

# Seigler Springs Cultivation Site Plan

11615 & 11625 SEIGLER SPRINGS NORTH ROAD, MIDDLETOWN CA  
APN: 115-007-(03 & 06)

### CULTIVATION LICENSE

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

### PROPERTY OWNER & APPLICANT

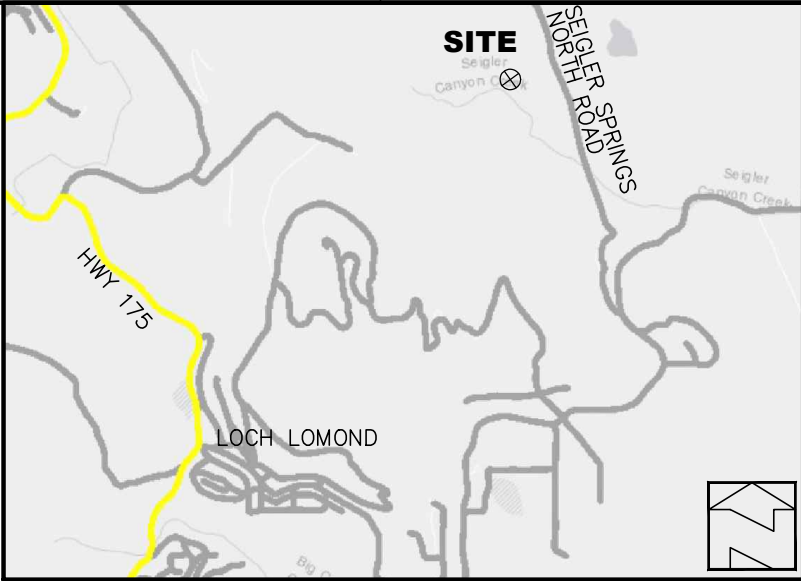
SEIGLER SPRINGS HOLDING LLC  
637 LINDARO STREET, SUITE 201  
SAN RAFAEL, CA 94901

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

### CULTIVATION LICENSE

THE INTENTION OF THIS SITE MAP IS FOR THE  
SUBMITTAL APPLICATION FOR CALIFORNIA STATE  
LICENSE \_\_\_\_\_.

TOTAL CANOPY AREA = 4.0 ACRES



LOCATION MAP

### LEGEND

|                 |                        |
|-----------------|------------------------|
| — — — — —       | PROPERTY LINE          |
| - - - - -       | SETBACK LINE           |
| —●—●—●—●—●—     | CULTIVATION FENCE (P)  |
| - . . - . . -   | CREEK/DRAINAGE COURSE  |
| — W —           | IRRIGATION LINE (E)    |
| (W)             | IRRIGATION WELL        |
| — E — — — — — E | TRANSFORMER POWER LINE |
| ◊               | SECURITY CAMERA        |

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.

## SITE PLAN INDEX

|         |                                   |
|---------|-----------------------------------|
| SHEET 1 | COVER SHEET                       |
| SHEET 2 | SURROUNDING AREA AERIAL           |
| SHEET 3 | CANNABIS CULTIVATION SITE         |
| SHEET 4 | CANNABIS CULTIVATION IMPROVEMENTS |
| SHEET 5 | DETAIL DRAWINGS                   |

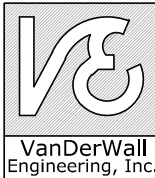
SUBMITTED TO:

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 Cultivation  
APN: 115-007-03 & 06  
11615 & 11625 SEIGLER SPRINGS N. RD  
MIDDLETOWN CALIFORNIA

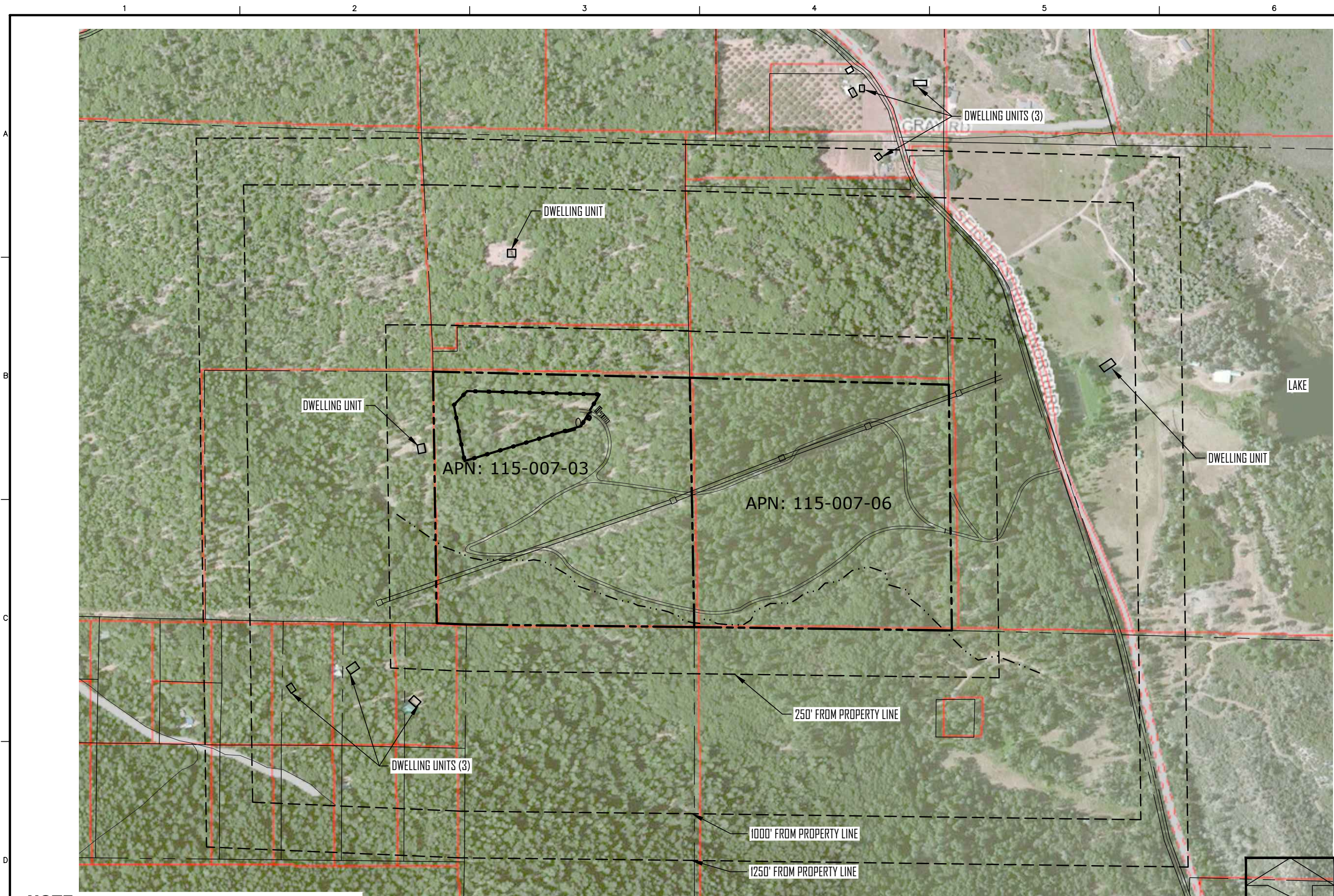


VERIFY SCALE

BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0 1"

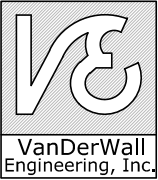
|       |           |
|-------|-----------|
| DATE  | JULY 2023 |
| PROJ  | 20-70     |
| DWG   |           |
| SHEET | 1 OF 5    |





**NOTE:**  
NO SCHOOLS, PLAYGROUNDS, DRUG REHAB FACILITIES, CHILD DAYCARE, NURSERY SCHOOLS, CHURCHES OR YOUTH FACILITIES ARE WITHIN 1250' OF THE SUBJECT PROPERTY LINES.

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Surrounding Area Aerial  
Seigler Springs Cultivation

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|                                      |           |
|--------------------------------------|-----------|
| VERIFY SCALE                         |           |
| BAR IS ONE INCH ON ORIGINAL DRAWING. |           |
| DATE                                 | JULY 2023 |
| PROJ                                 | 20-70     |
| DWG                                  |           |
| SHEET                                | 2 OF 5    |



SITE PLAN DATA

AREA OF PROPERTY 84.55 +/- ACRES  
AREA OF CANOPY 4 ACRES  
TOTAL FENCED AREA 4.3 ± ACRES

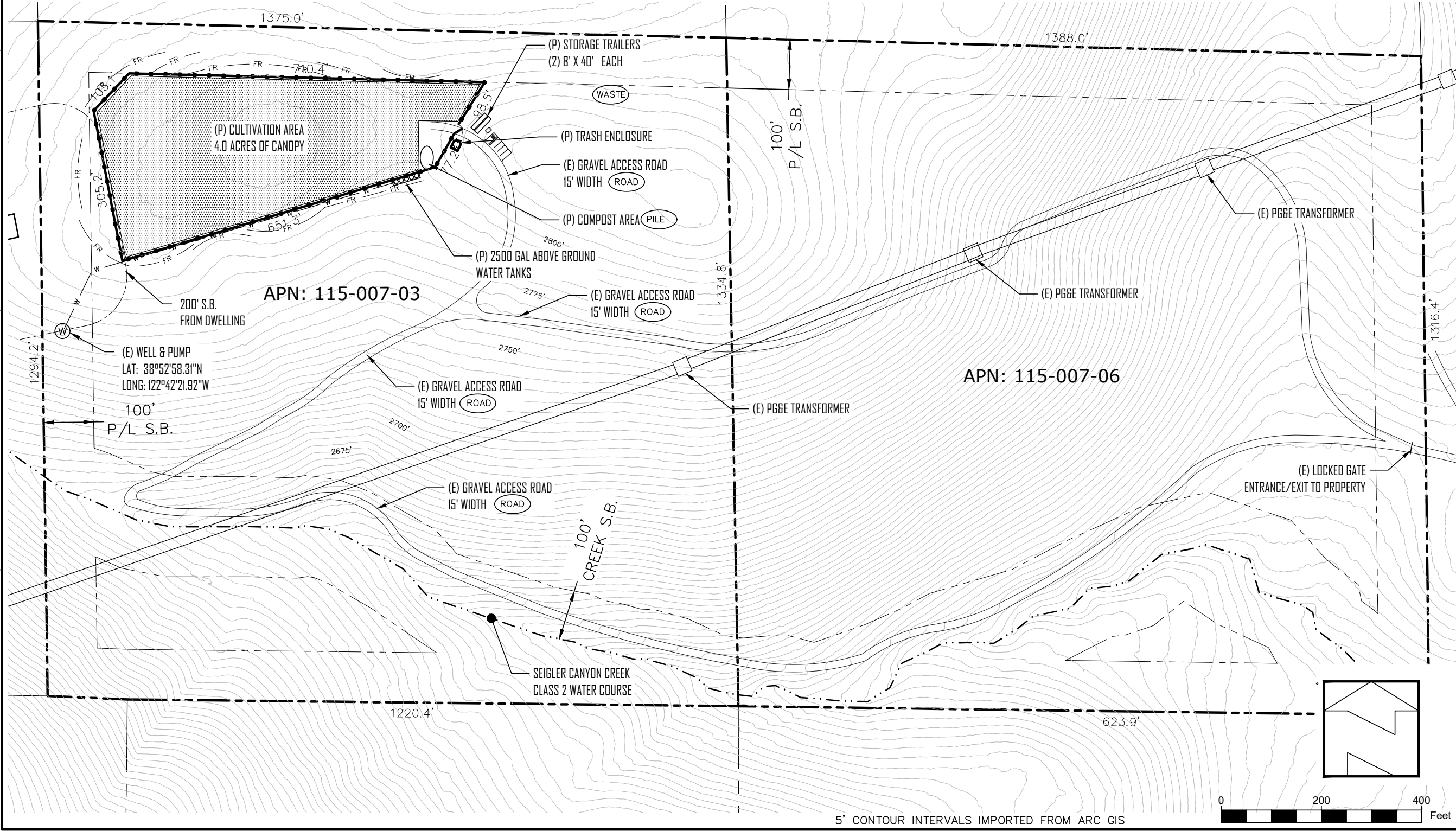
STORMWATER MANAGEMENT PLAN

1. ) SEED AND MAINTAIN A HEAVY STAND OF VEGETATION INCLUDING INCLUDING RYE GRASS AND FESCUE AROUND PERIMETER OF CULTIVATION FENCE MIN 30' WIDTH.
- 2.) MAINTAIN ALL BMPS SHOWN ON THIS PLAN IN ACCORDANCE WITH CA STORMWATER BMP HANDBOOK FOR LIFE OF PROJECT.

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)
- SURFACE STABILIZATION (EC-2,6,7,8,15,16)  
WASTE MANAGEMENT (WM-5,6,7, SC-3,4)  
SEDIMENT TRAP/BASEIN (SE-2,3)
- 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/BASEIN (SE-2,3)
- WATER QUALITY MONITORING LOCATION

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



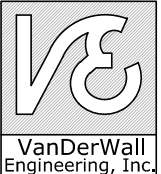
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Cannabis Cultivation Site  
Seigler Springs Cultivation  
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VERIFY SCALE

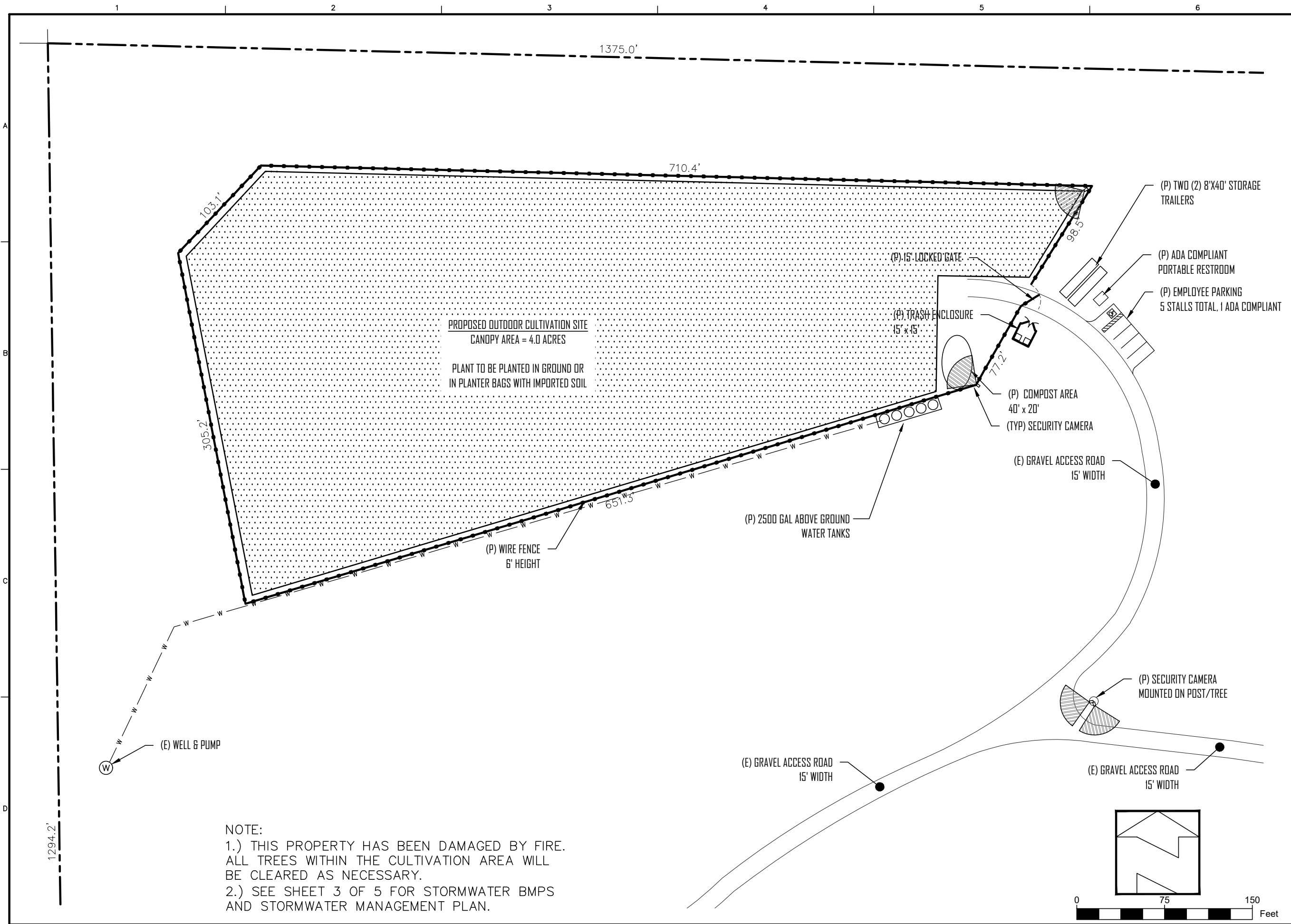
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0 1"

DATE AUG 2023

PROJ 20-70

DWG

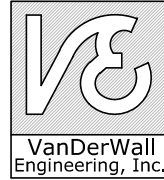
SHEET 3 OF 5



NOTE:  
1.) THIS PROPERTY HAS BEEN DAMAGED BY FIRE.  
ALL TREES WITHIN THE CULTIVATION AREA WILL  
BE CLEARED AS NECESSARY.  
2.) SEE SHEET 3 OF 5 FOR STORMWATER BMPS  
AND STORMWATER MANAGEMENT PLAN.

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VERIFY SCALE

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0 1"

DATE JULY 2023

PROJ 20-70

DWG

SHEET 4 OF 5

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Cannabis Cultivation Site Plan  
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SUBMITTED TO:

(P) TWO (2) 8'X40' STORAGE  
TRAILERS

(P) ADA COMPLIANT  
PORTABLE RESTROOM

(P) EMPLOYEE PARKING  
5 STALLS TOTAL, 1 ADA COMPLIANT

(P) 15' LOCKED GATE

(P) TRASH ENCLOSURE  
15' x 15'

(P) COMPOST AREA  
40' x 20'  
(TYP) SECURITY CAMERA

(E) GRAVEL ACCESS ROAD  
15' WIDTH

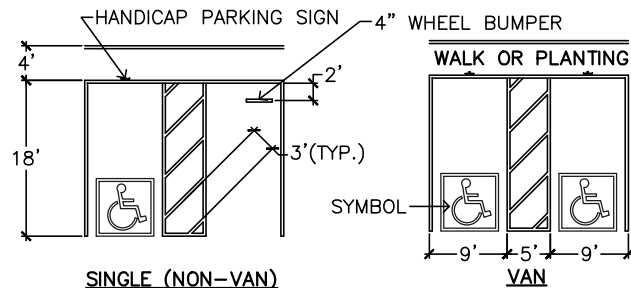
(P) 2500 GAL ABOVE GROUND  
WATER TANKS

(P) WIRE FENCE  
6' HEIGHT

(E) WELL & PUMP

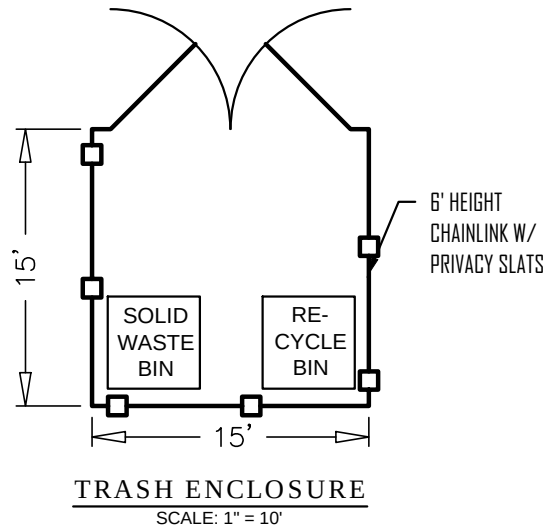
(P) SECURITY CAMERA  
MOUNTED ON POST/TREE

(E) GRAVEL ACCESS ROAD  
15' WIDTH

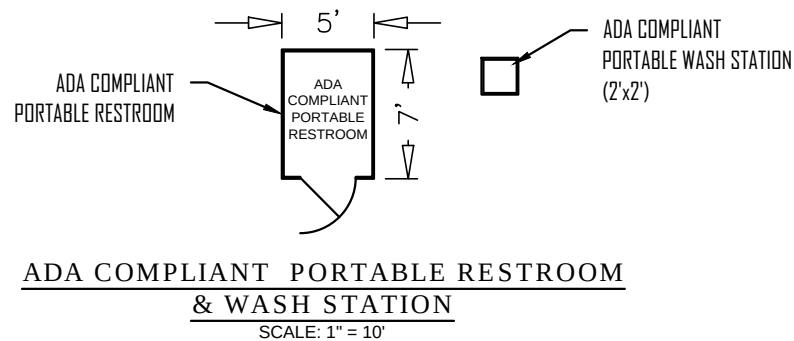


1. HANDICAPPED SPACE MUST PERMIT USE EITHER OF CAR DOORS.
2. BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDE WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 1/4"/FT. IN ANY DIRECTION.
5. RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
6. HANDICAPPED SPACE SHALL BE NEAR ACCESSIBLE PRIMARY ENTRANCE OF BLDG.
7. 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.
8. WHEN MORE THAN ONE SPACE IS REQUIRED, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
9. EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18' LONG.
10. HANDICAP PARKING TO BE PAVED WITH EITHER ASPHALT OR CONCRETE

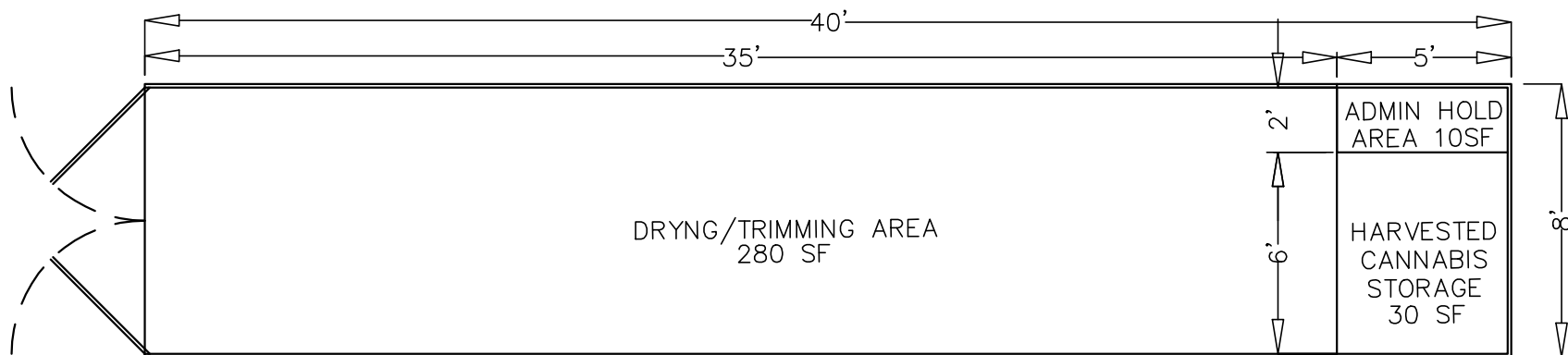
**HANDICAP PARKING**  
NTS



**TRASH ENCLOSURE**  
SCALE: 1" = 10'



**ADA COMPLIANT PORTABLE RESTROOM & WASH STATION**  
SCALE: 1" = 10'

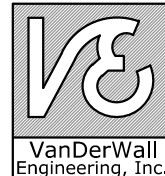


**CARGO CONTAINER DETAIL**  
**FOR ALL LICENSES**  
SCALE: 1" = 5'

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Detail Drawings  
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| VERIFY SCALE                         |          |
|--------------------------------------|----------|
| BAR IS ONE INCH ON ORIGINAL DRAWING. |          |
| DATE                                 | JAN 2021 |
| PROJ                                 | 20-70    |
| DWG                                  |          |
| SHEET                                | 5 OF 5   |