

# COVER SHEET-Seigler Springs Grading Plan

11605 & 11625 Seigler Springs North Road, Middletown CA  
 APN: 115-007-(03 & 06)

### PROPERTY DATA

A.P.N.	115-007-03	115-007-06
AREA OF PROPERTY	42.47 ACRES	42.08 ACRES
ZONING	TPZ	TPZ

### PROPERTY OWNER

SEIGLER SPRINGS HOLDING LLC  
 637 LINDARO STREET, SUITE 201  
 SAN RAFAEL, CA 94901

BRIAN D. PENSACK, MGR  
 (415) 317-2345  
 homehelpforyou@gmail.com

### APPLICANT

FOREST NIKOLA ELIE  
 PO BOX 292  
 REDWOOD VALLE, CA 95470  
 (707) 263-0461

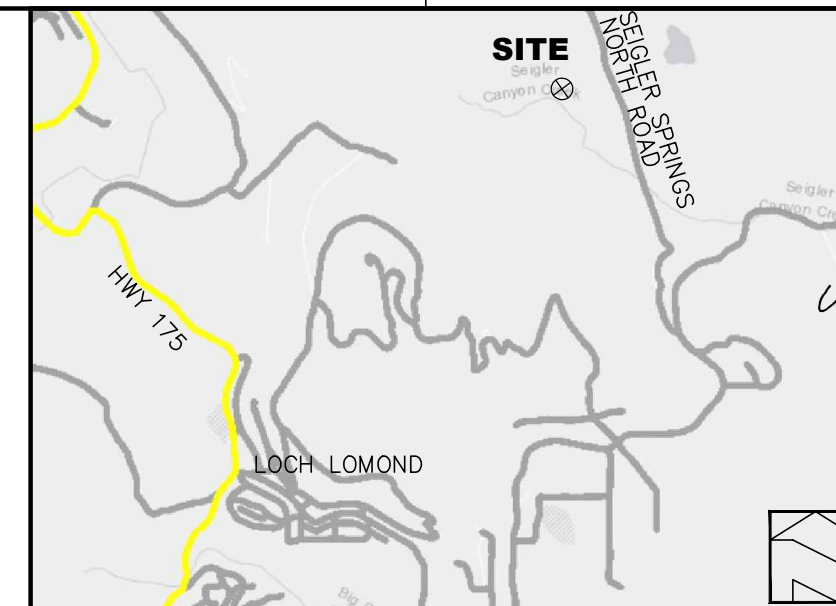
Forest.CowboyBrand@gmail.com

### QUANTITIES TABLE

	CUT	FILL	NET
CLEARING AREA	0 CY	317 CY*	317 CY FILL
EMPLOYEE PARKING	150 CY	50 CY	100 CY CUT
CARGO CONTAINERS	107 CY	30 CY	77 CY CUT
WATER TANKS	60 CY	0 CY	60 CY CUT
TOTAL	317 CY	397 CY	0 CY

\*FILL TO BE DISKED INTO CULTIVATION "CLEARING AREA", MAX 9" DEPTH

TOTAL DISTURBED AREA: 5.24 ACRES



LOCATION MAP

### LEGEND

---	PROPERTY LINE
- - - - -	SETBACK LINE
- . . . - . . . -	CREEK/DRAINAGE COURSE
---	IRRIGATION LINE (E)
(W)	IRRIGATION WELL
--- E ---	TRANSMISSION TOWER

### STORMWATER BMPS LEGEND\*

FR	FIBER ROLLS (SE-5)	(CHEM)	CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
[Pattern]	SURFACE STABILIZATION (EC-2,6,7,8,15,16)	(SWALE)	SWALE MGT (EC-9, SE-6,8,9)
SF	SILT FENCE (SE-1)	(WASTE)	WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
(ROAD)	ROAD/PARKING LOT MGT (SC-40,43,44)	(SED)	SEDIMENT TRAP/BASEIN (SE-2,3)
(PILE)	STOCK PILE MGT (WE-1, WM-1,3)	(Water Quality)	WATER QUALITY MONITORING LOCATION

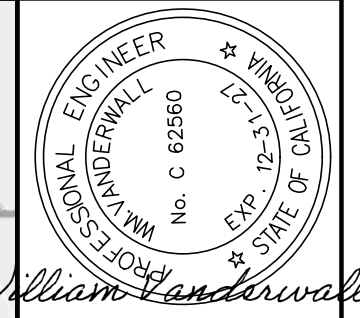
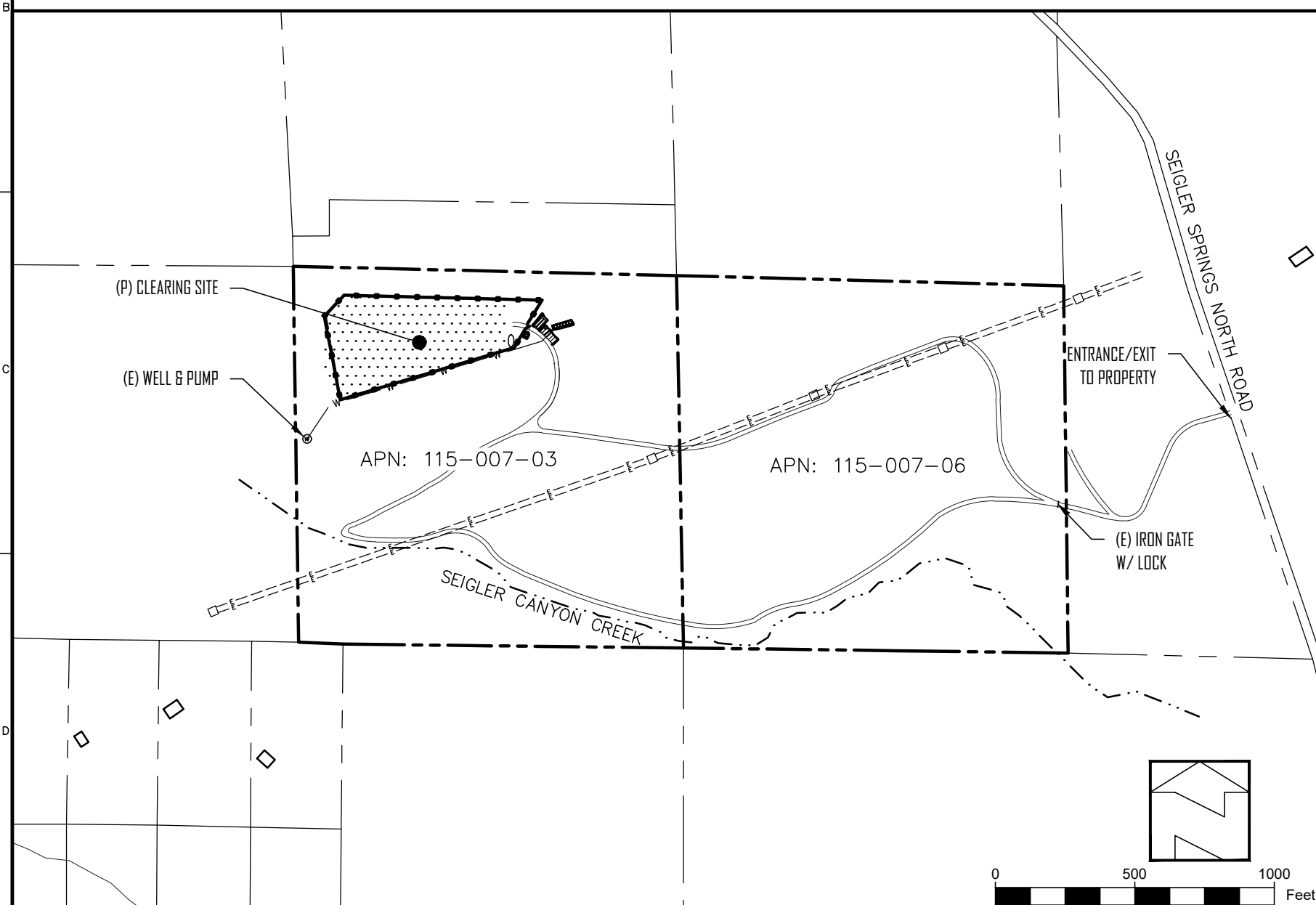
\* ALL STORMWATER BMPS SHALL BE INSTALLED AND MAINTAINED AS PER CALIFORNIA STORMWATER BMP HANDBOOK.

### SITE PLAN INDEX

SHEET 1	COVER SHEET
SHEET 2	NOTES
SHEET 3	CLEARING AREA
SHEET 5	DETAILS

NOTE:

1.) THIS IS NOT A RECORD OF SURVEY. THE BOUNDARY SHOWN IS APPROXIMATE AND BASED OFF OF ASSESSOR'S PARCEL MAPS. NO SURVEY MONUMENTS ARE FOUND NOR SHOWN.



William Vanderwall  
 SUBMITTED TO:  
 LAKE COUNTY COMMUNITY DEVELOPMENT DEPT.  
 COUNTY OF LAKE LAKEPORT, CA

PO BOX 431  
 KELSEYVILLE, CA 95451  
 707-279-4887

**VanDerWall Engineering, Inc.**

**Cover Sheet**  
**Seigler Springs Grading Plan**  
 APN: 115-007-03 & 06  
 11615 & 11625 SEIGLER SPRINGS N. RD  
 KELSEYVILLE CALIFORNIA

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	APRIL 2026
PROJ	20-70
DWG	
SHEET	1

**SCOPE OF WORK**

THESE PLANS CONSIST OF EROSION AND SEDIMENTATION CONTROL AND CLEARING AND GRUBBING FOR A FUTURE CULTIVATION SITE.

**NOTES**

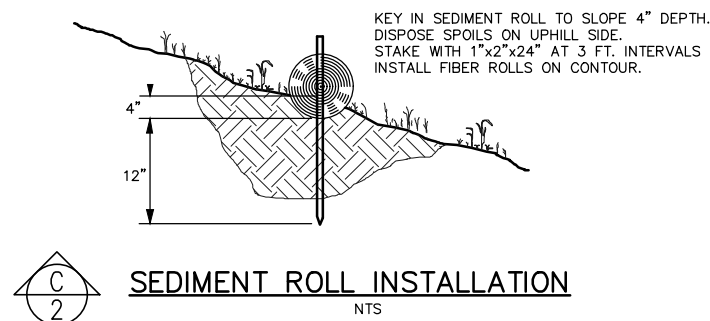
1. NO WORK SHALL BE PERFORMED OR AFFECT THE COUNTY ROAD RIGHT-OF-WAY,
2. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL CONFORM WITH ZONING CODES, BUILDING CODES, AND ALL OTHER REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE.
3. THE CONTRACTOR SHALL GIVE THE COUNTY OF LAKE BUILDING DEPARTMENT 72 HOURS NOTICE BEFORE STARTING WORK. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED.
4. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY, 7:00 AM TO 6:00 PM.
6. ANY DISCREPANCY DISCOVERED BY THE CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY THE CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD, THE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT (CDD), OR THE OWNER IMMEDIATELY UPON DISCOVERY. NOTIFICATION SHALL BE IN WRITING.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK IN ANY AREA VISIBLE TO THE PUBLIC.

**GRADING NOTES**

1. CONTRACTOR SHALL COMPLY WITH ANY AND ALL GRADING PERMIT REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE CDD.
2. AS A MINIMUM ALL GRADED AREAS SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM APRIL 15TH TO OCTOBER 15TH OR AS OTHERWISE APPROVED BY THE LAKE COUNTY CDD. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED WITHIN THE LIMITS OF ACTUAL EARTHWORK.

ITEM	POUNDS PER ACRE
"BLANDO BROME".....	30
ANNUAL RYE GRASS.....	20
FERTILIZER ( 16-20-0 & 15% SULPHUR) .....	500
STRAW MULCH.....	2000

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY CDD AND AIR QUALITY MANAGEMENT DISTRICT AS APPLICABLE.
4. THIS PROJECT IS NOT AGRICULTURAL EXEMPT AND WILL REQUIRE A CONSTRUCTION GENERAL PERMIT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THROUGH THE APPROPRIATE REGIONAL WATER QUALITY CONTROL BOARD, OR A WAIVER ISSUED BY THE CALIFORNIA STATE WATER BOARD.



5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT ( U.S.A ) , TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

6. IN THE EVENT CULTURAL RESOURCES ( I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED AT ( 707 ) 263-2221. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATION.

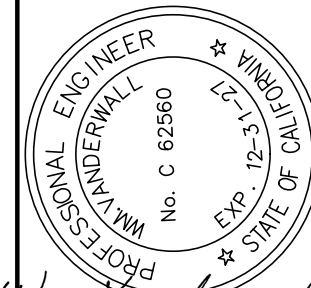
7. ALL DISTURBED AREAS SHALL BE SMOOTHED OVER TO THE NATURAL GROUND ELEVATION WITH TRACKED MACHINERY. THE FINAL SURFACE SHALL BE 'ROUGHENED' WITH TRACKED MACHINERY UP AND DOWN THE SLOPE TO LEAVE A HORIZONTAL DEPRESSIONS IN THE SOIL. DO NOT BACK-BLADE DURING THE FINAL GRADING OPERATION. SEED AND MULCH ROUGHED AREAS AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND GROWTH.

8. INSTALL FIBER ROLL PER DETAIL IN LOCATIONS SHOWN ON SHEET 2. SILT FENCING SHALL REMAIN ON-SITE AND MAINTAINED BY OWNER UNTIL THE GROUND IS STABILIZED WITH GROUND COVER.

**PRESERVATION OF SURVEY MONUMENTS**

1. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST TO RESET ANY SURVEY MONUMENTS DAMAGED BY CONTRACTOR'S PERSONNEL.



*Wm. Vanderwall*

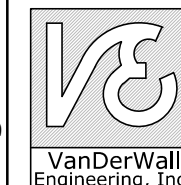
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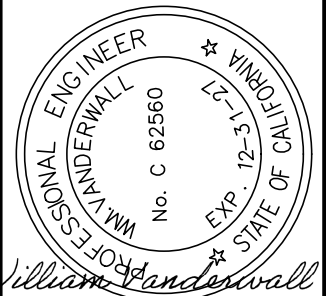
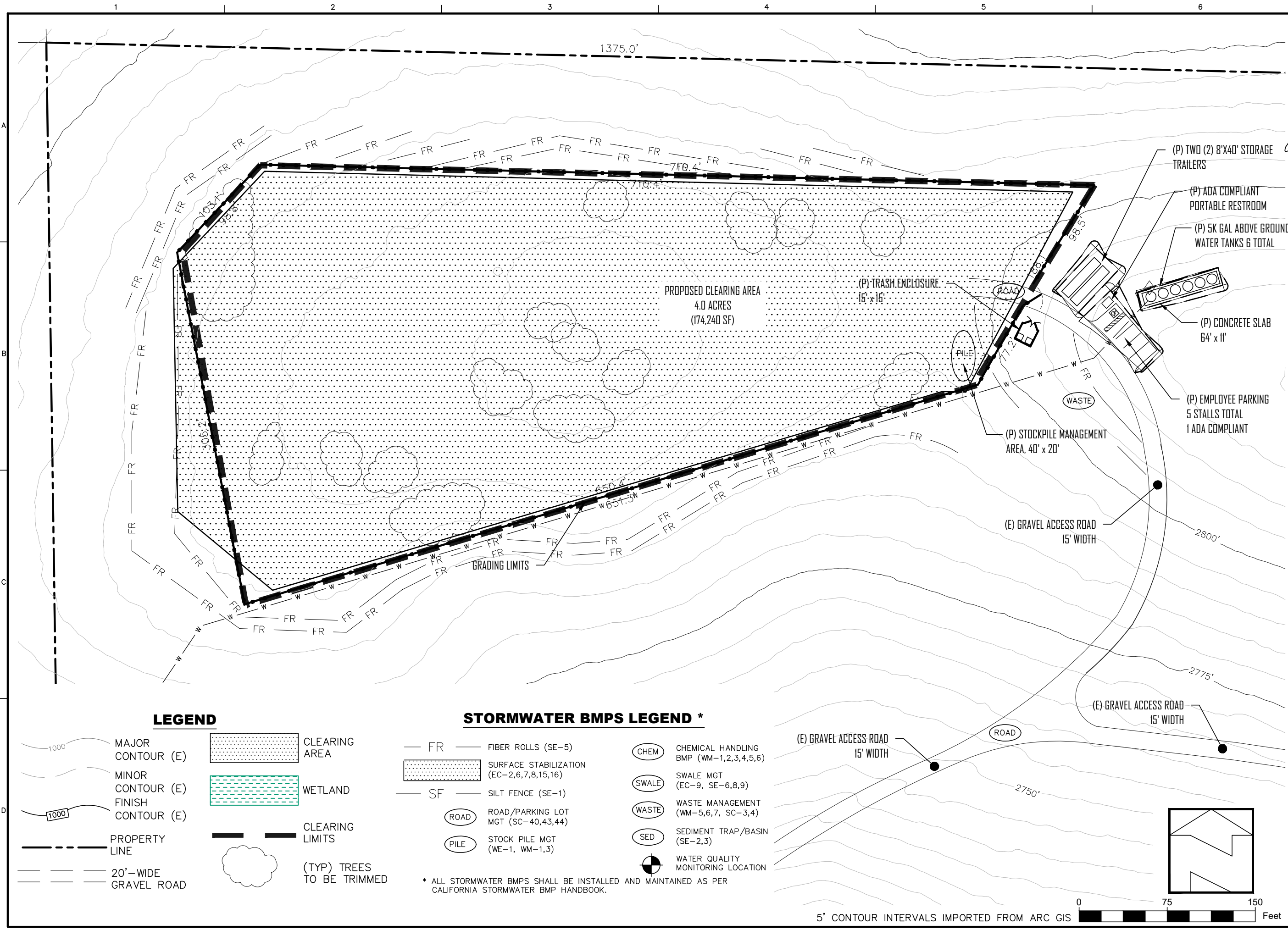
**Notes**

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11615 & 11625 SEIGLER SPRINGS N. RD  
KELSEYVILLE CALIFORNIA

**VanDerWall Engineering, Inc.**



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	0 1"
DATE	APRIL 2026
PROJ	20-70
DWG	
SHEET	2



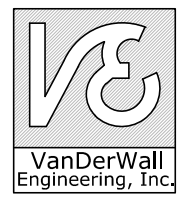
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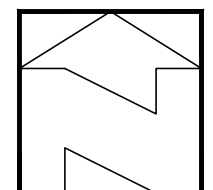
**LEGEND**

- 1000 MAJOR CONTOUR (E)
- MINOR CONTOUR (E)
- 1000 FINISH CONTOUR (E)
- PROPERTY LINE
- 20'-WIDE GRAVEL ROAD
- CLEARING AREA
- WETLAND
- CLEARING LIMITS
- (TYP) TREES TO BE TRIMMED

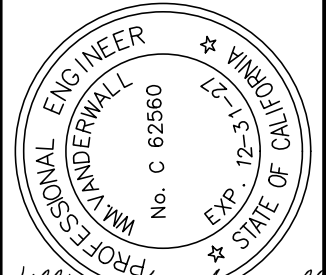
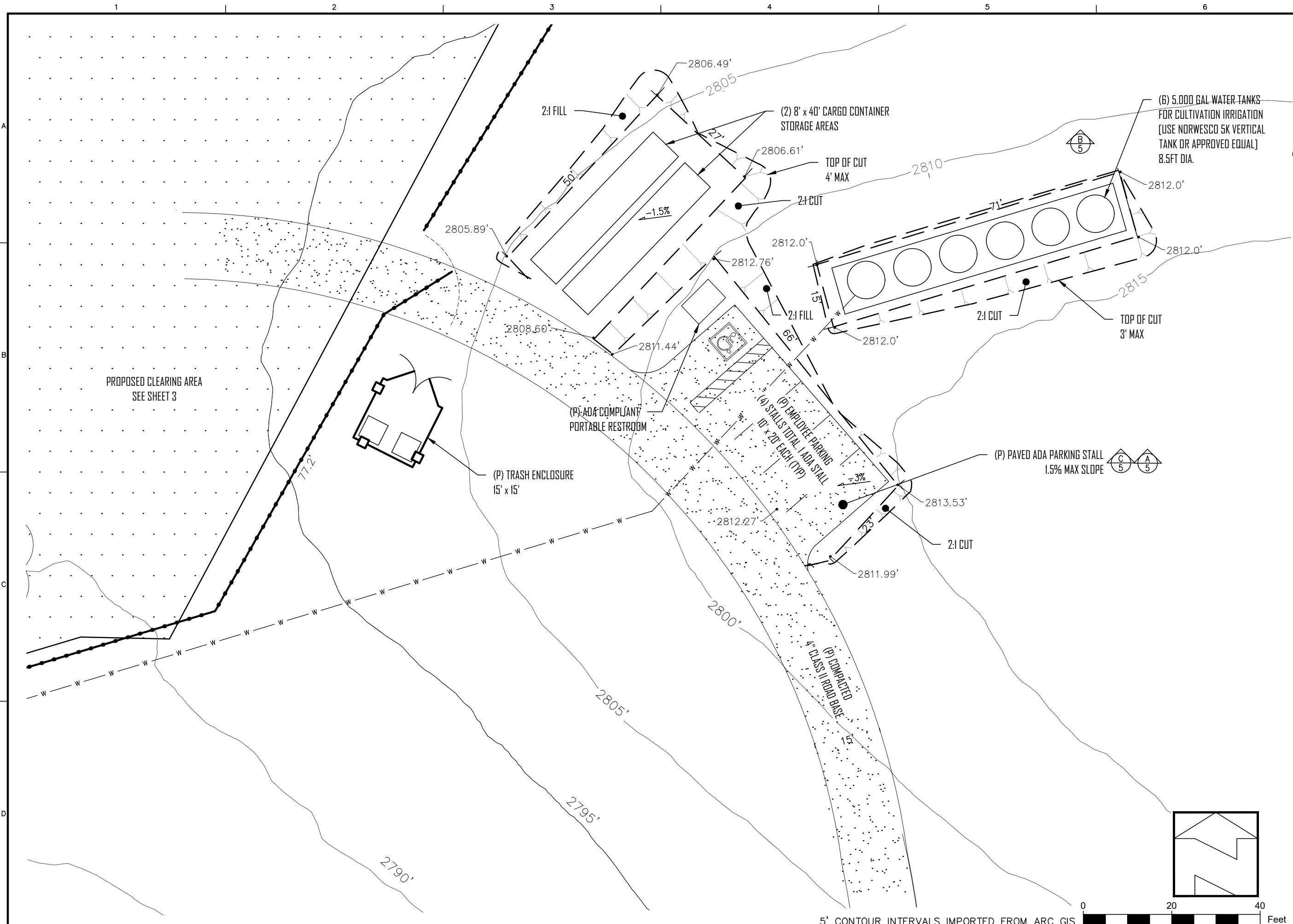
**STORMWATER BMPs LEGEND \***

- FR FIBER ROLLS (SE-5)
- SF SILT FENCE (SE-1)
- ROAD ROAD/PARKING LOT MGT (SC-40,43,44)
- PILE STOCK PILE MGT (WE-1, WM-1,3)
- CHEM CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
- SWALE SWALE MGT (EC-9, SE-6,8,9)
- WASTE WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
- SED SEDIMENT TRAP/BASIN (SE-2,3)
- WATER QUALITY MONITORING LOCATION

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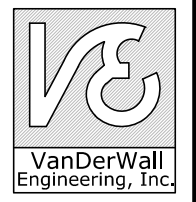
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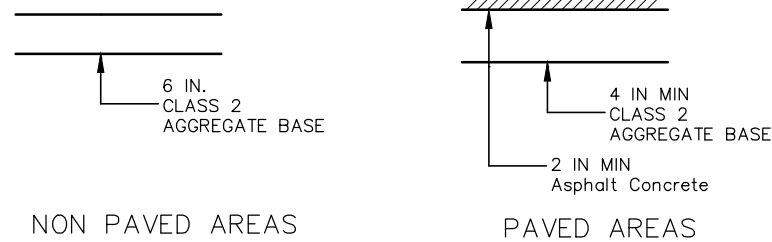
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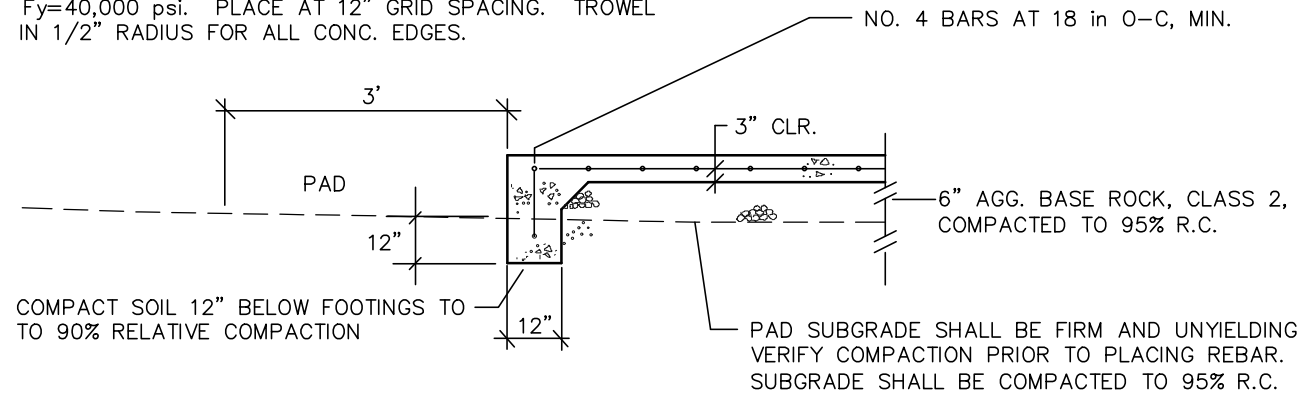
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5' CONTOUR INTERVALS IMPORTED FROM ARC GIS



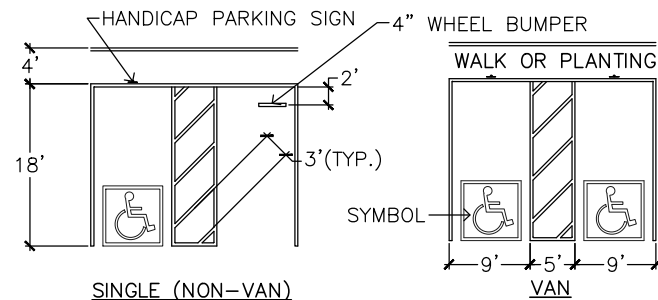
**STRUCTURAL SECTION**  
NTS

CONSTRUCT 6" CONCRETE SLAB W/ 2,500 psi. CONCRETE, FINISH PER ARCH. SPECS. NO. 4 REINFORCEMENT BARS, Fy=40,000 psi. PLACE AT 12" GRID SPACING. TROWEL IN 1/2" RADIUS FOR ALL CONC. EDGES.



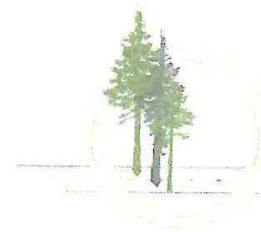
VERIFY SUBGRADE PRIOR TO FORMING AND CONC. POUR.

**EXTERIOR CONCRETE SLAB**  
NTS



- HANDICAPPED SPACE MUST PERMIT USE EITHER OF CAR DOORS.
- BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
- WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
- SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 1/4"/FT. IN ANY DIRECTION.
- RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
- HANDICAPPED SPACE SHALL BE NEAR ACCESSIBLE PRIMARY ENTRANCE OF BLDG.
- WHEN ONLY ONE NON-VAN SPACE IS PROVIDED IT HAS TO BE 14' WIDE, LINED TO PROVIDE 9' PARKING AREA AND 5' LOADING AND UNLOADING AREA.
- WHEN MORE THAN ONE SPACE IS REQUIRED, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
- EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18' LONG.
- HANDICAP PARKING TO BE PAVED WITH EITHER ASPHALT OR CONCRETE

**HANDICAP PARKING**  
NTS



**JACOBSZOOM & ASSOCIATES, INC.**

natural resource planning & management

Erik J. Snow, RPF #3101  
117 Clara Ave.  
Ukiah, CA 95482  
erik@jeforestry.com

July 7, 2021

Brian Pensack  
245 Paula Lane  
Petaluma, CA 94952

Dear Brian,

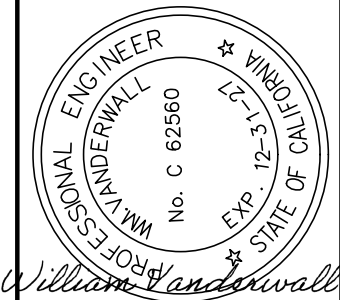
The following table represents the tally of trees over 1 inch in diameter at breast height to be removed from the conversion area on the Siegler Springs Less Than Three Acre Conversion. The table is organized by species and 2" diameter class.

Siegler Spring Conversion: Tree Removal Tally			
Diameter at Breast Height (inches)	Talley By Species		
	Ponderosa Pine	Sugar Pine	Black Oak
2	20		30
4	10	3	11
6	4	1	16
8	5	1	20
10	4		25
12	2		7
14	3		4
16	2		8
18	4		6
20	4		3
22	3		2
24	4		
26	2		
28			1
30			
<b>Total:</b>	<b>67</b>	<b>5</b>	<b>133</b>

Sincerely,

Erik Snow, Registered Professional Forester #3101

117 Clara Ave. Ukiah, California 95482  
707-485-5544 www.jeforestry.com fax: 707-485-5577



William VanderWall

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