

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 MOBILE 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 FACILITY AND A NEW SEPTIC SYSTEM WILL BE REQUIRED.

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

PROPERTY OWNER & APPLICANT

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



SITE MAP

TOPOGRAPHY SOURCE: LAKE CO. GIS 5' CONTOURS

LEGEND

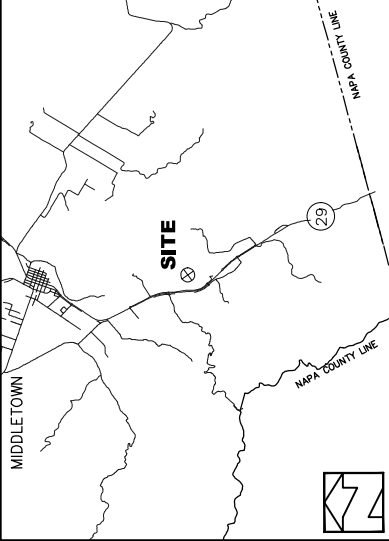
- PROPERTY LINE
- SETBACK LINE
- CULTIVATION FENCE (P)
- CREEK /DRAINAGE COURSE
- FLOOD ZONE BOUNDARY
- IRRIGATION LINE (E)
- IRRIGATION WELL
- TRANSFORMER OVERHEAD POWER LINE
- SECURITY CAMERA
- TREE LINE
- UTILITY POLE

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

Exhibit A 1



LOCATION MAP

SUBMITTED TO:

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.  
LAKEPORT, CA

P.O. BOX 431  
KELSEYVILLE, CA 95451  
707-279-4887

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

VanderWall  
Engineering, Inc.



VERIFY SCALE

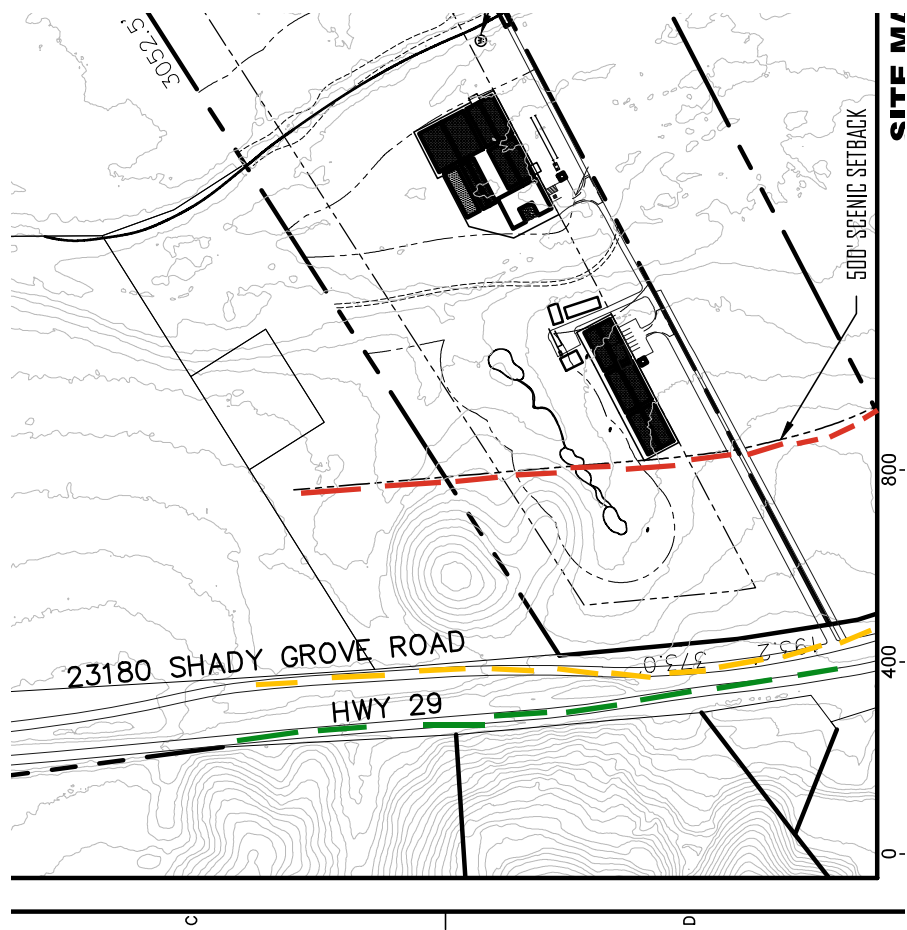
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0"

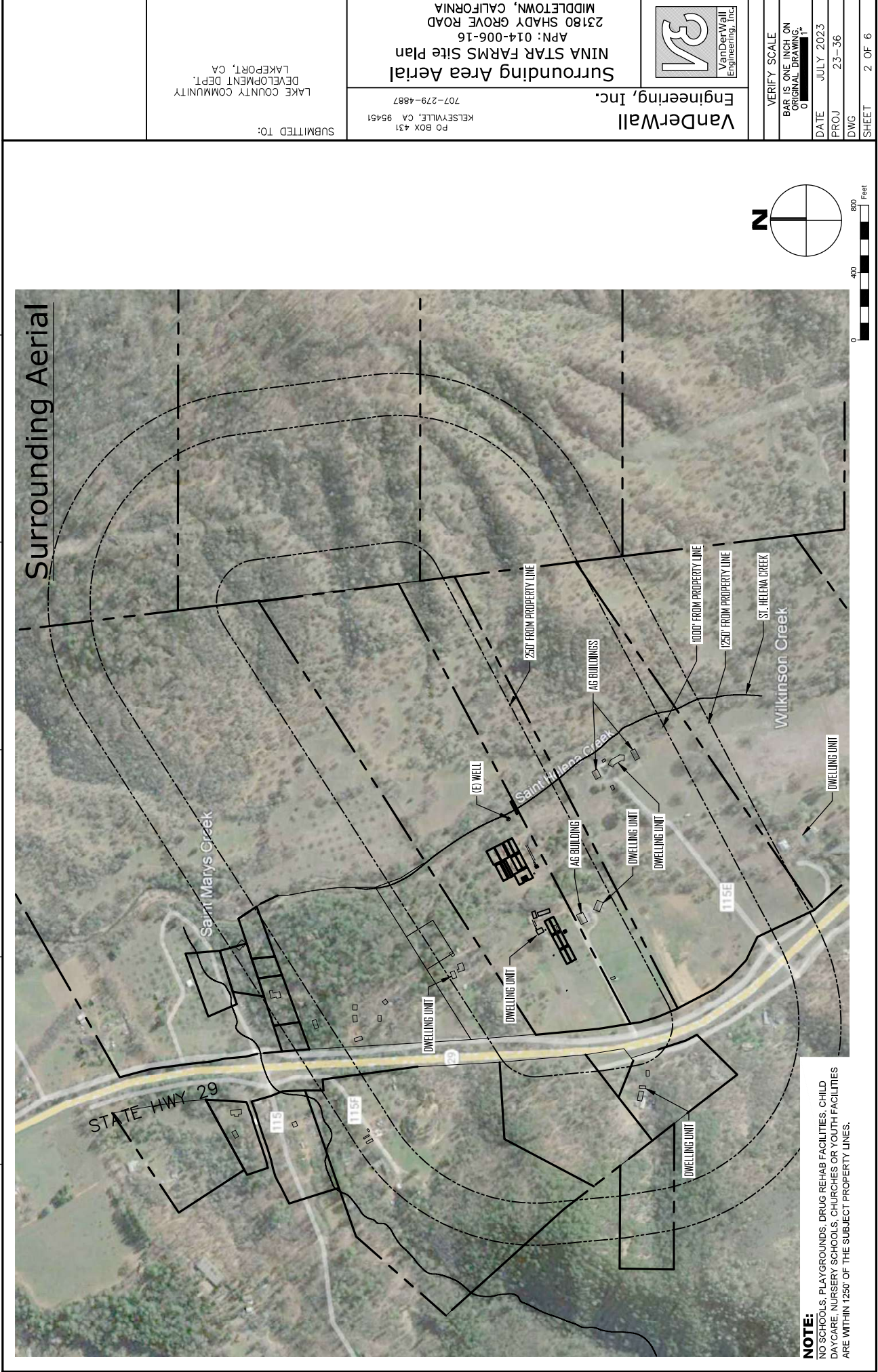
DATE JULY 2023

PROJ 23-36

DWG

SHEET 1 OF 6





|                                                                                              |                                                                                                                                    |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>VanderWall Engineering, Inc.</b><br>P.O. BOX 431<br>KELSEYVILLE, CA 95451<br>707-279-4887 | <b>SURROUNDING AREA AERIAL</b><br>NINA STAR FARMS Site Plan<br>APN: 014-006-16<br>23180 SHADY GROVE ROAD<br>MIDDLETOWN, CALIFORNIA |
|                                                                                              | <b>VERIFY SCALE</b><br>BAR IS ONE INCH ON ORIGINAL DRAWING.<br>DATE: JULY 2023<br>PROJ: 23-36<br>DWG: 23-36<br>SHEET: 2 OF 6       |

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

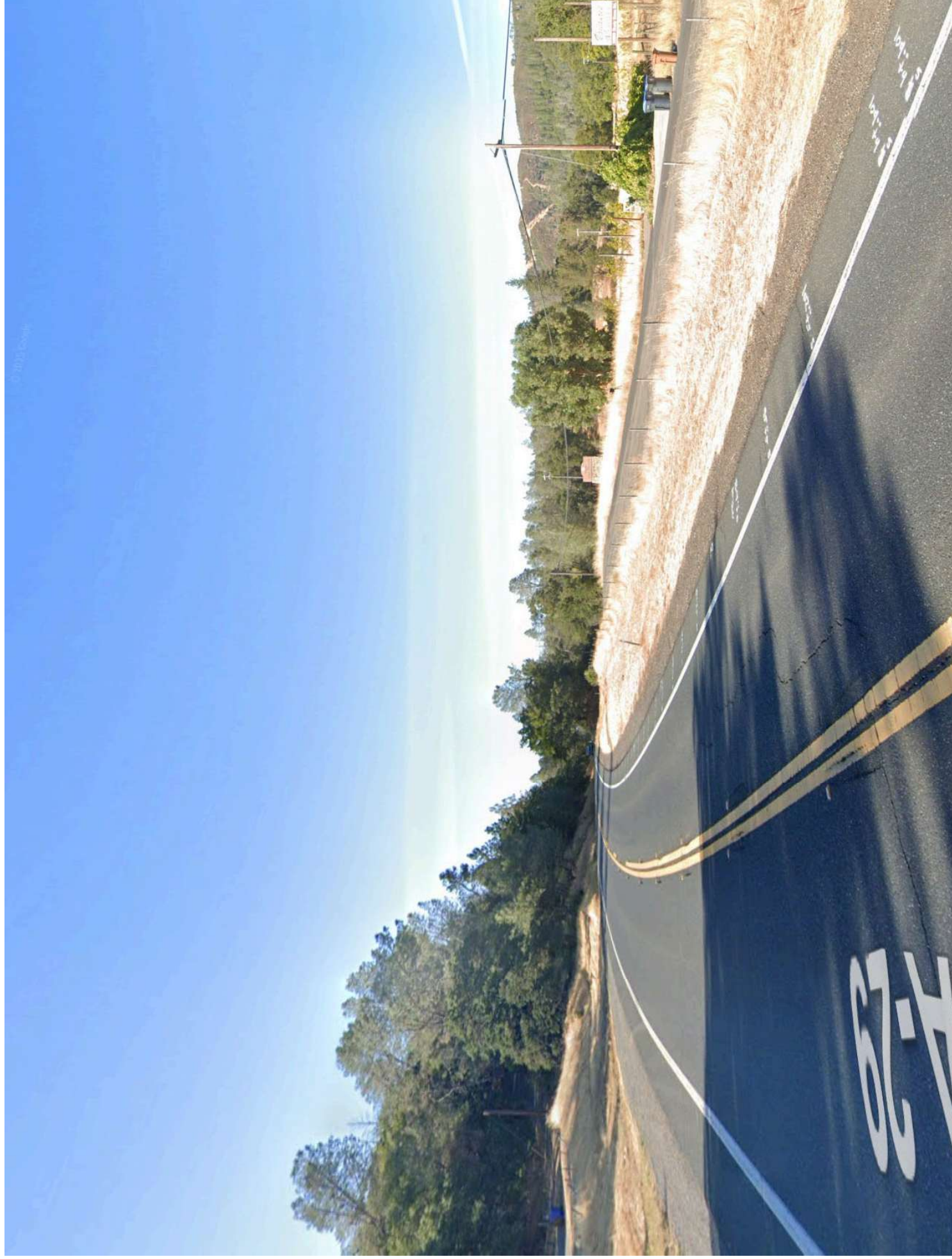
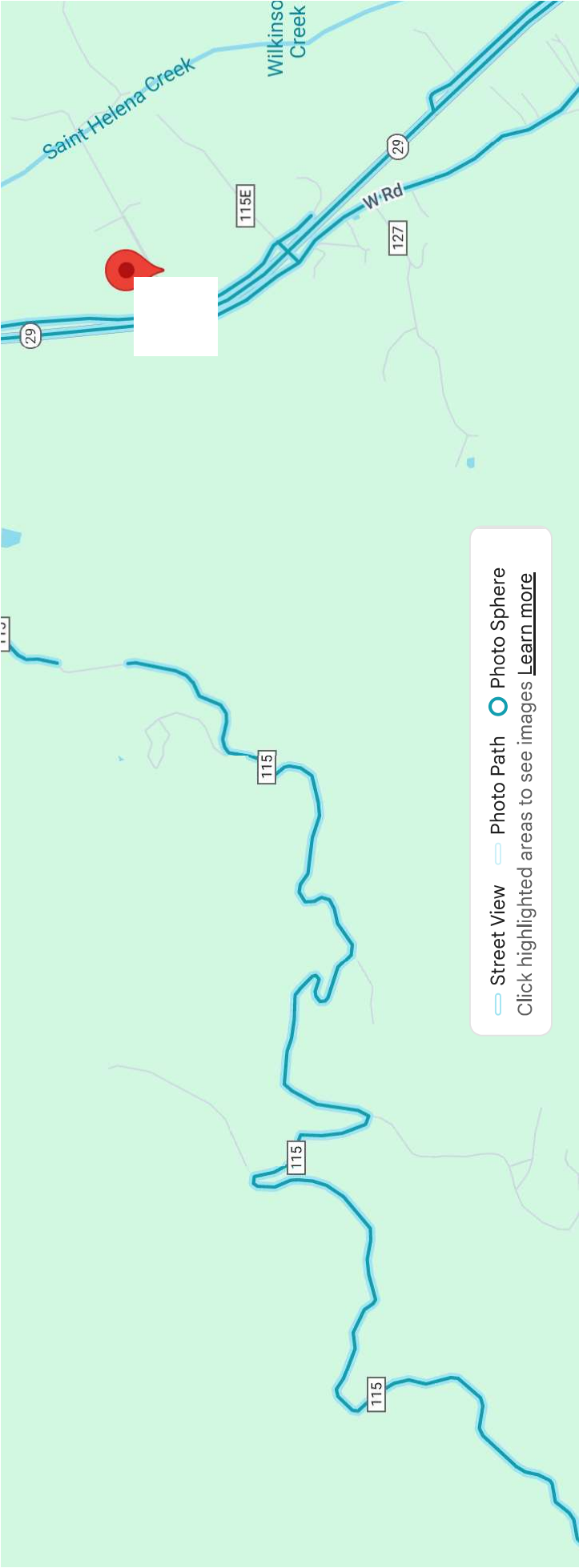
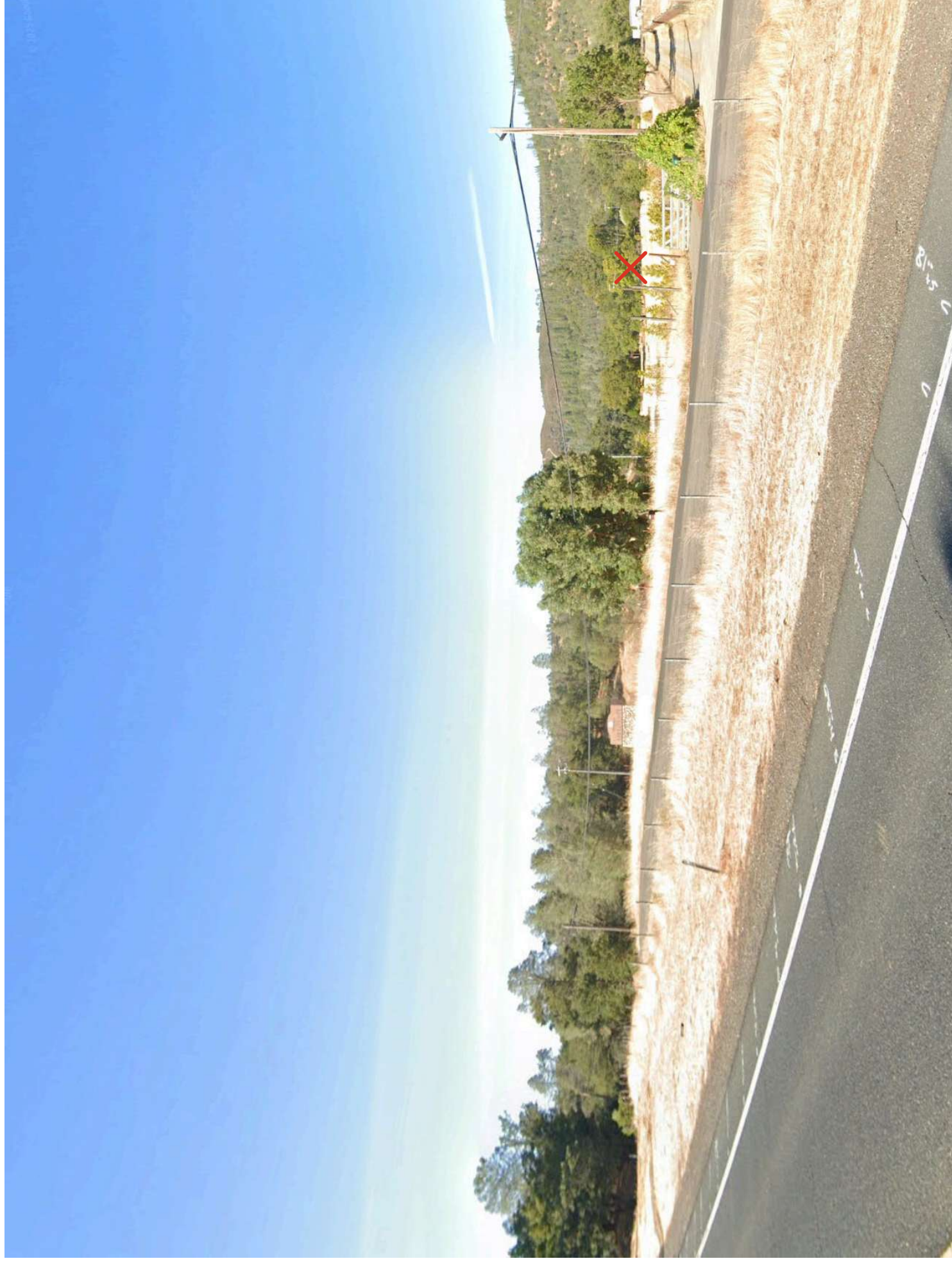
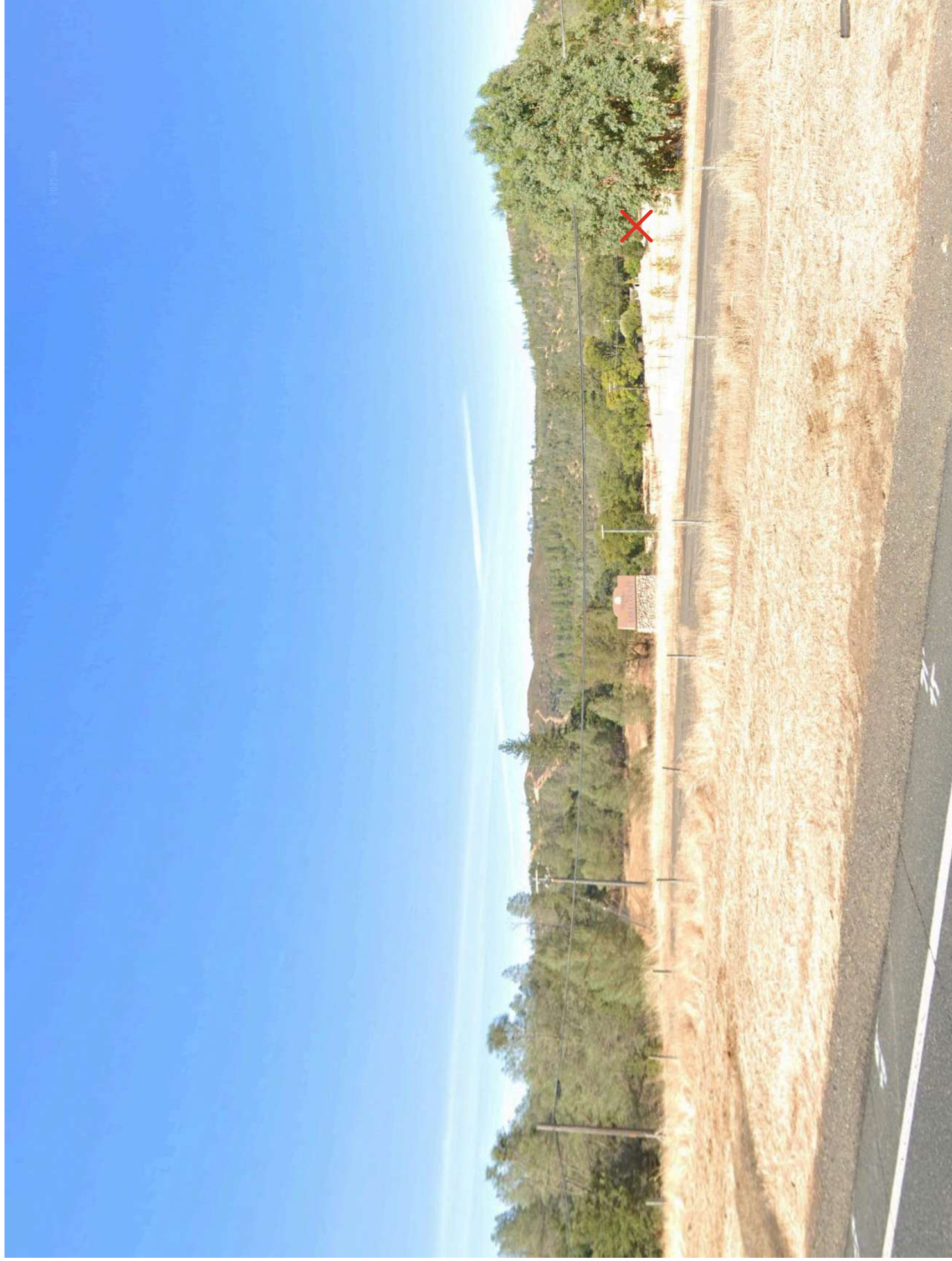


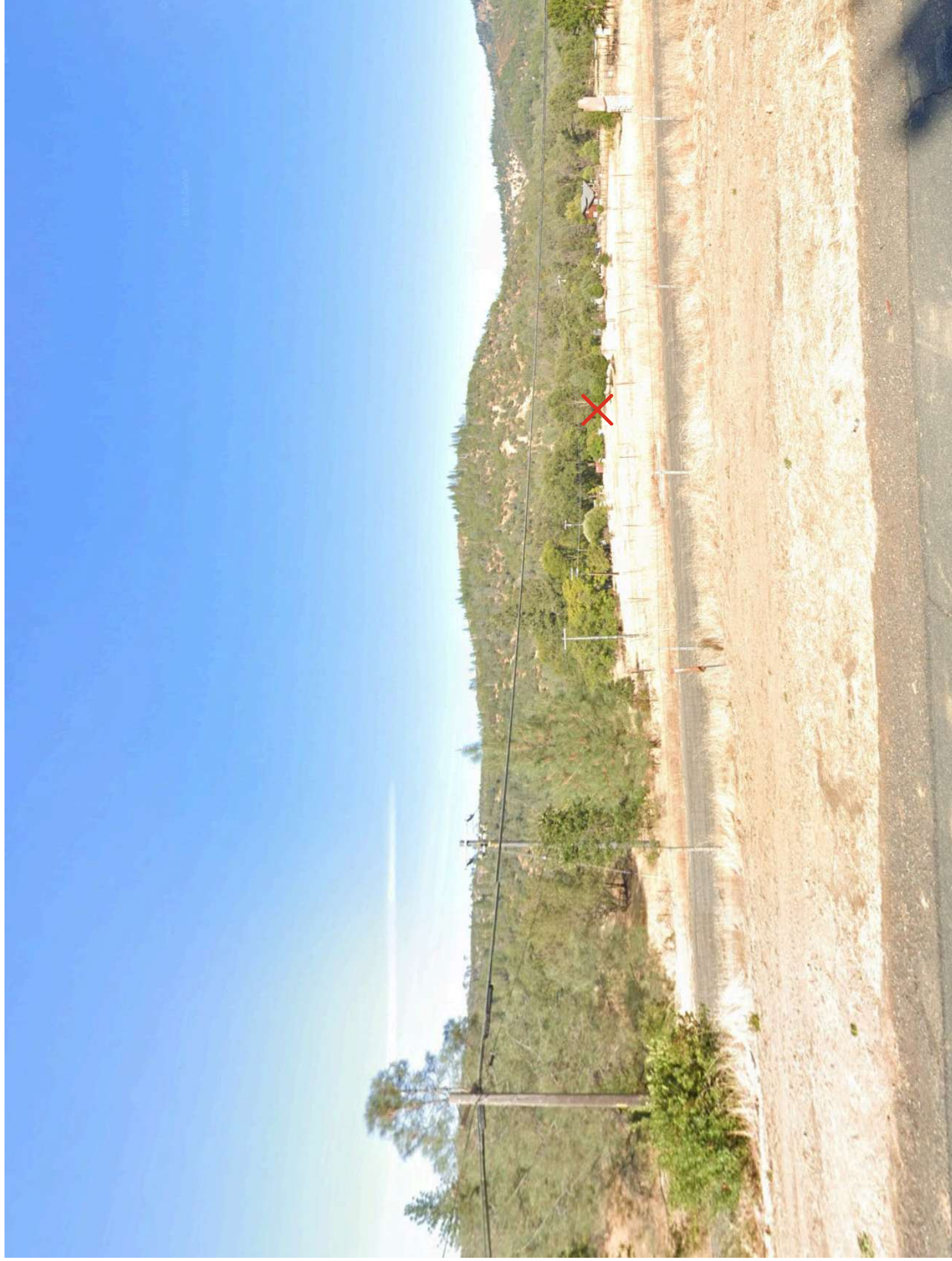


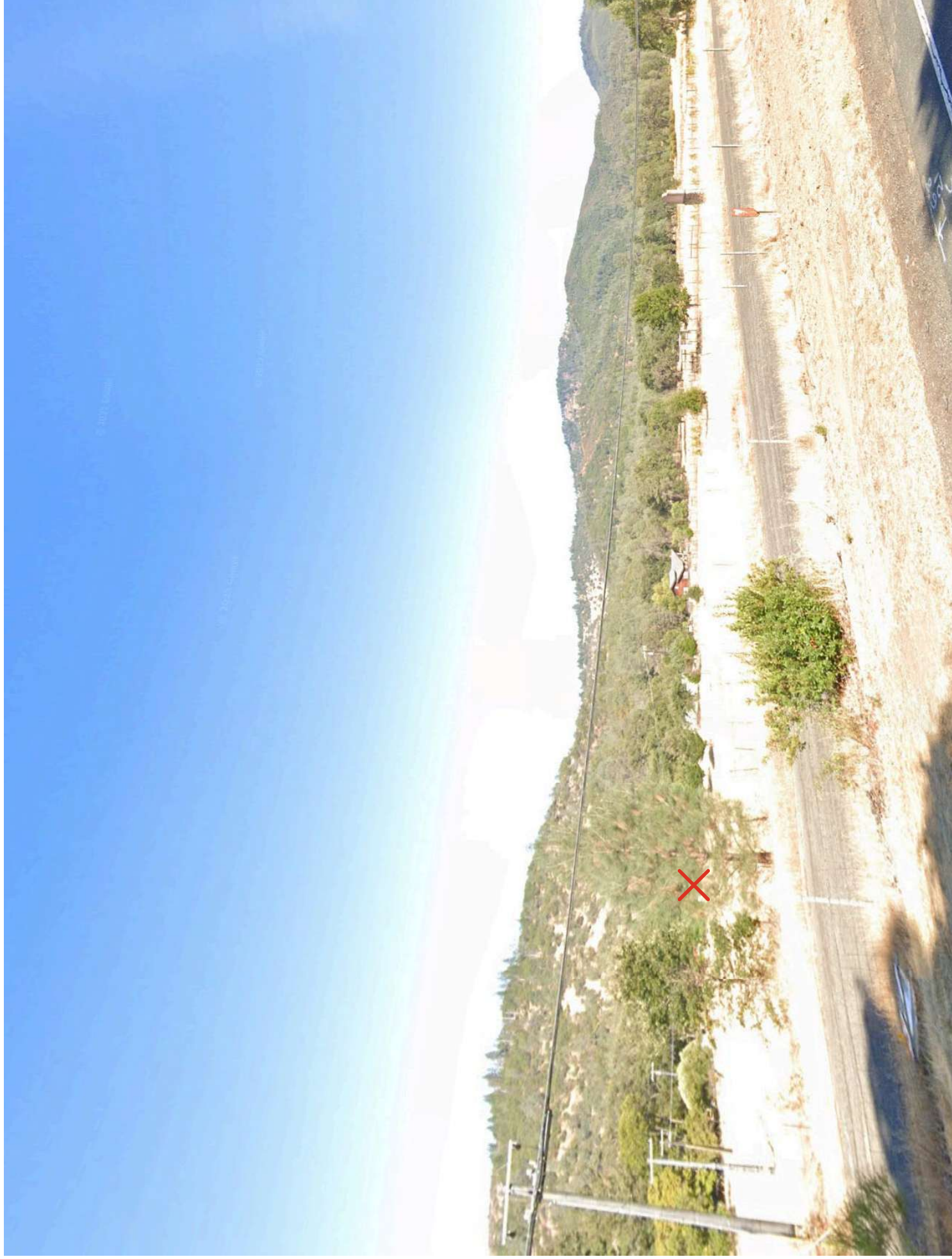
Image capture: Aug 2024 © 2025 Google



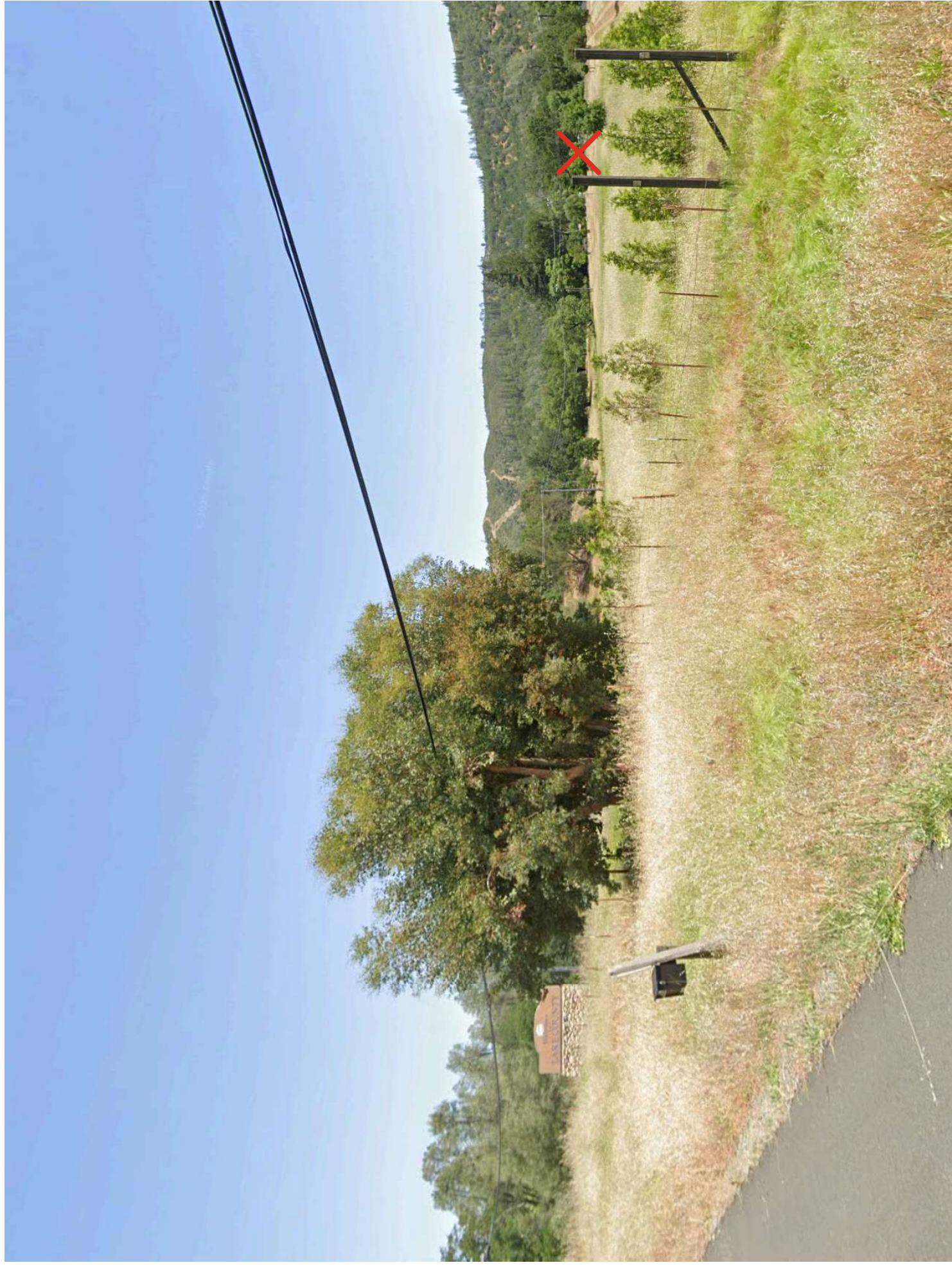








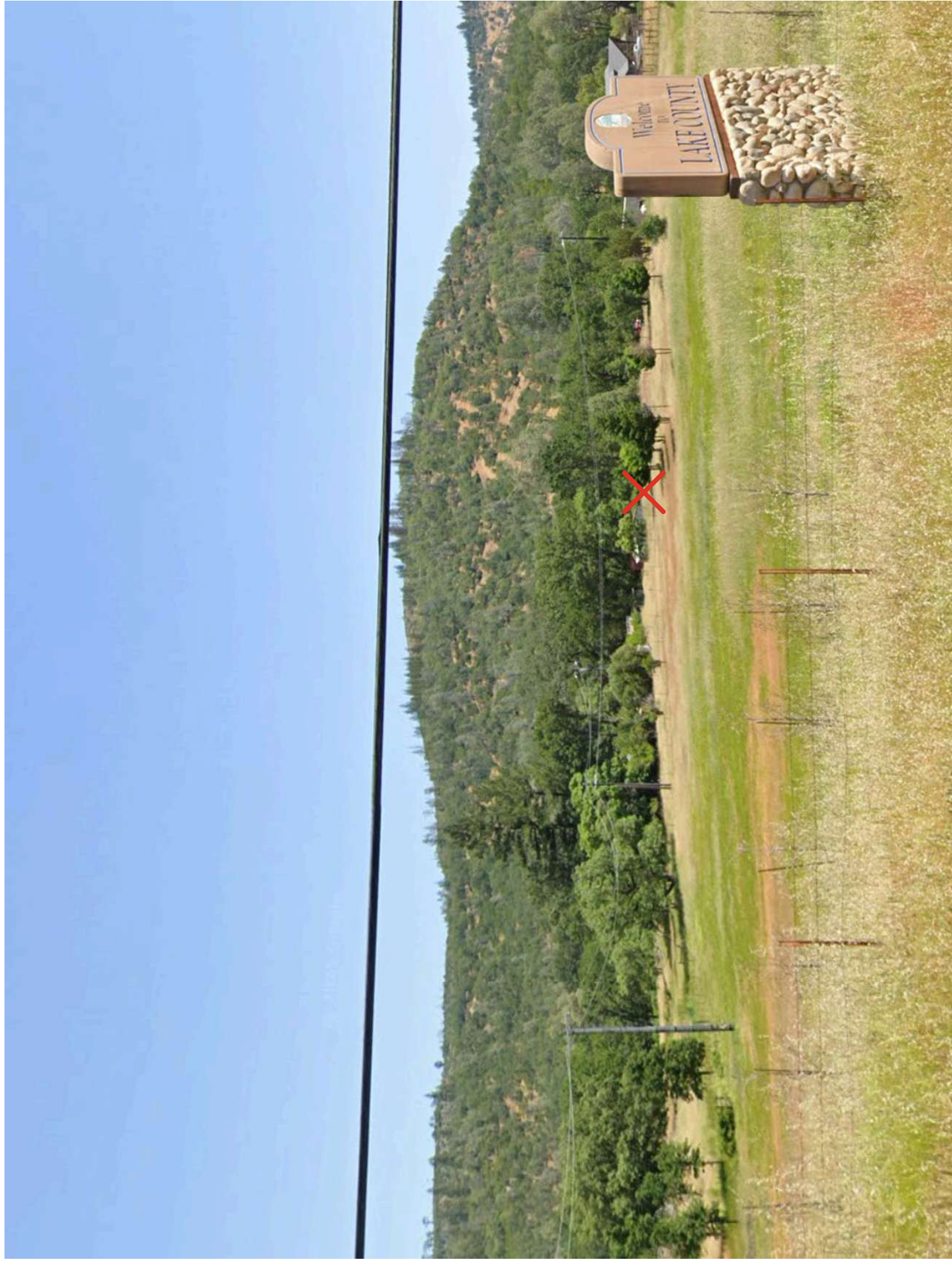


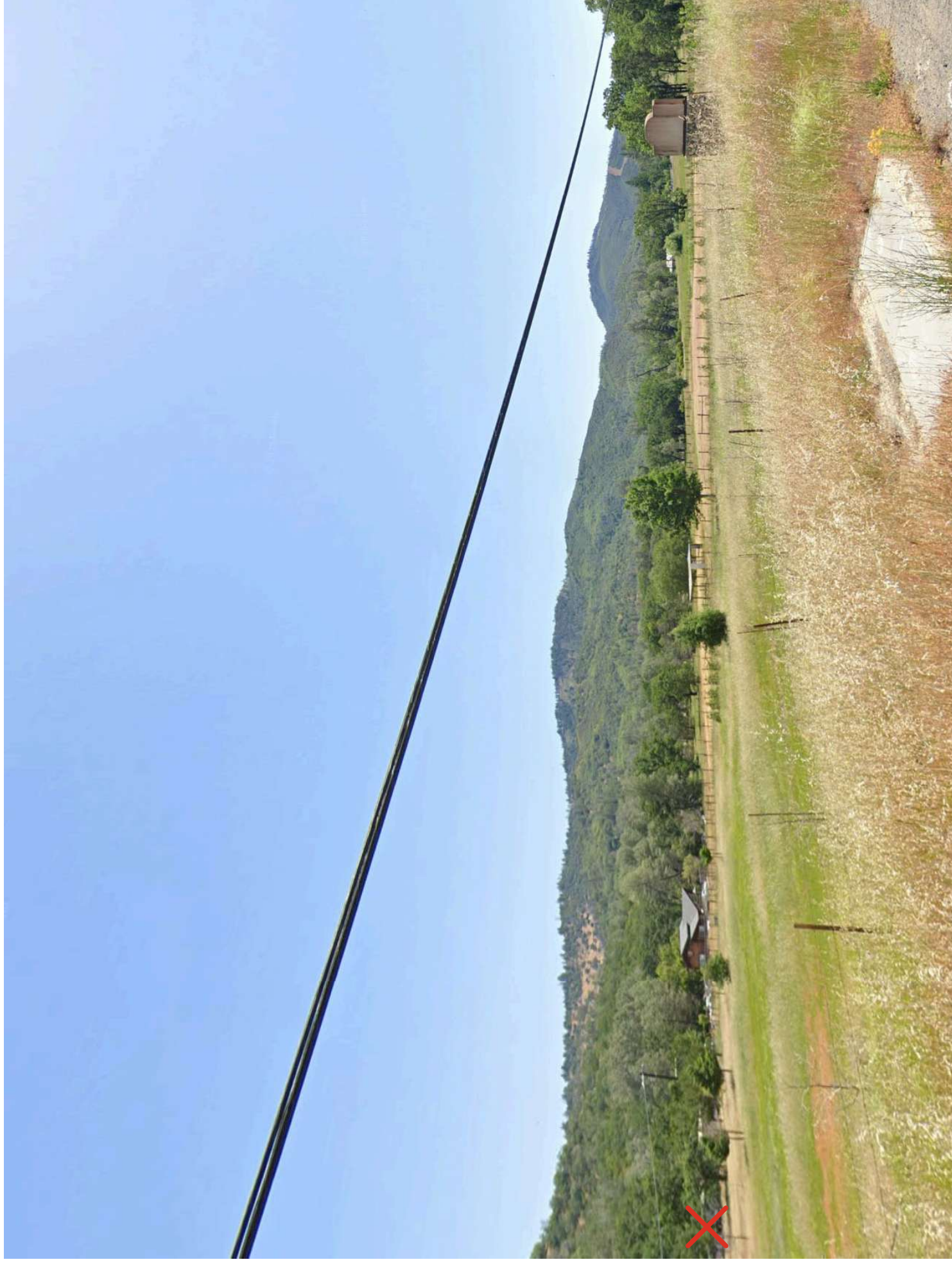












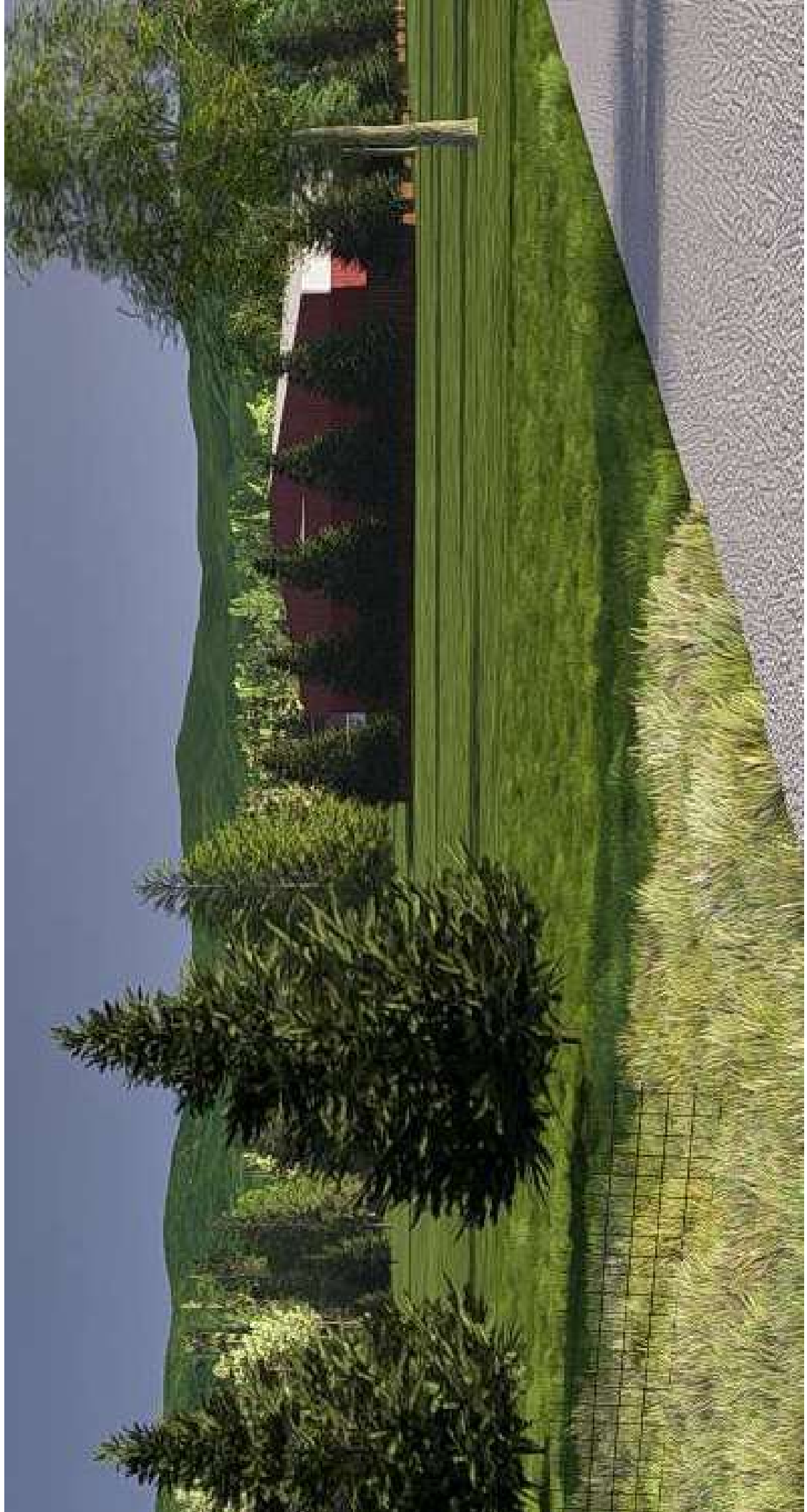


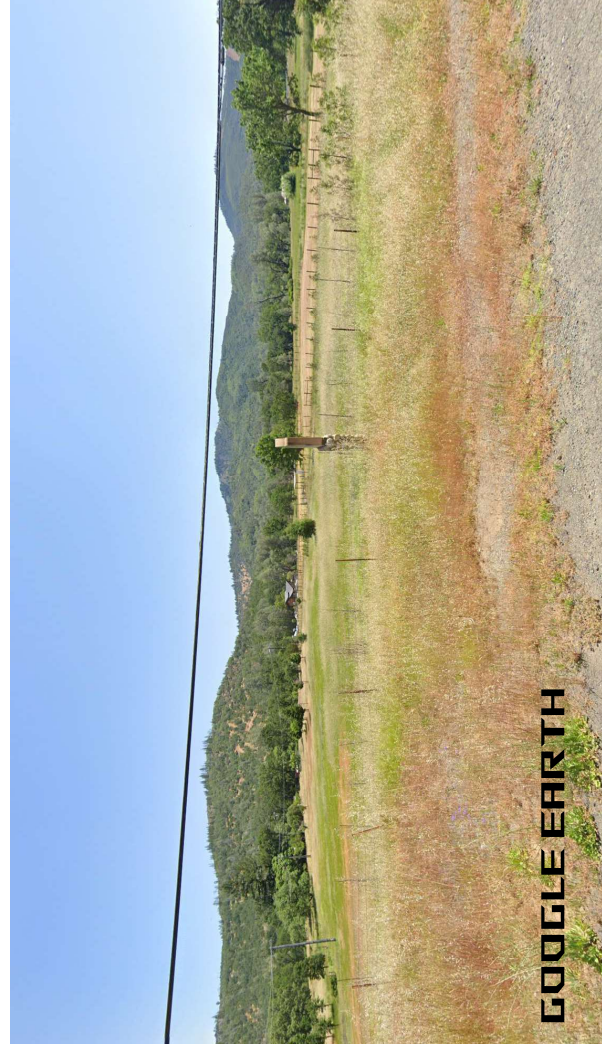
Shady Grove

GOOGLE EARTH

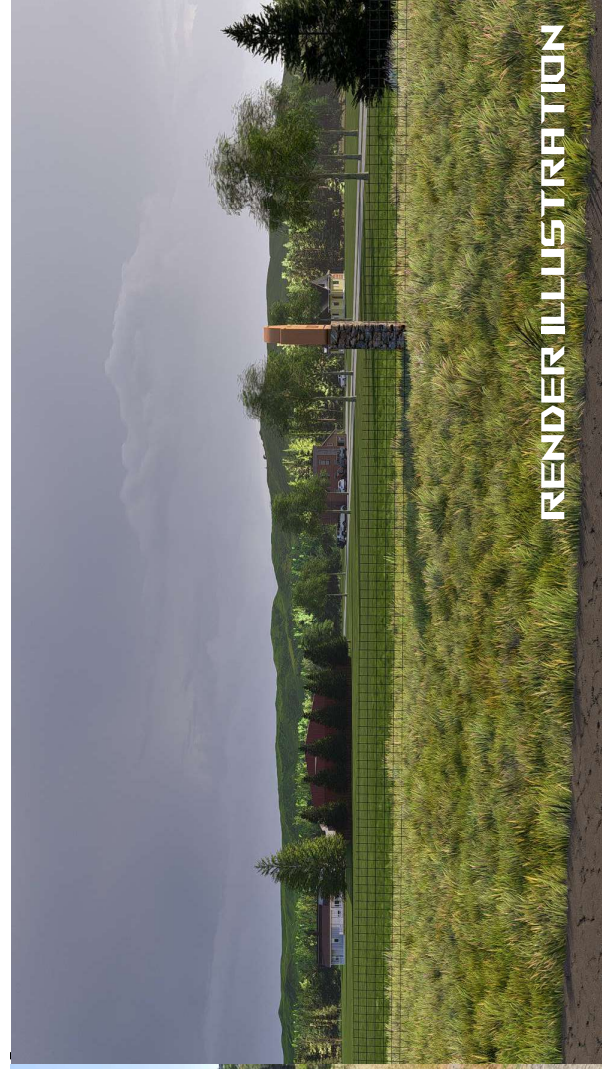


RENDER ILLUSTRATION





**GOOGLE EARTH**



**RENDER ILLUSTRATION**