



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM LOWER LAKE, CA
 -HEAD WEST ON MAIN ST TOWARD CA-29 S (APPROX. 0.1 MILES)
 -CONTINUE ONTO CA-29 N (APPROX. 14.9 MILES)
 -TURN LEFT ONTO BELL HILL RD (APPROX. 0.8 MILES)
 -TURN LEFT TO STAY ON BELL HILL RD (APPROX. 2.4 MILES)
 -CONTINUE STRAIGHT ONTO BOGGS LN (APPROX. 0.4 MILES)
 -TAKE A RIGHT ONTO PRIVATE DRIVEWAY (APPROX. 489 FEET)
 -DESTINATION WILL BE STRAIGHT AHEAD

OSPREY FARM MAJOR USE PERMIT

APN: 007-021-21 & 007-021-16

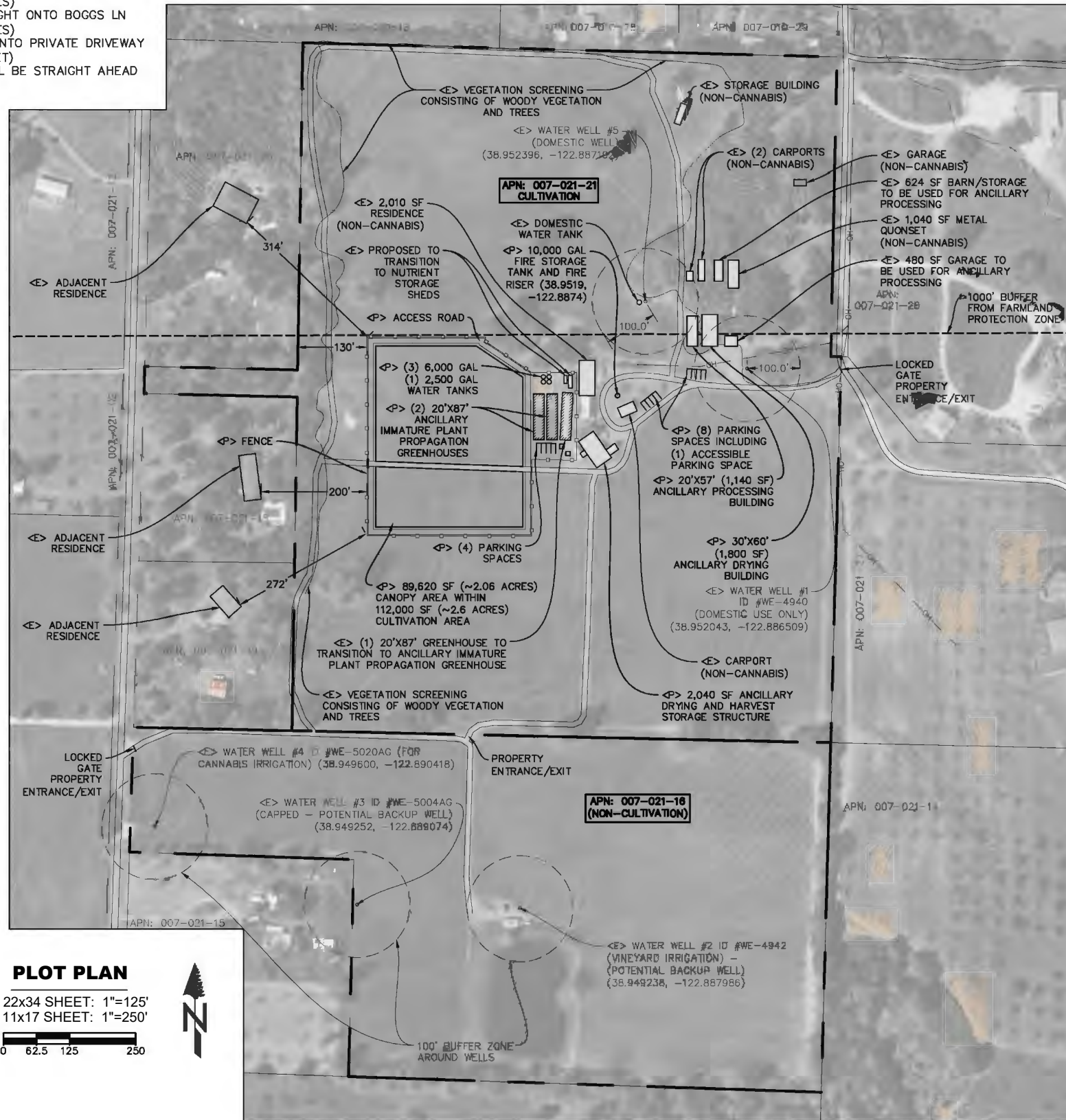
PROJECT DESCRIPTION:

OSPREY FARM IS PROPOSING TO PERMIT COMMERCIAL CANNABIS IN ACCORDANCE WITH THE LAKE COUNTY USE ORDINANCE (ARTICLE 27). THE PROPOSAL IS FOR TWO (2) TYPE 3 OUTDOOR LICENSES AND ONE (1) TYPE 1C OUTDOOR LICENSE, FOR A TOTAL OF UP TO 2.06 ACRES (89,620 SF) OF OUTDOOR CANOPY WITHIN A CULTIVATION AREA OF APPROXIMATELY 2.6 ACRES (112,000 SF), AND A TYPE 13 SELF-DISTRIBUTION LICENSE. THE PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO OUTDOOR CANNABIS CULTIVATION, INCLUDING TEMPORARY HOOP HOUSES, ANCILLARY IMMATURE PLANT PROPAGATION GREENHOUSES, ANCILLARY PROCESSING AND TEMPORARY CANNABIS PROCESSING STRUCTURES, FACILITIES FOR DRYING AND CURING OF HARVESTED CANNABIS, STORAGE SHEDS, AND IRRIGATION INFRASTRUCTURE.

OUTDOOR CULTIVATION CANOPY WILL BE FULL-SUN OUTDOOR OR IF TEMPORARY HOOP HOUSES ARE USED, TEMPORARY AGRICULTURAL EXEMPT HOOP STRUCTURES WILL BE INSTALLED PER THE REQUIREMENTS OF ORDINANCE NO. 3132. TEMPORARY AG-EXEMPT CANNABIS PROCESSING STRUCTURES SUCH AS SHIPPING CONTAINERS WOULD BE INSTALLED PER THE REQUIREMENTS OF ORDINANCE NO. 3135 UNTIL THE 1,140 SF ANCILLARY PROCESSING BUILDING AND 1,800 SF ANCILLARY DRYING BUILDING ARE CONSTRUCTED.

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM LAKE COUNTY 2015 GIS DATA. 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.
6. SINCE EXISTING VINEYARD WILL BE TRANSITIONED INTO CANNABIS CANOPY, NO GRADING IS PROPOSED.



PLOT PLAN
 22x34 SHEET: 1"=125'
 11x17 SHEET: 1"=250'

PROJECT INFORMATION:

APPLICANT:
 ALFRED FONTANA IV
 7255 BOGGS LANE
 KELSEYVILLE, CA 95451

PROPERTY OWNER:
 OSPREY VINEYARDS, LLC
 416 DIXON DRIVE
 LAKEPORT, CA 95453

APPLICANTS AGENT:
 NORTHPOINT CONSULTING GROUP, INC
 1117 SAMOA BLVD.
 ARCATA, CA 95521
 (707) 798-6438

SITE ADDRESS:
 APN: 007-021-21 & 007-021-16
 7255 BOGGS LN & 7314 ADOBE CREEK RD
 KELSEYVILLE, CA 95451

ZONING = A (AGRICULTURAL)
 A-SC (AGRICULTURAL SCENIC COMBINED
 NON-CULTIVATION)

OUTDOOR CANOPY AREA = 89,620 SF

FARMLAND PROTECTION ZONE = NO

WATER = PRIVATE
 SEWER = PRIVATE

PROPERTY SIZE
 APN: 007-021-21 = ±30.61 ACRES
 APN: 007-021-16 = ±15.89 ACRES
 TOTAL ACREAGE = ±46.5 ACRES

GRADING = NONE

SHEET INDEX:

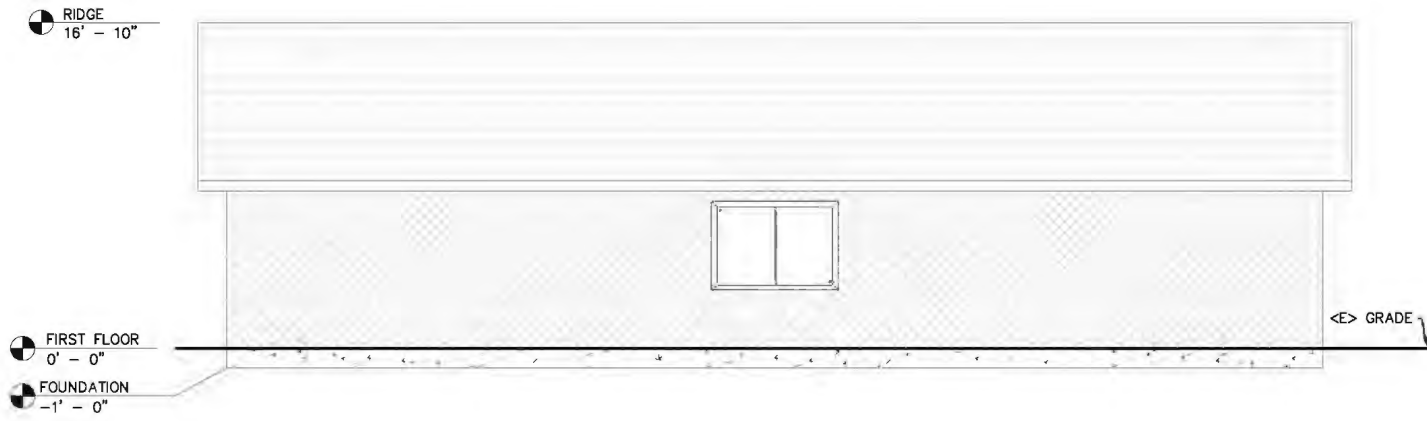
- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - EXISTING AND PROPOSED SITE PLAN
- C2 - SECURITY PLAN
- C3 - BUILDING ELEVATIONS

DATE	
REVISION	

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

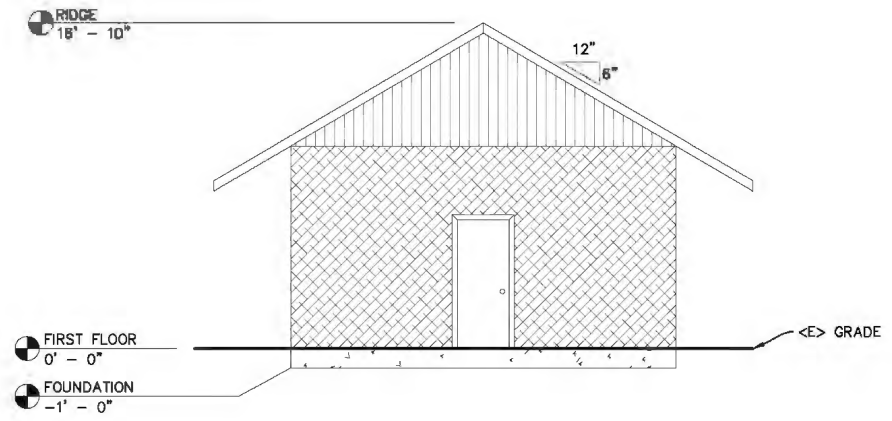
OSPREY FARM MAJOR USE PERMIT
 7255 BOGGS LN KELSEYVILLE, CA 95451
 PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ. MGR.	AD
DRAWN BY:	CJC
DATE:	04/07/25
SCALE:	AS SHOWN
SHEET	C0
	22-040



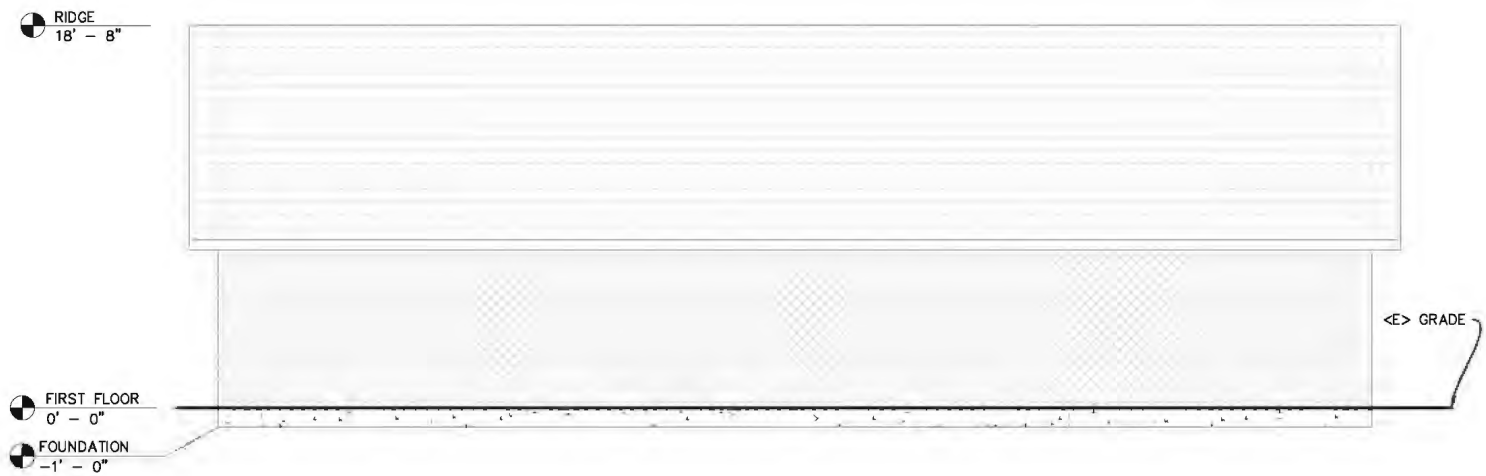
20'x57' ANCILLARY PROCESSING BUILDING - EAST / WEST ELEVATION

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



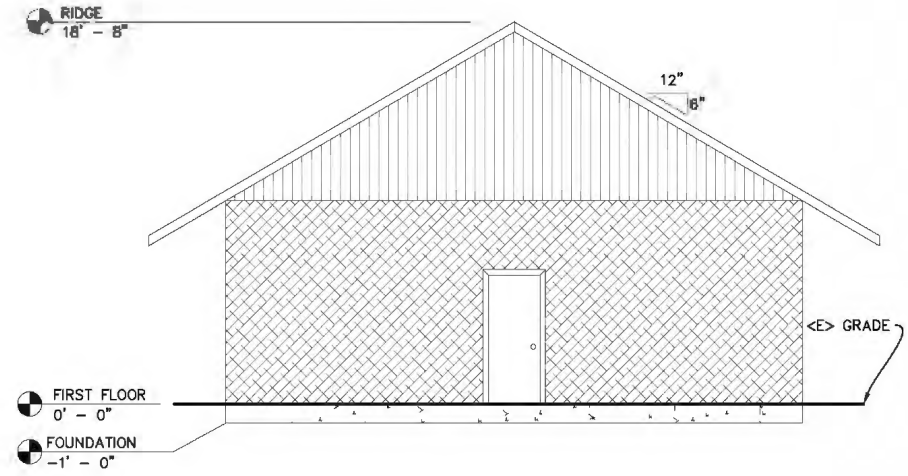
20'x57' ANCILLARY PROCESSING BUILDING NORTH / SOUTH ELEVATION

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



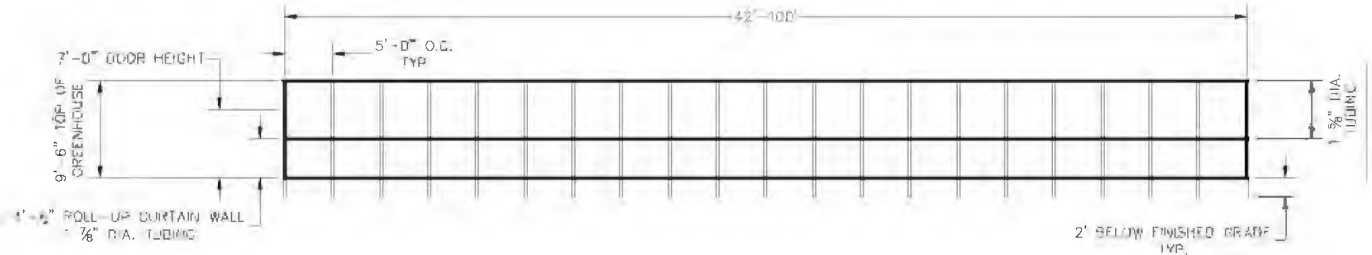
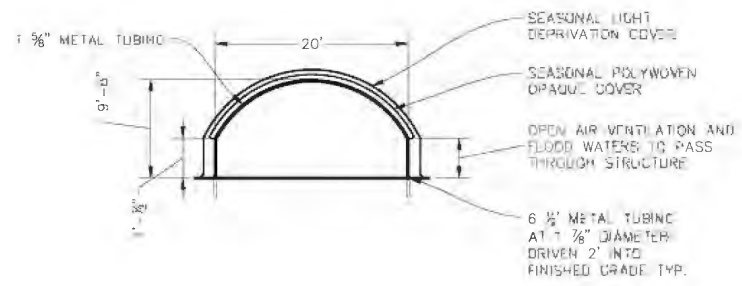
30'x60' DRYING BUILDING - EAST / WEST ELEVATION

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



30'x60' DRYING BUILDING NORTH / SOUTH ELEVATION

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



TYP. GREENHOUSE ELEVATIONS

NTS

DATE	
REVISIONS	

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

OSPREY FARM MAJOR USE PERMIT
7255 BOGGS LN KELSEYVILLE, CA 95451
BUILDING ELEVATIONS

PROJ. NO. AD
DRAWN BY:
DATE: 04/07/25
SCALE: AS SHOWN
SHEET