

NOTICE OF EXEMPTION

DEC 14 2020

TO: County Clerk
County of Lake
Lakeport, CA 95453

Office of Planning & Research
1400 Tenth Street, Room 113
PO Box 3044
Sacramento, CA 95812-3044

FROM: Community Development Department
Planning Division, County of Lake
255 North Forbes Street
Lakeport, CA 95453

PROJECT TITLE: Bohemian Grow

PROJECT LOCATION: 12206 Spruce Grove Road, Lower Lake, CA

COUNTY: Lake

DESCRIPTION OF PROJECT: Gustafson Farms, LLC. is seeking a Minor Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 12206 Spruce Grove Road in Lower Lake, California, known as APN 012-060-08 (project parcel). The project will compose of a total of 6,000 ft² canopy area and A-Type 13 Distributor Transport Only, Self-Distribution. The applicant will construct three (3) 2,500 ft² prefabricated greenhouses/structures and a 120 ft² storage that will be used on the 20.1-acre agriculture- and rural land- zoned project property. Current and past land uses of the project property is rural residential. The proposed cultivation area is fairly flat with range been 0-10% and approximately 30% average cross slope of the whole parcel due to the steep hillslope surrounding the project site. The project property is currently improved with a groundwater well, agriculture building, and a single-family house. The proposed canopy areas will be located within greenhouse structures encircled with 6-foot tall chain-link fences; three (3) proposed greenhouse structures will each contain approximately 2,200 ft² of canopy (5,000 ft² total), and the remaining 1,000 ft² canopy area will be located within an existing 2,400 ft² agriculture building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Lake Community Development Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Joseph Gustafson

EXEMPT STATUS: Categorical Exemption 15303, Class 3
15300.1 Relation to Ministerial Projects

REASONS WHY PROJECT IS EXEMPT: Class 3-New Construction or Conversion of Small Structures of proposed under 2,500 ft² greenhouses and conversion of an agriculture building. The project would consist of new construction of small structures used within the cultivation area including the construction of (3) 2,500 ft² greenhouses, and a 120 ft² fertilizer and pesticide

Posted DEC 14 2020 — JAN 19, 2021

[Signature]

storage. Under section 21080 ministerial project, the permitted use for the Lake County Zoning Ordinance to allow greenhouses (10,000 ft² maximum) and accessory structures are permitted use by right within the agriculture- and rural land- zone permitted in Lake County Zoning Ordinance Article 5 and Article 7, respectively.

CONTACT PERSON: Sateur Ham

TELEPHONE NUMBER: (707) 263-2221

Signature: 
Title: Assistant Planner

Date: November 13, 2020

Signed by Lead Agency

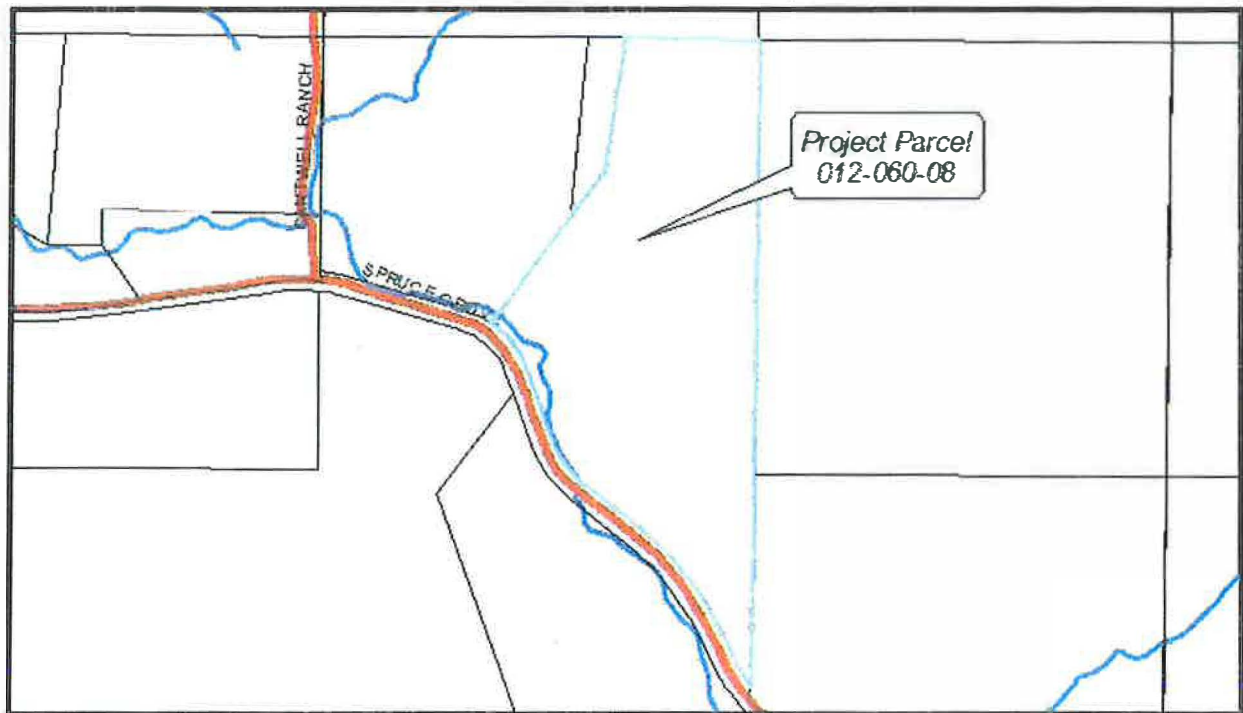


Figure 1. vicinity map

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AUDITOR-CONTROLLER
COUNTY CLERK



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 17 — 12/14/2020 — 049
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Lake - Community Development Department	LEAD AGENCY EMAIL	DATE 12/14/2020
COUNTY/STATE AGENCY OF FILING Lake	DOCUMENT NUMBER	

PROJECT TITLE
Bohemian Grow

PROJECT APPLICANT NAME Joseph Gustafson	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 263-2221
PROJECT APPLICANT ADDRESS 12206 Spruce Grove Road	CITY Lower Lake	STATE CA
		ZIP CODE 95457

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	0.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Rick Ensley - Deputy County Clerk, County of Lake
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NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090