



2024 GRADING QUESTIONNAIRE

Project Location

Site Address: 23083 Jerusalem Grade, Lower Lake I Middletown, CA
APN 013-015-40 Soil Type: 195 - Phipps Complex EHR: Moderate
Zoning: RL Flood Zone: D

Property Owner/Agent

Name: Ross Cunningham Phone: 214-868-3438
Address: 6010 Swiss Ave., Dallas TX 75214 Email rcunningham@cunninghamswaim.com

All grading activities shall conform to the standards set forth in the Lake County Code Chapter 29 (Storm Water Ordinance) and Chapter 30 (Grading Ordinance) and implement Best Management Practices (BMPs) and Asbestos Dust Mitigation requirements where applicable for the duration of the project, including, but not limited to pre-construction, construction, and post construction activities. To access Chapter 30 and Chapter 29 of the Lake County Code please click on the following link: https://library.municode.com/ca/lake_county/codes/code_of_ordinances. For site specific information on your parcel please go to the Lake County, CA GIS Portal at: <https://gispublic.co.lake.ca.us/portal/home/>.

This 2024 Grading Questionnaire is designed to help you and assist the Community Development Department to determine whether a grading permit is required for your project. Please answer all the following questions, provide project location, project description, site plan and signed questionnaire. Additional information may be required.

If you have any question or concerns while completing this application, please consult or contact:

- 1) Lake County Grading Ordinance Chapter 30
- 2) A State of California licensed grading contractor or engineer
- 3) Lake County Community Development Department

Project Description (please provide specific details):

Please see Project Description, attached.

Please complete the following estimates.

In square feet how much vegetation will your project be clearing? LCC 30-14 -60,000 sq. ft.
In cubic yards (cy3) how much material will your project displace? -100 cy3
Is your site plan attached to this questionnaire? LCC 30-18.4 Yes

Yes	No	Unknown	No.	Lake County Code (LLC) Summary
X	☐	☐	1.	Will your project be displacing more than fifty (50) cubic yards (cy3) of material. LCC 30-17.4.9 - LCC 30-17.4.10
☐	☒	☐	2.	Will your project involve the excavation of material below finished grade for sewage disposal systems, tanks, vaults, basements, or swimming pools where such excavation is authorized and under the provisions of a valid County building permit, or Environmental Health Division permit. LCC 30-17.4.7
☐	☐	XI	3.	Will your project be stockpiling rock, sand, or aggregate involved in the construction of a building authorized by a valid Lake County Building permit? LCC 30-17.4.8
☐	E	☐	4.	On your project site, are there any known NOA (naturally occurring asbestos) serpentine soils onsite? LCC 30 Article III (n) 4 LCC 30-17.4.5 (a)

☐	☒	☐	5.	5) On your project site, are there any known sensitive species or habitat onsite? LCC 30-17.4.15 (c) LCC 30-20 (d)
E	☐	☐	6.	Will your project be creating a fill area for the support of a structure? LCC 30-17.4.5
☐	E	☐	7.	Will your project occur within thirty (30) feet of/or involve the alteration of any drainage, watercourse, lake, wetland or vernal pool? LCC 30 Article III (w) 1&2 LCC 30-9 LCC 30-17.4.3 (b) LCC 17.4.15 (b)
☐	KI	☐	8.	Is your project located on or near a FEMA mapped floodway? LCC 30 Article III (f) 1&2 LCC 30-20-(h)
☐	K	☐	9.	Will your project site contain archaeological or historical resources? LCC30-8 (Cultural Resources) LCC 30-17
☐	E	☐	10.	Will your project grading occur during the winter period, October 15 through April 15th? LCC 30-24.1
☐	KI	☐	11.	Will your project include the disturbance of soils with a severe erosion hazard rating? LCC 30 Article III (e) 8 LCC 30-17.4.5 (a)
☐	☒	☐	12.	Will your project include grading for a new fire break? LCC 30-17.4.20
☐	☒	☐	13.	Will your project include grading for the routine mechanical practices of an existing agricultural crop or operations including existing drainage and erosion control facilities LCC 30-17.4.2 (a) (b)
S	☐	☐	14.	Will your project expand the footprint of the existing farming activity or operation? LCC 30-17.4.3 (a)
☐	KI	☐	15.	Will your project be removing any previously cultivated trees, vines or other plants having stable woody root systems extending at least twelve (12) inches below the soil surface? LCC 30-17.4.3 (c)
☐	KI	☐	16.	Will your project create a fill slope greater than 1 (one) foot in depth or to support a structure? LCC 30-12 LCC 30-12.3 LCC 30-17.4.10
☐	B	☐	17.	Will your project create cuts greater than two (2) feet in depth or slope Exceeding five (5) feet in height and steeper than two (2) horizontal to one (1) vertical? (26.6% slope) LCC 30-12 LCC 30-12.2 LCC 30-17.4.9
☐	E	☐	18.	Will your project include conducting surface mining? LCC 30-17.4.11
☐	E	☐	19.	Will your project be creating temporary holes or trenches for geotechnical, Geological or archeological exploration? LCC 30-17.4.14
☐	E	☐	20.	Will your project involve clearing understory vegetation? (The underlying layer of vegetation in a forest or wooded area, trees and shrubs growing between the forest canopy and the forest floor). LCC 30-17.4.15(a-c)
☒	☐	☐	21.	Will your project involve the widening or lengthening an existing road, highway, trail, firebreak and or driveway? LCC 30-10 LCC 30-17.4.19
☐	5%	☐	22.	What slope or percentage of grade will your project be conducted on? LCC 30 Article III (s) 6 LCC 30-17.4.5 (c) LCC 30-20.1 (e)
☐	E	☐	23.	Does your project involve the removal of any riparian vegetation LCC 30 Article III (r) 4 LCC30-17.4.5 (b)
☐	KI	☐	24.	Is your project considered as emergency grading? LCC 30 Article III (e) 2 LCC 30-23

Please return this completed questionnaire with a site plan to the Community Development Department so staff can determine the type of grading permit you will need.

Certification Statement

I certify that I am the owner, or have authority to act on behalf of the owner, of the above-described property and do certify that the answers to the foregoing questions are true and correct to the best of my knowledge and, further, that I hereby indemnify and hold harmless the County of Lake, its officers, and employees, for any damage and/or expenses arising as a result of incorrect answer(s) to any of the above questions.

Owner/Agent Signature: Ross Cunningham Date: 8/5/2025

FOR DEPARTMENT USE ONLY

The Community Development Department has determined that the proposed grading project
does () does not ()
meet the of Permit Exemption and Requirements of **Section 30-17** of the Lake County Code and hereby
issues () denies ()
said grading permit exemption.

Date _____ By: _____ Title: _____

Zoning: _____

Comments: _____

Other Permits required:

Note: All applicable permits must be obtained from all required agencies.

PROJECT DESCRIPTION

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft². The proposed cannabis canopy areas would be located within an existing 34,346 ft² fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft² fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft² fenced outdoor cultivation area on APN 013-015-40. ESF currently operates an A-Type 3 “Medium Outdoor” Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616.

The rural lands-zoned Project Property is composed of six parcels totaling approximately 35-acres (Lake County APNs 013-015-36, 38, 39, 40, 43 & 57), all of which are owned by Mr. Ross Cunningham, who is the owner and operator of East Side Farms, Inc. The Project Property is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC 12), and approximately 7.5 miles northeast of Middletown, CA. The Project Property is accessed via a shared gravel access road that connects to Jerusalem Grade approximately 600 feet east of the Project Property. Current land uses of the Project Property include rural residential estates and commercial cannabis cultivation.

The Project Parcels and existing/proposed cultivation areas are accessed via private gravel access roads off of the shared private gravel access road. Locking metal gates control access to the private gravel access roads of the Project Parcels. The Project Parcels have been improved with two groundwater wells (within wooden well houses), a residence, a wooden bam, a metal building, two wooden sheds, five 2,500-gallon water storage tanks, and a 30,000-gallon metal fire water storage tank. ESF proposes to use the existing onsite 30’ X 70’ (2,100 ft²) metal building for cannabis drying, and the existing onsite 28’ X 40’ (1,120 ft²) wooden bam for harvest storage. Additionally, ESF proposes to add a 30’ X 70’ (2,100 ft²) greenhouse for immature plant cultivation and a 30’ X 100’ (3,000 ft²) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip and micro-spray irrigation systems.

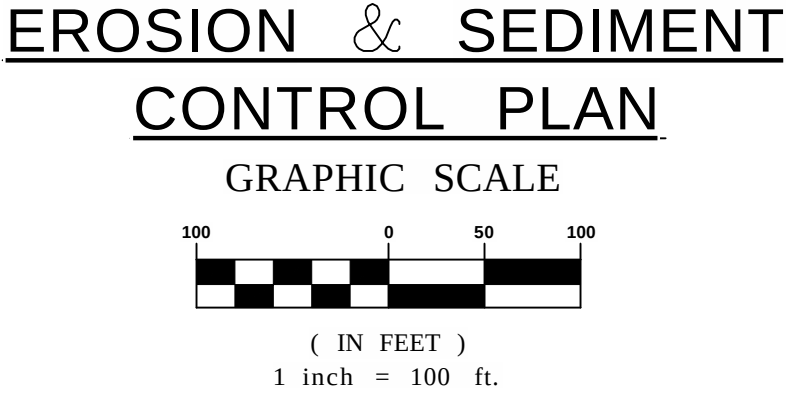
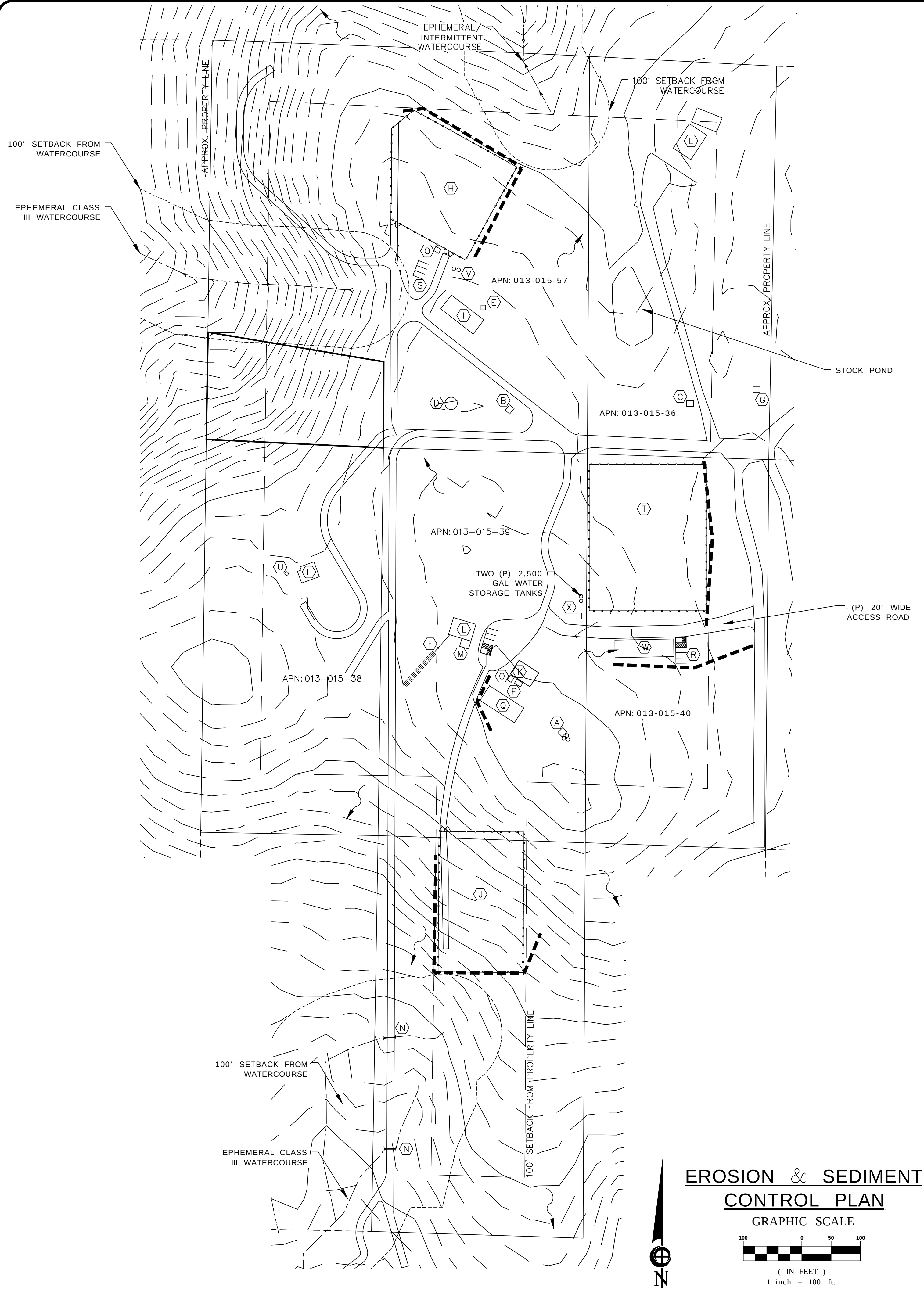
All water for the existing/proposed cultivation operation is/will be supplied from the two existing onsite groundwater wells (no surface water diversions associated with the existing/proposed cultivation operation). Irrigation water from the onsite groundwater wells is/will be stored within eight 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the existing/proposed

cultivation areas via polyvinyl chloride (PVC) piping. Water for the 30,000-gallon metal fire water storage tank and existing outdoor cultivation area on APN 013-015-57 is/will be provided by the groundwater well located at Latitude 38.810926° and Longitude -122.488773° (identified as “B” on Site Plans). Water for the proposed immature plant area, existing outdoor cultivation area on APN 013-015-43, and proposed outdoor cultivation area on APN 013-015-40 is/will be provided by the groundwater well located at Latitude 38.809398° and Longitude -122.488449° (identified as “A” on Site Plans).

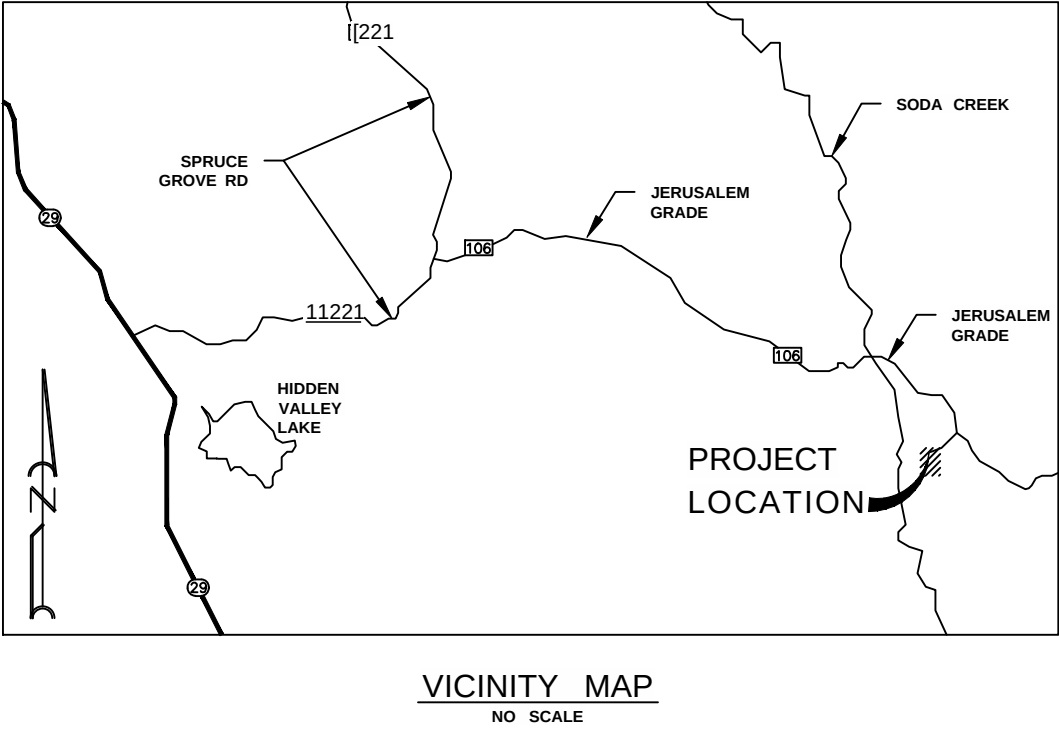
Three ephemeral Class III watercourses form on and flow off of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within the existing onsite Pesticide & Agricultural Chemicals Storage Area (wooden shed). Only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis are/will be used.

All cannabis waste generated from the existing/proposed cultivation operation is/will be chipped and composted onsite. Composted cannabis waste is/will be stored in the designated composting area, until it is incorporated into the growing medium of the cultivation areas, as an organic soil amendment. All solid waste is/will be stored in bins with secure fitting lids until being disposed of at the Eastlake Landfill, at least once a week during the cultivation season.

Power is/will be provided to the security cameras, lights and well pumps of the Project Property via ground and roof-mounted solar panels with battery storage/backup systems. The proposed Processing and Drying Buildings (existing and proposed metal buildings) will be equipped with fans, lights and dehumidifiers. Power would be provided to the Processing and Drying Buildings from roof-mounted solar arrays and battery banks. Two quiet and fuel efficient gasoline-powered generators will be used as a backup power sources for the proposed Processing and Drying Buildings, for when power cannot be supplied from the roof-mounted solar arrays and battery banks.



- (A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398'
LONG: -122.488449'
- (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.810926'
LONG: -122.488773'
- (5) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81094'
LONG: -122.48775°
- (D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK
- (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA
- (F) (E) SEPTIC AREA
- (G) (E) 10'x12' SHED
- (H) (E) 34,346 SF OUTDOOR CULTIVATION AREA
- (I) (E) 30'X70' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING
- (J) (E) 34,800 SF OUTDOOR CULTIVATION AREA
- (K) (E) 28'x40' CANNABIS STORAGE BUILDING
- (L) (E) RESIDENCE
- (M) (E) 14'x16' WOODEN SHED
- (N) (E) 12" CMP CULVERT
- (O) (E) DESIGNATED REFUSE AREAS
- (P) (E) COMPOST AREA
- (Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA
- (R) (P) EMPLOYEE PARKING / A.D.A.
- (S) (E) EMPLOYEE PARKING
- (T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA
- (ij) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013'
LONG: -122.49016'
- <V> (E) TWO 2,500 GAL WATER STORAGE TANKS
- <W> (P) 30'x100' (3,000 SF) PROCESSING BUILDING
- <X> (E) GROUND-MOUNTED SOLAR ARRAY



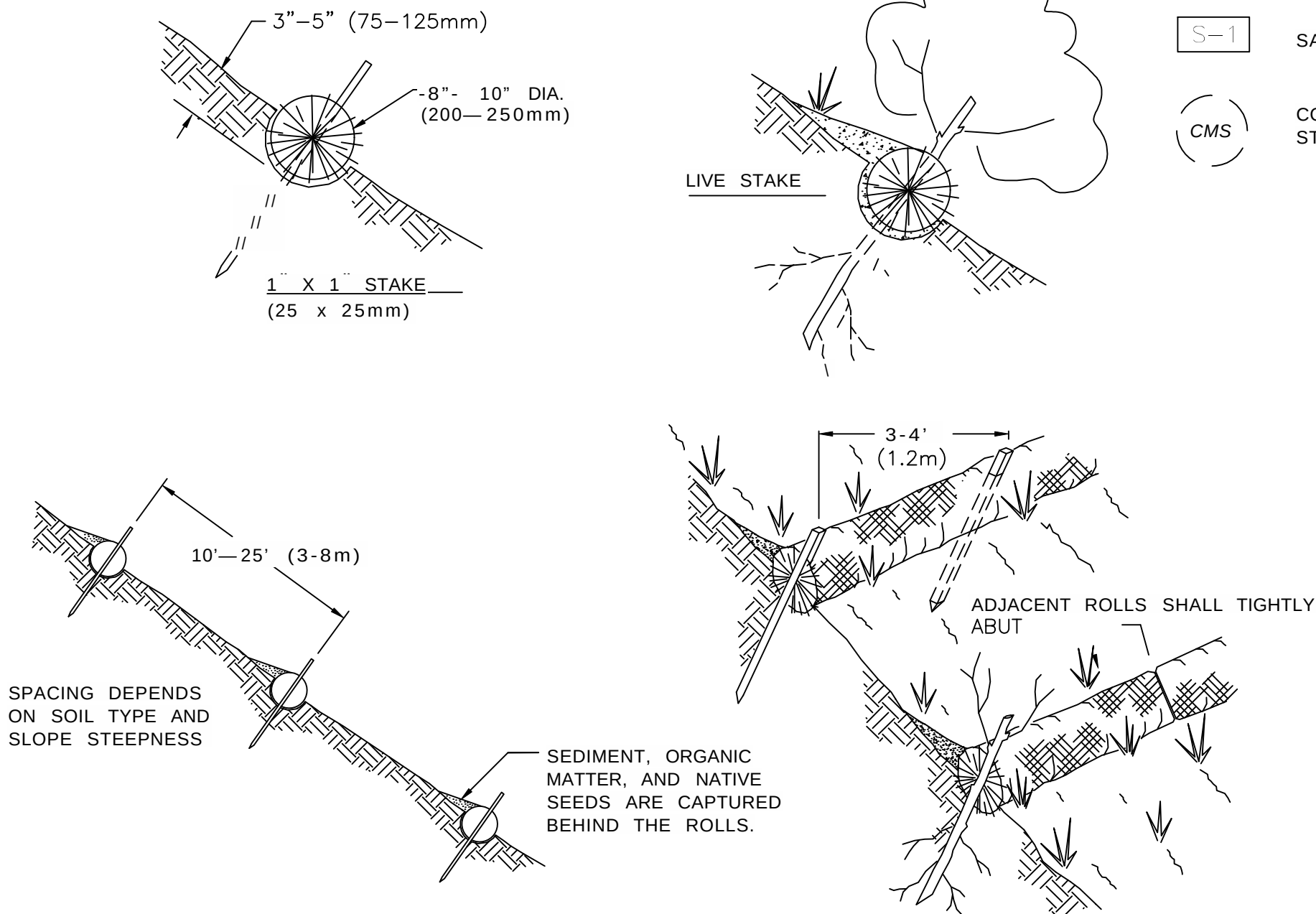
EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

- LEGEND:**
-1530 CONTOUR ELEVATION
- FENCE
- ASPHALT
- GRAVEL
- EARTH
- (E) POWER POLE
- APN ASSESSOR'S PARCEL NUMBER
- APPROX APPROXIMATELY
- DWY DRIVEWAY
- (E) EXISTING
- (P) PROPOSED
- RD ROAD
- SF SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

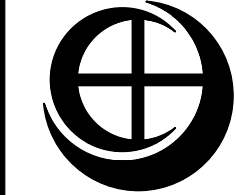
STRAW ROLL DETAILS



- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA 96001
530-526-7493



EROSION & SEDIMENT CONTROL PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461
LAKE COUNTY APNS:013-015-36, 013-015-38, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET: