

Nina Star Farms
23180 SHADY GROVE ROAD
Middletown, CA 95461
APN: 014-006-16

WELL DATA

LAT: 38.718582 N
LONG: -122.613146 W
FOR IRRIGATION AND DOMESTIC USE

SEPTIC SYSTEMS

THE EXISTING HOUSE HAS A 3 BEDROOM SEPTIC SYSTEM THAT WILL NOT BE FOR CULTIVATION USE. THIS SYSTEM WAS INSTALLED IN 1967 PER COUNTY RECORDS.

THERE IS A 1 BEDROOM SEPTIC SYSTEM FOR A MOBLIE HOME. THIS SYSTEM WAS INSTALLED IN 1980 PER COUNTY RECORDS, AND WILL BE ABANDONED IN PLACE PER LAKE CO. RULES AND REGULATIONS.

THE PROCESSING BUILDING WILL HAVE A BATHROOM FACITLY AND A NEW SEPTIC SYSTEM WILL BE REQUIRED.

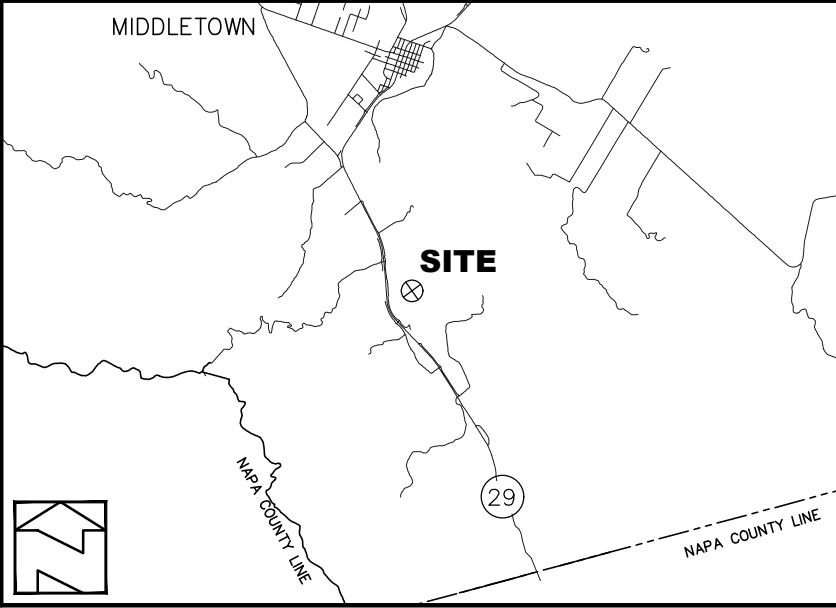
PROPERTY OWNER & APPLICANT

NINA STAR FARMS LLC
NINA BOGDANOVA
23180 SHADY GROVE ROAD
MIDDLETOWN, CA 95461
(602) 809-0909
NINASTARLLC@YAHOO.COM

CULTIVATION LICENSE

A.P.N. 014-006-16
AREA OF PROPERTY 20.88 ACRES
*AREA OF TOTAL CANOPY 37445 SF (0.86 ACRES)
ZONING A

* NOT INCLUDING IMMATURE PLANTS



LOCATION MAP

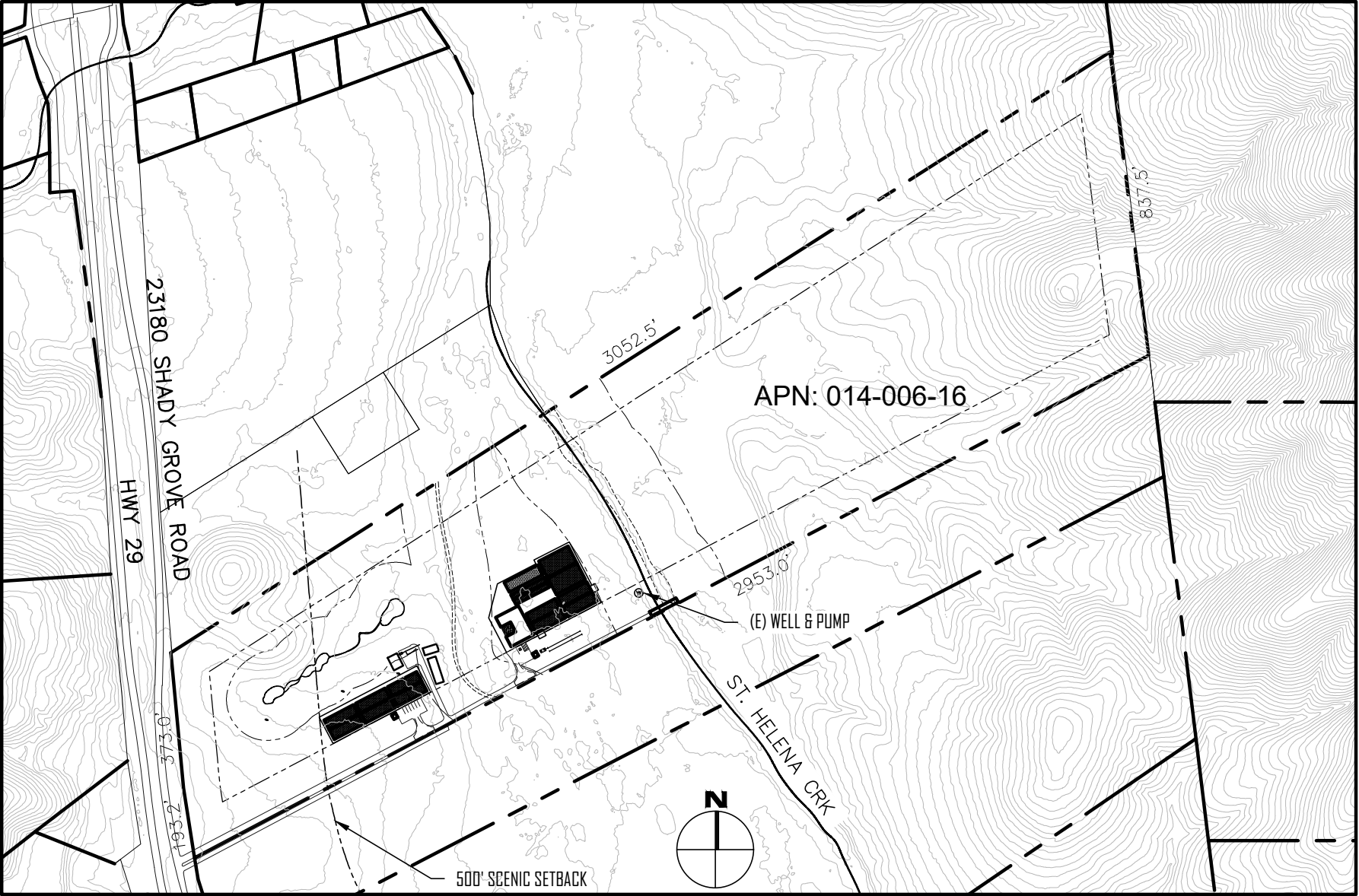
LEGEND

- PROPERTY LINE
- SETBACK LINE
- CULTIVATION FENCE (P)
- CREEK/DRAINAGE COURSE
- FLOOD ZONE BOUNDARY
- IRRIGATION LINE (E)
- IRRIGATION WELL
- TRANSFORMER OVERHEAD POWER LINE
- SECURITY CAMERA
- TREE LINE
- UTILITY POLE

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	SITE PLAN AND STORMWATER MANAGEMENT PLAN
SHEET 4	SECURITY PLAN
SHEET 5	DETAIL DRAWINGS AND BUILDING LAYOUT
SHEET 6	BUILDING LAYOUT



SITE MAP

TOPOGRAPHY SOURCE: LAKE CO. GIS 5' CONTOURS

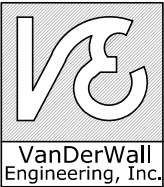
SUBMITTED TO:

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.
LAKEPORT, CA

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

VanDerWall
Engineering, Inc.

Cover Sheet
NINA STAR FARMS Site Plan
APN: 014-006-16
23180 SHADY GROVE ROAD
MIDDLETOWN, CALIFORNIA



VERIFY SCALE

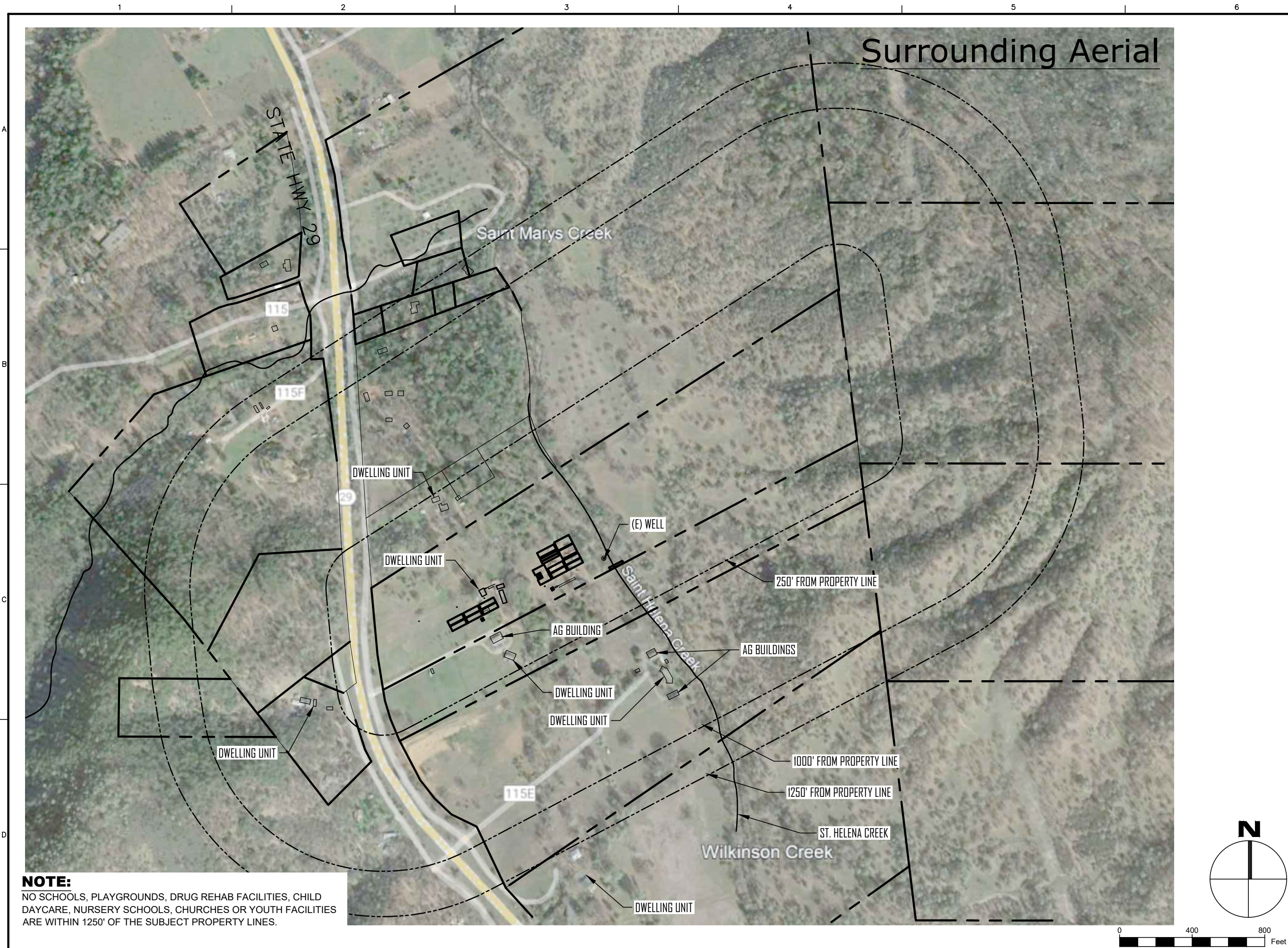
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

DATE JULY 2023

PROJ 23-36

DWG

SHEET 1 OF 6



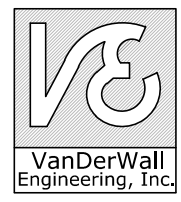
SUBMITTED TO:

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.
LAKEPORT, CA

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

VanDerWall
Engineering, Inc.

Surrounding Area Aerial
NINA STAR FARMS Site Plan
APN: 014-006-16
23180 SHADY GROVE ROAD
MIDDLETOWN, CALIFORNIA



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"	
DATE	JULY 2023
PROJ	23-36
DWG	
SHEET	2 OF 6

SITE PLAN DATA

AREA OF PROPERTY	19.21 +/- ACRES 836,787 SQ.FT.
AREA OF CANOPY	0.476 ACRES 20,736 SQ.FT.
TOTAL FENCED AREA	0.749 ± ACRES 32,634 SQ.FT.

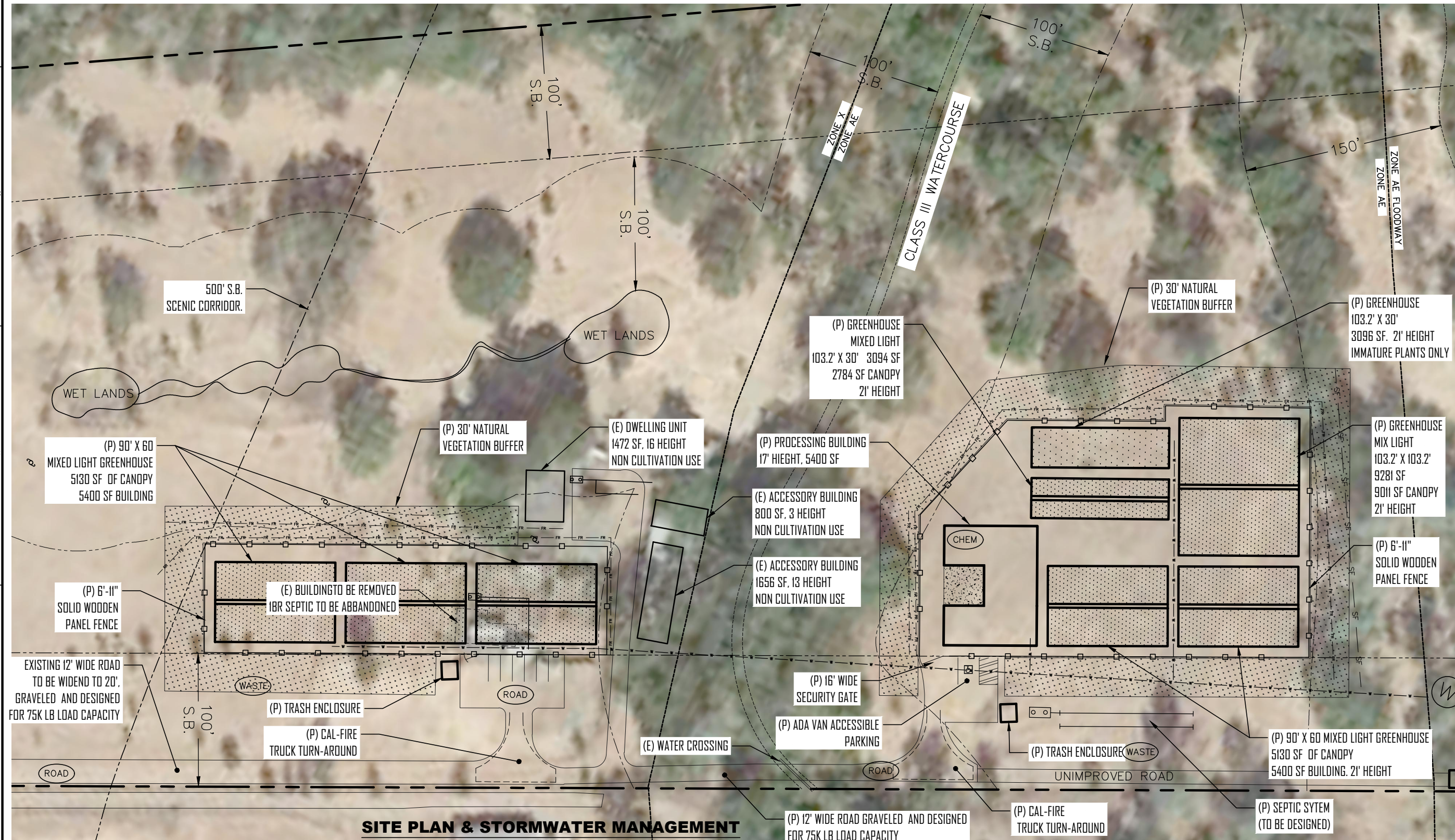
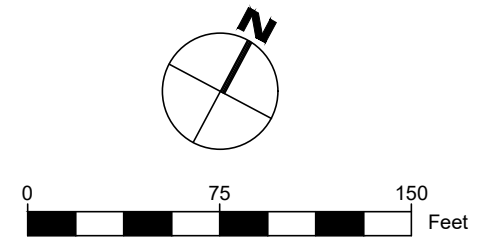
STORMWATER MANAGEMENT PLAN

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)	 CHEM	CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
	NATURAL VEGETATION (EC-2,6,7,8,15,16)	 WASTE	WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
 SF 	SILT FENCE (SE-1)	 PILE	STOCK PILE MGT (WE-1, WM-1,3)
	ROAD/PARKING LOT MGT (SC-40,43,44)		

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



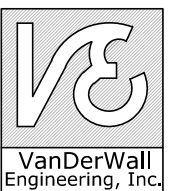
SUBMITTED TO:

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.
LAKEPORT, CA

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

VanDerWall
Engineering, Inc.

Site Plan and Stormwater Management
NINA STAR FARMS Site Plan
APN: 014-006-16
23180 SHADY GROVE ROAD
MIDDLETOWN, CALIFORNIA



VERIFY SCALE

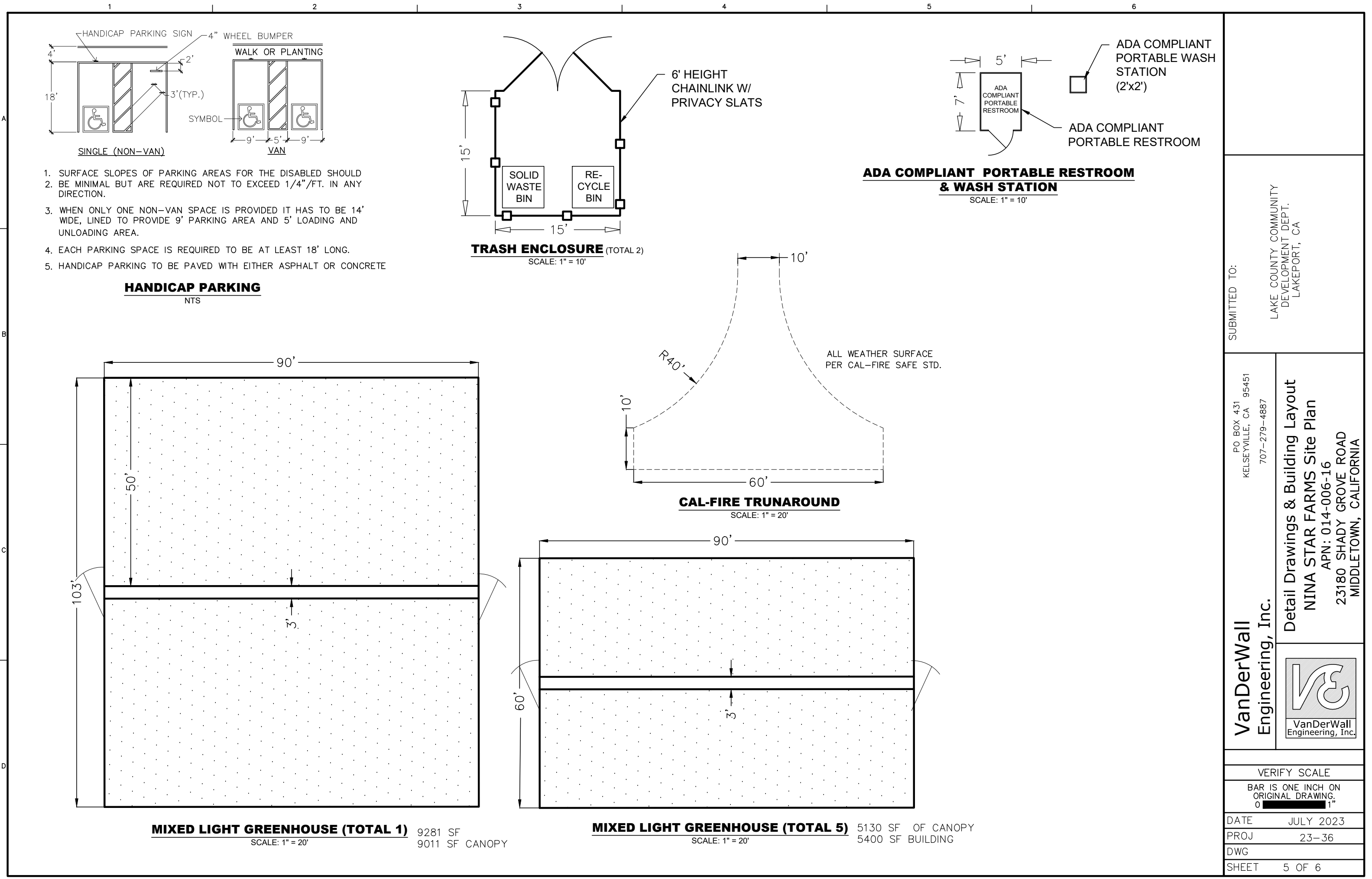
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

DATE	JULY 2023
------	-----------

PROJ	23-36
------	-------

DWG

SHEET 3 OF 6



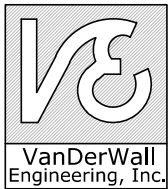
SUBMITTED TO:

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.
LAKEPORT, CA

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

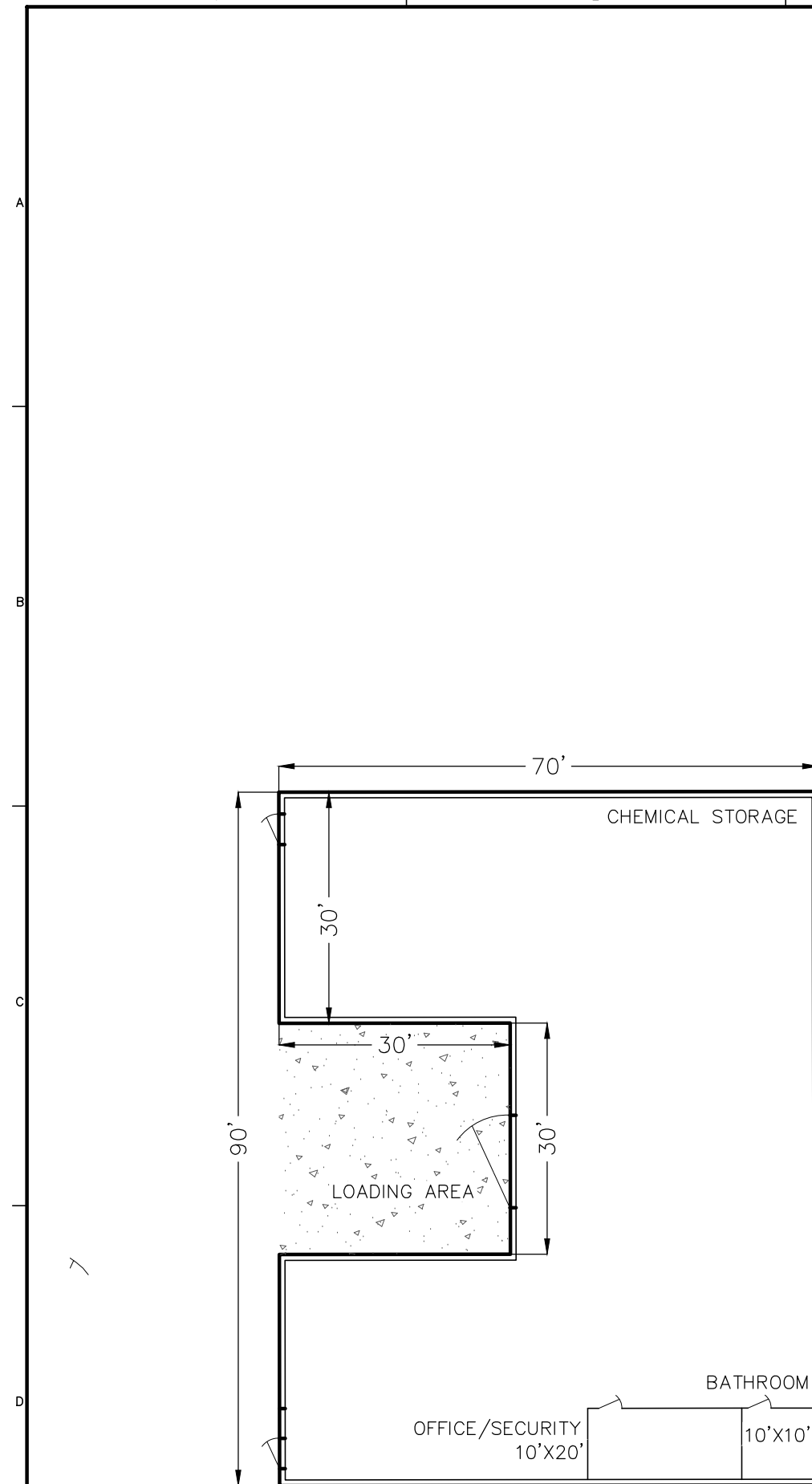
VanDerWall
Engineering, Inc.

Detail Drawings & Building Layout
NINA STAR FARMS Site Plan
APN: 014-006-16
23180 SHADY GROVE ROAD
MIDDLETOWN, CALIFORNIA



VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	JULY 2023
PROJ	23-36
DWG	
SHEET	5 OF 6

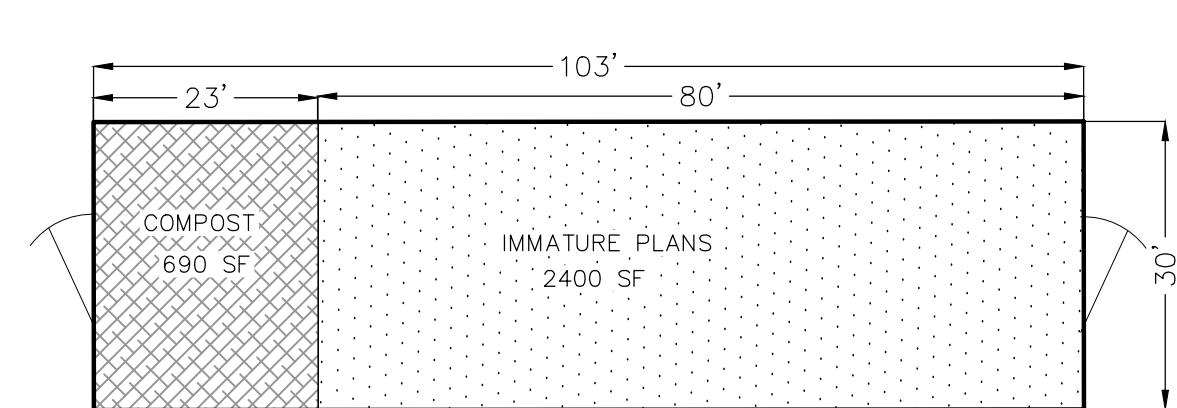
1 | 2 | 3 | 4 | 5 | 6



PROCESSING BUILDING FOR ALL LICENSES (TOTAL 1)

SCALE: 1" = 20'

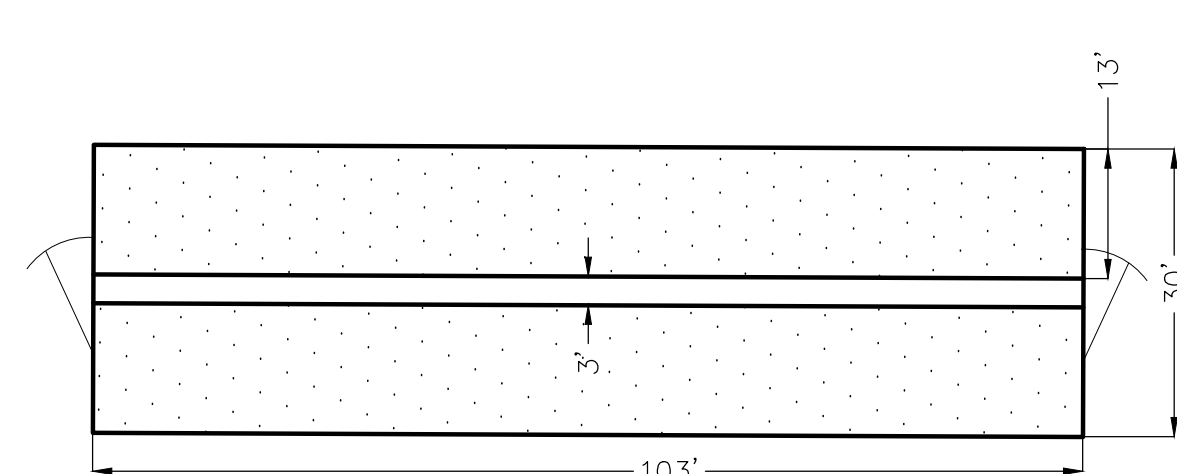
5400 SF



TOTAL: 3096 SF

COMPOST AND IMMATURE PLANTS (TOTAL 1)

SCALE: 1" = 20'



103'

MIXED LIGHT GREENHOUSE (TOTAL 1)

MIXED LIGHT GREENHOUSE (TOTAL 1) TOTAL: 3094 SF
SCALE: 1" = 20' 2784 SF CANOPY

SUBMITTED TO:

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.
LAKEPORT, CA

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

VanDerWall
Engineering, Inc.

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

Building Layout
NINA STAR FARMS Site Plan
APN: 014-006-16
23180 SHADY GROVE ROAD
MIDDLETOWN, CALIFORNIA



VERIFY SCALE

BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

DATE	JULY 2023
------	-----------

PROJ	23-36
------	-------

DWG

SHEET 6 OF 6



GOOGLE EARTH



RENDER ILLUSTRATION



GOOGLE EARTH



RENDER ILLUSTRATION



GOOGLE EARTH



RENDER ILLUSTRATION



GOOGLE EARTH



RENDER ILLUSTRATION