



Pacific Gas and Electric Company
Vince Fazzi
Land Management

October 16, 2025

Pablo Guerrero
County of Lake
Community Development Department
Planning Division

Re: Major Use Permit PL-25-243
23071 Jerusalem Grade, Middletown, CA 95457; APNs 013-015-36, 013-015-38, 013-015-39,
013-015-40, 013-015-43, 013-015-57

Dear Pablo,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-243 received on October 8, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,

A handwritten signature in black ink that reads "Vince Fazzi".

Vince Fazzi
Land Management

PL-25-243

Planning Application

View More

Details (/#/explore/records/219780/details) Workflow (/#/explore/records/219780/530004) Attachments 7 (/#/explore/records/219780/fil

Show Workflow

Active



Lake County Air Quality Management District

Became active 27 days ago



Assignee

Air Quality



Due Date

Add

Messages

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Oldest to Newest

Friday, October 17th



Air Quality

Public

October 17, 2025 at 5:13 pm

As this project is under the Major Use Permit process, a Major Use Permit evaluation fee is required, and a CALEEMOD maintenance fee is required. The project should run CALEEMOD to determine air quality impacts for construction and operation of the facility. The MUP fee is \$2,500.00 The CALEEMOD fee is \$50.00. These fees are due immediately as part of the review process.

Should construction be approved and permits issued, indirect source fees are required for new construction and remodels. Fees include: \$0.50 per sqft of new /remodeled building space.

Area source fees for unpaved parking spaces are \$30.00 per each new parking space, or \$10.00 for each new paved parking space.

Should grading be required, Fee is \$44.00 per acre, plus a serpentine dust control plan is required as this project is in mapped serpentine. The fee for a serpentine dust plan is \$375.00 if applied for more than 30 days in advance. If less than 30 days in advance of needing the plan, an additional late application fee of \$188.00 is added.

Dust controls, both for construction and long term operation are required. Asphaltic paving or alternative durable surfacing/dust control measures are recommended, and chip seal or paving should be required for higher volumes of traffic levels.

Contact the District should any generator be proposed to be utilized for operations of the site.

Air Emissions control systems may require permits. Details are required related to building ventilation, venting to outside air, and air filtration equipment. Please provide clear copies of the ventilation plans for review. The filter media details are good, but the layout and potential for ventilation to outside air is not clear.

Should an existing building require remodel/renovation/demolition an asbestos survey and notification is required. Contact the District for details.

Additional comments and requirements may be forthcoming upon receipt of the additional project description details, building ventilation plans, and CALEEMOD results.

internal



public

PA



Send Internal Message

Pablo Guerrero

From: Lori Baca
Sent: Wednesday, October 8, 2025 11:40 AM
To: Pablo Guerrero
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Pablo,

The parcel is outside of Special Districts service area, no comment 😊

Lori A. Baca

Utility Systems Compliance Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,



Pablo Guerrero

Assistant Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 37117

Fax: (707) 263-2225

Email: pablo.guerrero@lakecountyca.gov

Pablo Guerrero

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Thursday, November 13, 2025 4:18 PM
To: Pablo Guerrero
Subject: [EXTERNAL] RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Good afternoon,
Apologies for my delay in response! No further conditions from us. Will I be notified when the project is approved so that I can reach out to the applicants to request the required updates?



Janae Fried
Engineering Geologist

R5 CENTRAL VALLEY - REDDING
Cannabis Regulation and Enforcement Unit (CREU)

Email: Janae.Fried@Waterboards.ca.gov
Phone: +1 (530) 224-3291

Regional Water Quality Control Boards
364 Knollcrest Drive, Suite 205, Redding CA 96002
Website: www.waterboards.ca.gov

Follow: [X](#) | [YouTube](#) | [Facebook](#) | [LinkedIn](#)

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Tuesday, November 4, 2025 3:17 PM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Thank you for confirming the current enrollment status for East Side Farms (WDID 5S17CC420586).

The discrepancy between the currently enrolled cultivation area (73,000 sq ft) and the cultivation area in the Property Management Plan (119,146 sq ft) exists because this project is under CEQA review for a proposed expansion.

The Property Management Plan describes the proposed future condition if the expansion is approved by Lake County. The Cannabis General Order enrollment, Site Management Plan, and Nitrogen Management Plan will be updated to reflect the approved expansion after the project receives CEQA clearance and Major Use Permit approval from the Planning Commission.

Please provide any conditions or requirements (or none) that should be incorporated into the CEQA document/process to ensure future Water Board compliance upon project approval.

All the best,



Pablo Guerrero

Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221 x 37117

Fax: (707) 263-2225

Email: pablo.guerrero@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

PRELIMINARY INFORMATION NOTICE: The information provided in this email represents an initial review based on current research. All determinations regarding project requirements, approvals, and compliance are subject to change and must be formally evaluated by an assigned planner or relevant agency upon project submittal. This preliminary information should not be relied upon as a final determination and does not constitute official planning approval.

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>

Sent: Wednesday, October 22, 2025 9:52 AM

To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>

Subject: [EXTERNAL] RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

PL-25-243 East Side Farms is enrolled in the [Cannabis General Order](#) as a Tier 2 Low Risk site under WDID 5S17CC420586; the site has been enrolled since 9/03/2019; East Side Farms is listed as the Operator and Ross Cunningham is listed as the Operator contact and Landowner. APNS include 013-015-390-000, 013-015-430-000, 013-015-360-000, 013-015-380-000, 013-015-400-000, and 013-015-570-000 (013-015-34 and 013-015-35 combined into 013-015-570-000 in 2023); All watercourses are labeled on the Site Maps; Cultivation Area covered under enrollment: 73,000 sq ft; Disturbed area covered: 122,500 sq ft; all past year's invoices have been paid; Annual Monitoring Reports have been submitted for the past 3 years.

- A Site Management Plan (SMP) was submitted for this site on 27 July 2020 and was updated on 18 May 2023, it appears the SMP needs to be updated again: the PMP submitted to the county lists three outdoor cultivation areas(parcels 013-015-43 and 013-015-40), the SMP lists two 30,000 sq ft cultivation areas on parcel 013-0015-43 but does not reference the 50,000 sq ft cultivation area on parcel 013-015-40
- Cultivation Area listed for the county (119,146 sq ft) does not match the cultivation area listed with the Water Boards (73, 000 sq ft); Disturbed Area likely needs to be increased as well.

I will be reaching out to the Dischargers in a separate email with directions on how to correct these issues and return to compliance.

Pablo Guerrero

From: Ryan Lewelling
Sent: Wednesday, October 15, 2025 11:52 AM
To: Pablo Guerrero
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

The Assessor's Office has no comment at this time.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder, County of Lake

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,



Pablo Guerrero

Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221 x 37117

Fax: (707) 263-2225

Email: pablo.guerrero@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the

Central Valley Regional Water Quality Control Board

23 October 2025

Pablo Guerrero
County of Lake
Department of Community Development
255 North Forbes Street
Lakeport, CA 95453
pablo.guerrero@lakecountyca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PL-25-243 AT 23071 JERUSALEM GRADE, MIDDLETOWN PROJECT, LAKE COUNTY

Pursuant to the County of Lake Department of Community Development's 8 October 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PL-25-243 At 23071 Jerusalem Grade, Middletown Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Cannabis General Order

Cannabis cultivation operations are required to obtain coverage under the State Water Resources Control Board's *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order No. WQ 2023-0102-DWQ* (the Cannabis General Order). Cultivators that divert and store surface water (stream, lake, subterranean stream, etc.) to irrigate cannabis also need a valid water right.

The Water Boards Cannabis Cultivation Programs offer an easy to use online Portal for cultivators to apply for both Cannabis General Order coverage and a Cannabis Small Irrigation Use Registration (SIUR) water right, if needed. Visit the Water Boards Cannabis Cultivation Programs Portal at:

<https://public2.waterboards.ca.gov/CGO>

Additional information about the Cannabis General Order, Cannabis SIUR Program, and Portal can be found at:

www.waterboards.ca.gov/cannabis

For questions about the Cannabis General Order, please contact the Central Valley Water Board's Cannabis Permitting and Compliance Unit at:

centralvalley.cannabis@waterboards.ca.gov or (530) 224-4845. For questions about Water Rights (Cannabis SIUR), please contact the State Water Board's Division of Water Rights at: CannabisReg@waterboards.ca.gov or (916) 319-9427.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality

Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

Pablo Guerrero

From: Davis, Colin W <cdavis@blm.gov>
Sent: Thursday, October 9, 2025 3:05 PM
To: Pablo Guerrero
Cc: Barnitz, Kathryn L; Ham, Sateur
Subject: Re: [EXTERNAL] Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Pablo,

The BLM Ukiah Field Office has no comment on this proposed development.

Thank you for allowing BLM the opportunity to comment on this permit application.

Colin W. Davis
Assistant Field Manager
Ukiah Field Office
2550 N State St, Unit 2
Ukiah, CA 95482
Cell: (707) 513-8456
Desk: (707) 468-4065

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: [EXTERNAL] Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

Pablo Guerrero

From: Pablo Guerrero
Sent: Tuesday, November 4, 2025 3:07 PM
To: 'Minkel, Peter G.@Waterboards'
Subject: RE: COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PL-25-243 AT 23071 JERUSALEM GRADE, MIDDLETOWN PROJECT, LAKE COUNTY

Hello,

Thank you for your comment. After reviewing the document, I have a few questions. Please clarify if the interpretation of each permit mentioned is incorrect.

Cannabis General Order - COMPLIANT:

The project has been enrolled under the Cannabis General Order since September 3, 2019 (WDID: 5S17CC420586). Site Management and Nitrogen Management Plans have been approved by the Central Valley Water Board.

Water Rights - NOT APPLICABLE:

The project uses only existing onsite groundwater wells. No surface water diversion or storage is proposed. Therefore, a Cannabis SIUR water right is not required.

Construction Storm Water General Permit - CLARIFICATION NEEDED:

There is proposed expansion (new cultivation area, processing building, and greenhouse in the property management plan). Does this project require coverage under the Construction General Permit? If so, does the Storm Water Management Plan included in the Property Management Plan satisfy SWPPP requirements, or must a separate SWPPP be prepared?

Clean Water Act Sections 404 & 401 - NOT APPLICABLE:

Per the Biological Resources Assessment (Pinecrest Research Corporation, July 2024), no jurisdictional wetlands are present, and all cultivation areas maintain 100-foot setbacks from surface waterbodies. No discharge of dredged or fill material into navigable waters or wetlands is proposed.

Other Permits - NOT APPLICABLE:

The following permits do not apply to this project:

Waste Discharge Requirements (no discharge to waters of the State)

Dewatering Permits (no dewatering activities)

NPDES Permits (no waste discharge to surface waters)

All irrigation uses drip/micro-spray systems designed to prevent runoff, and stormwater is managed through vegetative buffers, erosion control measures, and maintained setbacks per the approved Site Management Plan.

If you can please confirm whether the Construction General Permit applies or if the current Storm Water Management Plan is sufficient.

All the best,

23071
JERUSALEM
GRADE,
MIDDLETOWN,
CA 95461

Applicant
Ross Cunningham 

Expiration Date
Add 

Project
16 - Major Use Per...
Edit Project 

Actions 

PL-25-
243

Record Status
Active

Planning Application

Details

Workflow

Attachments 7 (/#/explore/records/219780/fil

(/#/explore/records/219780/details)

(/#/explore/records/219780/530004)

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 Fire District R... 
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 Receive Agen... 
Review

Messages

All Messages 

Oldest to Newest 

Thursday, October 9th



David
Bingham October 9, 2025 at
12:16 pm
Public

The Department of Public Works has no permit requirements. The project accesses a portion of Jerusalem Grade that is beyond the County maintained limits.

internal  public

PA

 Send Internal Message

Step Activity

David Bingham approved this step

OpenGov system assigned this step to David Bingham

OpenGov system activated this step

PL-25-243

Planning Application

View More

Details

Workflow

Attachments 7

(/#/explore/records/219780/details)

(/#/explore/records/219780/530004)

(/#/explore/records/219780/fil

Show Workflow

Completed

Lake County Tax Collector

Complete

TO

Assignee

Torin Stein

Due Date

Add

Messages

All Messages

Oldest to Newest

internal

public

PA

Send Internal Message

Step Activity

Torin Stein approved this step	Oct 8, 2025 at 10:38 am
OpenGov system assigned this step to Torin Stein	Oct 8, 2025 at 9:53 am
OpenGov system activated this step	Oct 8, 2025 at 9:53 am

Pablo Guerrero

From: Vance Ricks
Sent: Wednesday, October 8, 2025 11:01 AM
To: Pablo Guerrero
Cc: Cara Salmon
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

Site plans are not dated or signed by engineer.

Also, the use of "Approx. Property Line" is not acceptable for setback purposes.

Vance

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

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All the best,



Pablo Guerrero

Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221 x 37117

Fax: (707) 263-2225

Email: pablo.guerrero@lakecountyca.gov

STAY CONNECTED:



Pablo Guerrero

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Wednesday, October 8, 2025 3:11 PM
To: Pablo Guerrero
Subject: [EXTERNAL] Re: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello Pablo,

Thank you for your request. We have added it to our queue and we will be in touch if any questions arise. Please contact us via email (nwic@sonoma.edu) or at 707.588.8455 if you need to follow-up regarding this request.

Your record search has been assigned NWIC File#: 25-0592

Thanks,
Ryan Reynolds

Northwest Information Center
1400 Valley House Drive, Suite 210, Rohnert Park, CA 94928
T: (707) 588-8455
nwic@sonoma.edu
www.nwic.sonoma.edu

On Wed, Oct 8, 2025 at 9:57 AM Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov> wrote:

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

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<https://nwic.sonoma.edu>

October 23, 2025

File No.: 25-0592

Pablo Guerrero, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: PL-25-243 / KEY APN: 013-015-36 at 23071 Jerusalem Grade, Middletown / East Side Farms, Inc

Dear Pablo Guerrero,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description:

East Side Farms, Inc. proposes to expand an existing commercial cannabis cultivation operation on the Project Parcels. The applicant currently operates an A-Type 3 "Medium Outdoor" Cultivation under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed expansion would utilize the parcels: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57 (totaling 35 acres). It would add three A-Type 1C License Types to the existing A-Type 3, with a total combined aggregate cannabis canopy of 50,560 square feet within outdoor cultivation area totaling 119,146 square feet.

Previous Studies:

XX Study #52986 (Parker 2019), covering a portion of the proposed project area, identified but did not record one or more cultural resources (see recommendation below).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended for the portions of the proposed project area that were not included in Study #52986 prior to project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

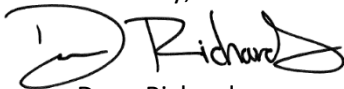
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Dana Richards
Researcher