

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.

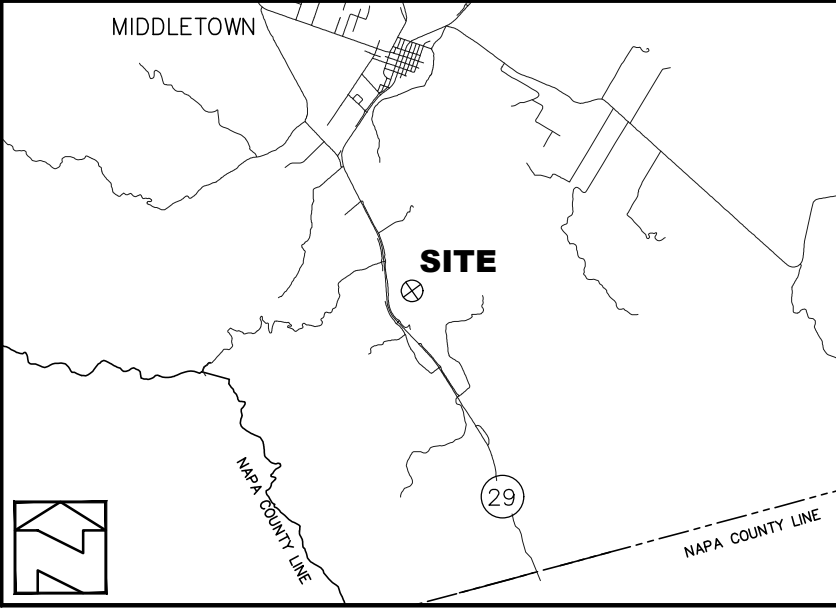
PROPERTY OWNER & APPLICANT

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

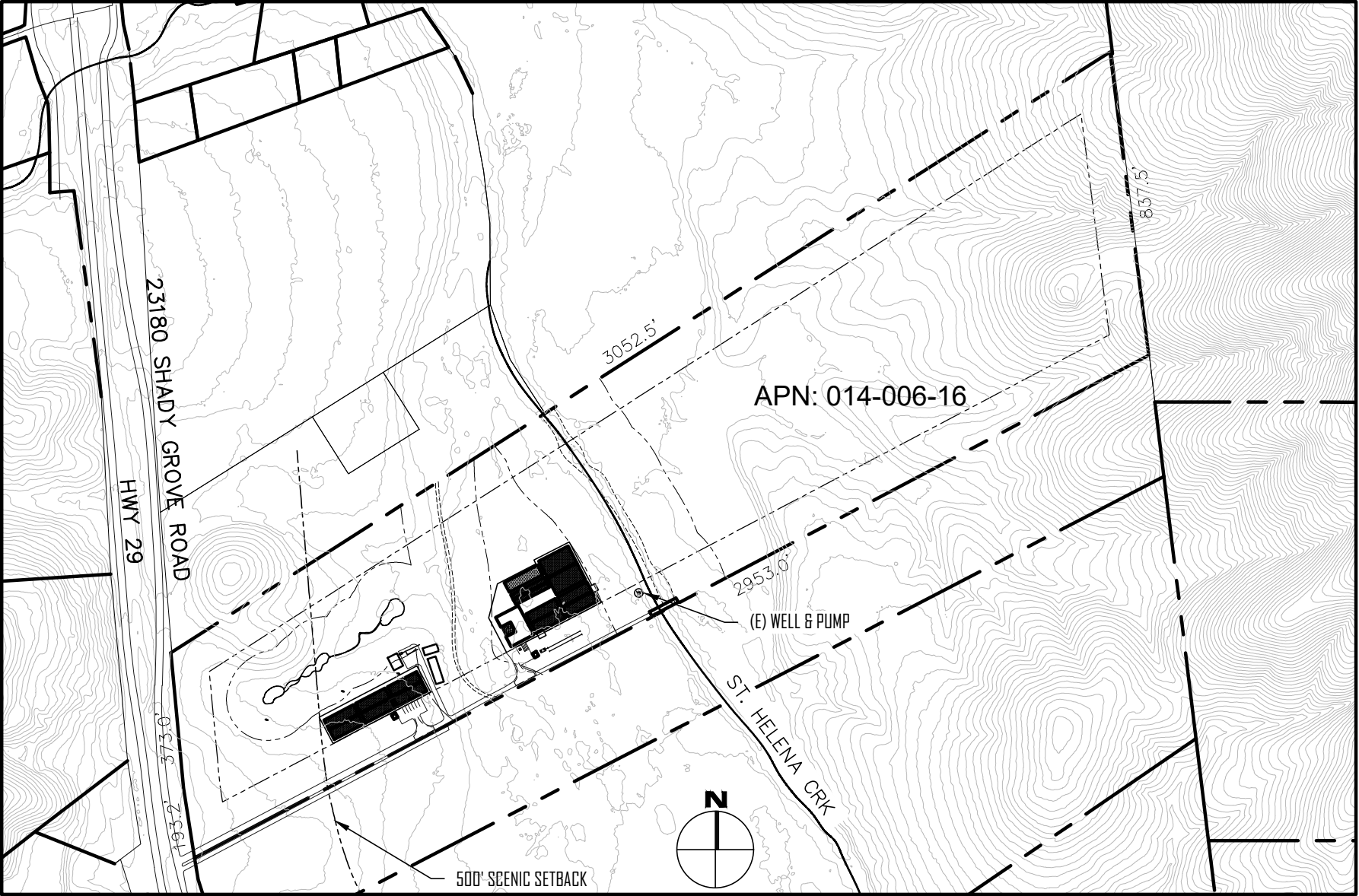
LEGEND

- 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

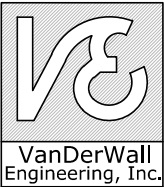
SUBMITTED TO:

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

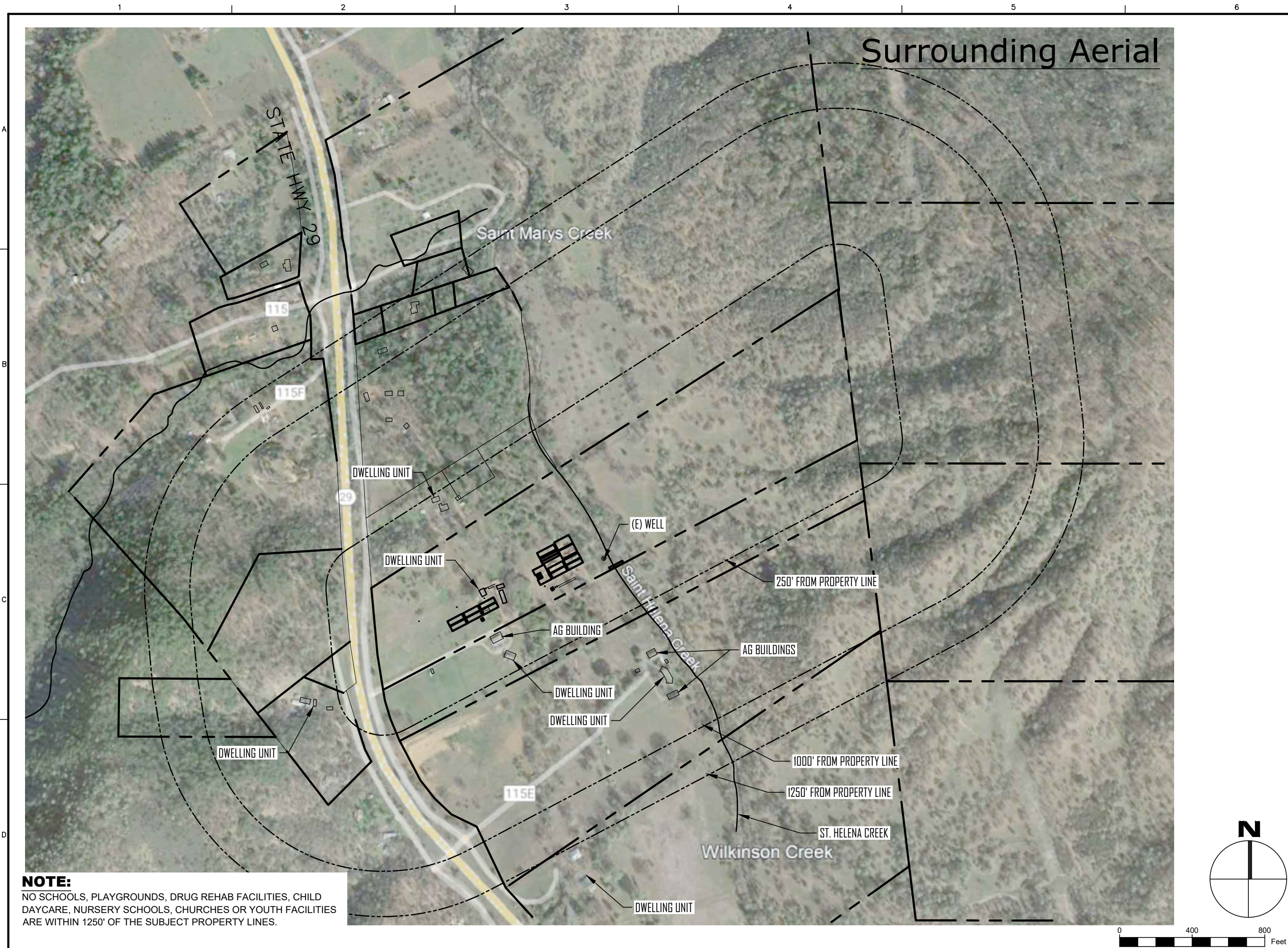
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

DATE JULY 2023

PROJ 23-36

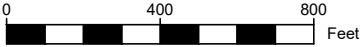
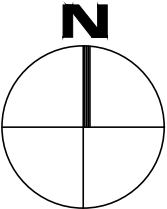
DWG

SHEET 1 OF 6



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

Surrounding Aerial



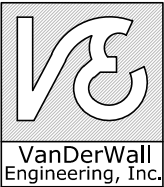
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Surrounding Area Aerial
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SHEET 2 OF 6

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)
- NATURAL VEGETATION (EC-2,6,7,8,15,16)

SF

SILT FENCE (SE-1)
- ROAD

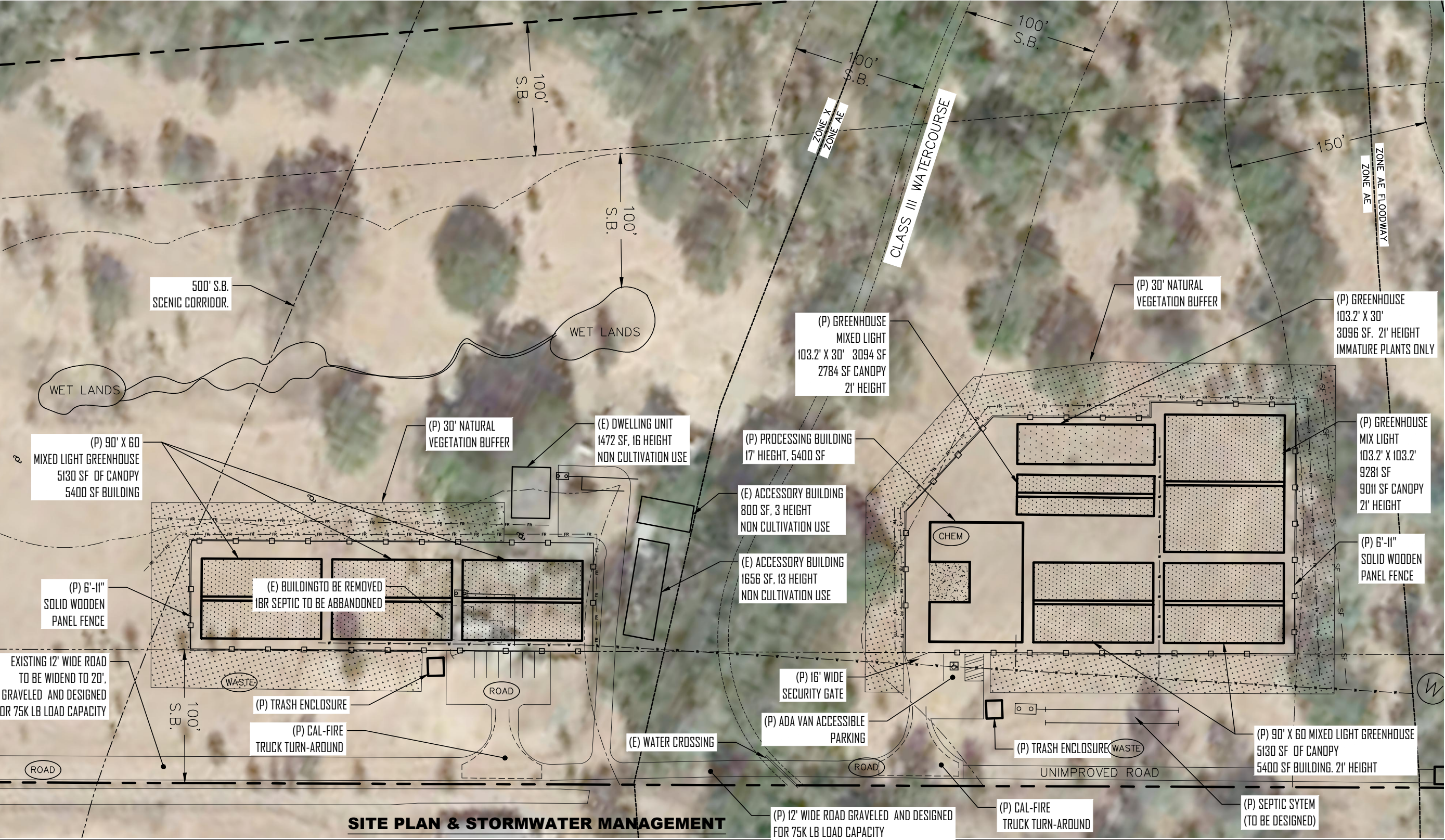
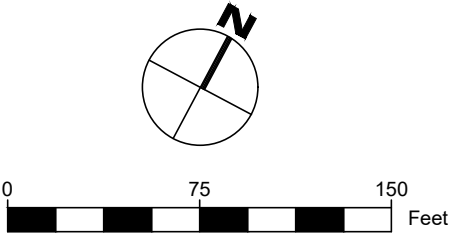
ROAD/PARKING LOT MGT (SC-40,43,44)
- CHEM

CHEMICAL HANDLING BMP (WM-1,2,3,4,5,6)
- WASTE

WASTE MANAGEMENT (WM-5,6,7, SC-3,4)
- PILE

STOCK PILE MGT (WE-1, WM-1,3)

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



SITE PLAN & STORMWATER MANAGEMENT

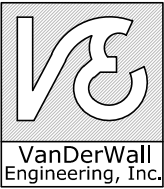
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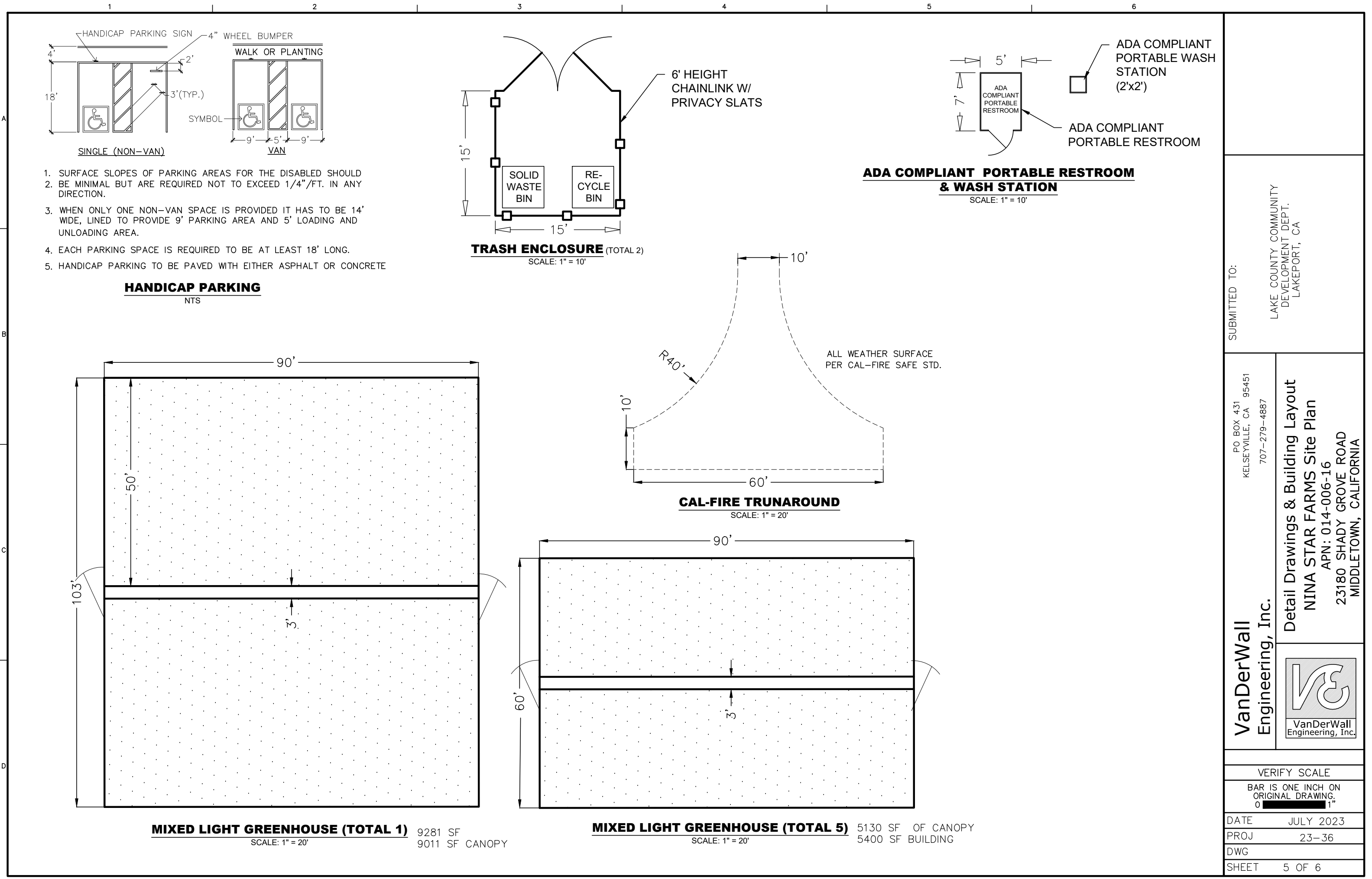
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Engineering, Inc.

Site Plan and Stormwater Management
NINA STAR FARMS Site Plan
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SHEET	3 OF 6



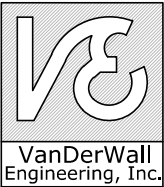
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Detail Drawings & Building Layout
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SHEET	5 OF 6

A

B

C

D

1

2

3

4

5

6

70'

90'

30'

30'

30'

30'

CHIMNEY STORAGE

LOADING AREA

OFFICE/SECURITY
10'X20'

BATHROOM
10'X10'

PROCESSING BUILDING FOR ALL LICENSES (TOTAL 1)

SCALE: 1" = 20'

5400 SF

23'

103'

80'

COMPOST
690 SF

IMMATURE PLANTS
2400 SF

TOTAL: 3096 SF

COMPOST AND IMMATURE PLANTS (TOTAL 1)

SCALE: 1" = 20'

103'

30'

13'

MIXED LIGHT GREENHOUSE (TOTAL 1)

SCALE: 1" = 20'

TOTAL: 3094 SF
2784 SF CANOPY

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Building Layout
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VanDerWall Engineering, Inc.

V&E

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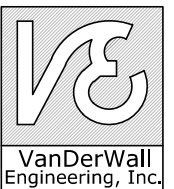
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SHEET 6 OF 6

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Building Layout
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6 OF 6



GOOGLE EARTH



RENDER ILLUSTRATION



GOOGLE EARTH



RENDER ILLUSTRATION



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