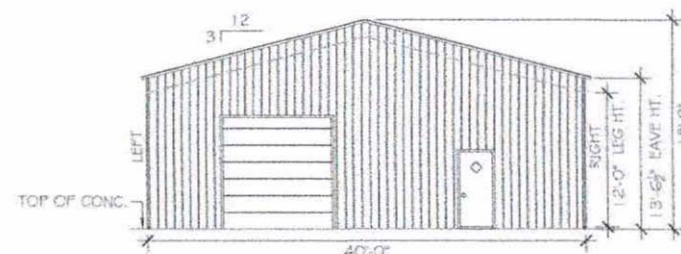
PERIMETER SECURITY FENCE DETAIL
 AS NOTED



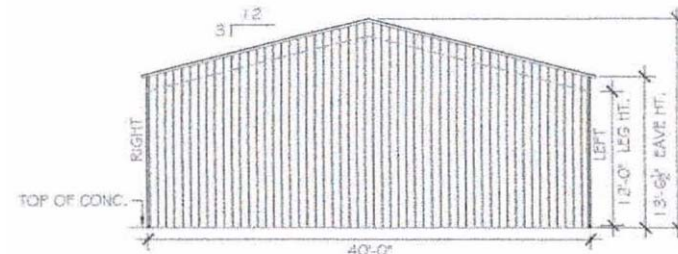
LEFT SIDE WALL ELEVATION
 SCALE: 3/32" = 1'



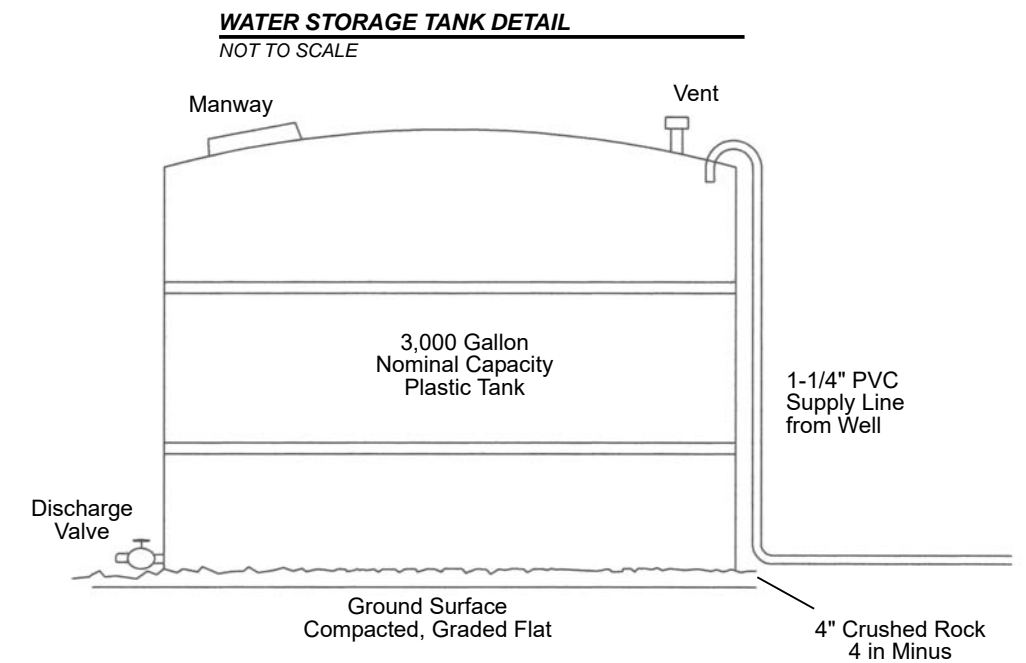
RIGHT SIDE WALL ELEVATION
 SCALE: 3/32" = 1'



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

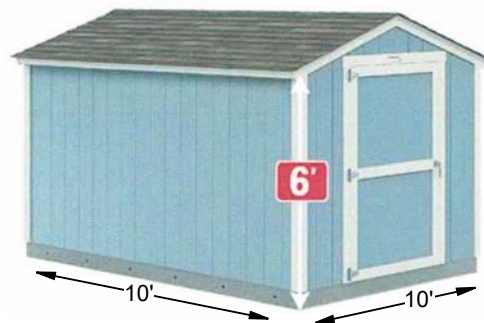


BACK END WALL ELEVATION
 SCALE: 3/32" = 1'



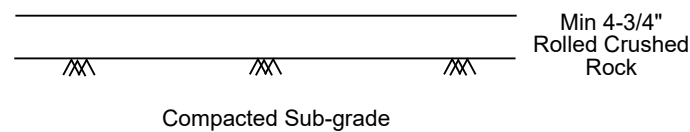
WATER STORAGE TANK DETAIL
 NOT TO SCALE

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	Buildings & Facilities Detail
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: As Noted	
Project No.: 22-05	Drawn By: DLG	SHEET NUMBER 6 of 7
Approved By: BWW		

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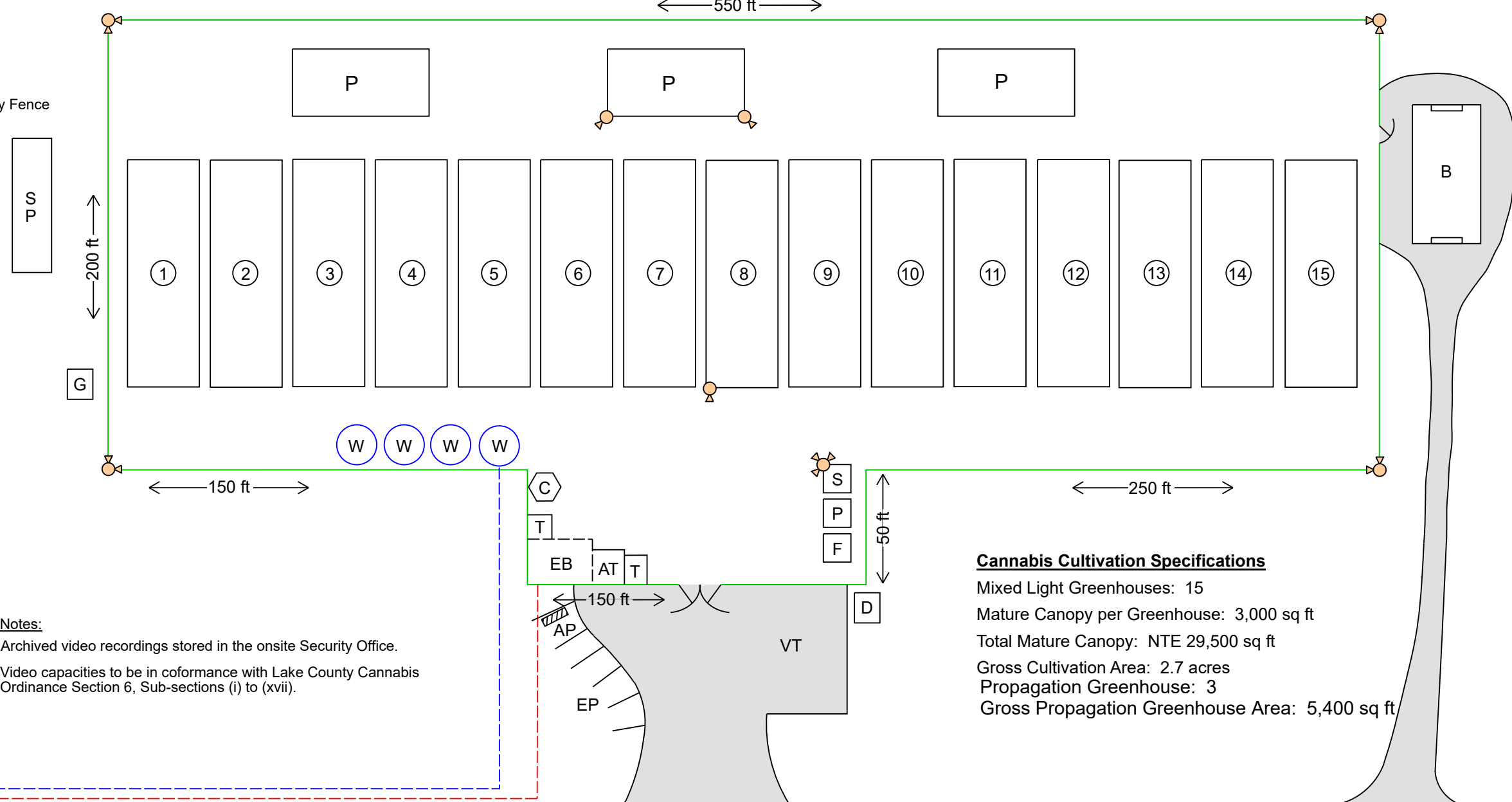
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Legend

- Underground Water Pipeline
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- Cultivation Area Perimeter with 6' Tall Security Fence
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- P 10 ft x 10 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
- Future Solar Array



Cannabis Cultivation Specifications

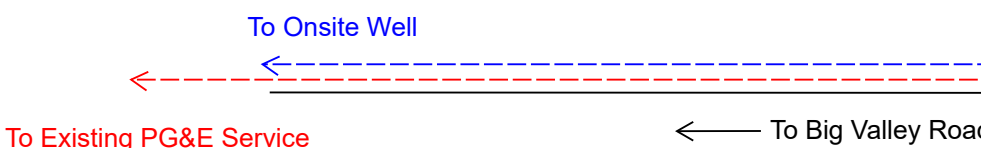
- Mixed Light Greenhouses: 15
- Mature Canopy per Greenhouse: 3,000 sq ft
- Total Mature Canopy: NTE 29,500 sq ft
- Gross Cultivation Area: 2.7 acres
- Propagation Greenhouse: 3
- Gross Propagation Greenhouse Area: 5,400 sq ft

Legend

- Single, Double or Triple Motion
- Activated Downward Oriented Security Lights with Low Intensity Recording Video Camera, 8 in Total

Notes:

Archived video recordings stored in the onsite Security Office.
 Video capacities to be in coformance with Lake County Cannabis Ordinance Section 6, Sub-sections (i) to (xvii).



CONFIDENTIAL
 This "Security & Lighting Plan" describes measures proposed to protect cannabis from theft and vandalism.
 Do Not Duplicate

West & Associates Engineers, Inc. 865 Cotting Lane, Ste F, Vacaville, CA 95688		
Project Name: Green Handle Farms, LLC	Date: Oct 2023	Proposed Security & Lighting Plan
Location: 3050 Big Valley Road, Unincorporated Lake County	Scale: 1" = 65'	
Project No.: 22-05	By: DLG	SHEET NUMBER 7 of 7
Approved By: BWW		