



COUNTY OF LAKE
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: March 5, 2020

AB 52 TRIBAL CONSULTATION NOTIFICATION

In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.

- | | |
|---|---|
| <ul style="list-style-type: none"> @ HERC @ NATIVE AMERICAN HERITAGE TRIBES: @ Big Valley Rancheria @ Cortina Colony @ Elem Colony @ Koi Nation @ Yocha Dehe | <ul style="list-style-type: none"> @ Mischewal - Wappo @ Middletown Rancheria @ Redwood Valley @ Robinson Rancheria @ Scotts Valley Band of Pomo @ Upper Lake Habematolel |
|---|---|

FROM: Eric Porter, Community Development Department
 REQUEST: Major Use Permit, UP 19-10, Initial Study, IS 19-21, Early Activation, EA 19-12
 OWNER/APPLICANT: Bobby Skalla
 APN: 012-069-59 & 60; 012-010-82
 LOCATION: 22800 and 22520 Morgan Valley Road, Middletown
 ZONING: A/RL-WW (Split zone) Agriculture/Rural Lands – Waterway
 GENERAL PLAN: Agriculture and Rural Lands
 HAZARDS: Project Parcel Located within State Responsibility Area
 FLOOD ZONE: "D"
 SERPENTINE SOIL: None mapped on the site.
 SOIL STABILITY: Severe erosion hazard
 PREVIOUS PERMITS: Various building permits, septic, ag-exempt (tack room)
 EXISTING DEVELOPMENT: House, several sheds; two (2) A-type 3 medium outdoor cultivation areas
 WATER SOURCE: Wells (Existing); above-ground water retention area
 CONSTRUCTION: Estimated to be 4 to 6 weeks using a truck and some light construction equipment. Estimated trips during construction are 20 to 40 vehicle trips in total. This project was approved for two A-Type 3 medium outdoor cultivation licenses in January 2019.

PROPOSAL: Eleven (11) A – Type 3: "Outdoor": Outdoor cultivation for adult use cannabis (437,736 square feet of new total cultivation area). Applicant is also requesting an **A-Type 13 Self Distribution license**. The proposed cultivation/canopy areas will be developed in three (3) phases. Morgan Valley Ventures (MMV) is applying for:

- Early Activation of Use Permit for 129,936 s.f. – Phase I (2020 cultivation season)
- 100,000 s.f. of outdoor cultivation/canopy area in 2021 (Phase II)
- 217,800 s.f. of outdoor cultivation/canopy area in 2023 (Phase III)
- Approximately five acres of burned oak woodland habitat will be removed to develop the five acres of outdoor cultivation/canopy area proposed under the third phase of project/site development.
- No living oak trees with a Diameter at Breast Height (DBH) of 6 inches or more currently exist within this area.

Description of the type of requested permit as defined in Article 27, Section (at):

- **Early Activation** – allows cultivators to plant while a use permit is under review by the County. This is ‘at their own risk’ and must be immediately removed if their use permit is denied.
- **A - Type 3 - "Outdoor"**: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises.
- **A - Type 13 Self Distribution License** that enables cultivators to legally transport cannabis to and from their site.

In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice. If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to **Eric Porter** at eric.porter@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____

NAME _____ DATE _____

Eric Porter

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Tuesday, March 10, 2020 8:54 AM
To: Eric Porter
Subject: [EXTERNAL]Re: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Eric,

For a Cannabis operation site, here is a list of Air Quality requirements that may be applicable to the site:

1. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
2. Any manufacturing or delivery Cannabis operations must comply with LCAQMD rules and regulations. An application must be submitted. Contact LCAQMD for more details.
3. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
4. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
5. If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
6. All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
7. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a

temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

Fahmy Attar

Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
(707) 263-7000 | fahmya@lcaqmd.net

On Mar 5, 2020, at 12:00 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Greetings!

We have received a revised project scope for an application that had originally been submitted in June 2019 and has been on hold pending this redesign.

Please have your comments back to me within 2 weeks if possible.

Thank you,

Eric Porter
Planning Dept.
707=263-2221
<Revised map 3.4.20.pdf><PROJECT DESCRIPTION 3.4.20.pdf><RFR UP 19-10 revised.docm>

Eric Porter

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Saturday, June 13, 2020 4:13 PM
To: Eric Porter
Cc: Ch700, Fd@yahoo; Cory Smith; Hakala, Jeff@CALFIRE; Jack Smalley; David Casian; Duncan, Paul@CALFIRE; Hannan, Jake@CALFIRE
Subject: [EXTERNAL] Re: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Greetings Planner Porter.

These comments are from CAL FIRE.

The applicant identifies the South lake County Fire Protection District as the Fire District for this address. This address is within the Lake County Fire Protection District for Fire Chief Willie Sapeta and Inspector Cory Smith to comment.

The applicant says the roads are 20 feet wide, and references turnout being every 400 feet. I have observed part of this access road to the applicants site of improvement. I parts of the road I observed are not 20 feet wide. Turnouts every 400 feet are required for a driveway so vehicles can pass. A 20 foot wide road allows vehicles to pass without turnouts. The turnouts every 400 feet are not required for a road that is 20 feet wide plus the shoulders.

The applicant lists three parcels that are part of the permit. The access road to the property appears to leave the applicants property onto another parcel and then return to the applicants parcel. This is just a observation that another parcel owner may have to approve any needed access adjustments or improvements.

The applicant states that they will be part of the CUPA Reporting Process / Hazmat Business Plan. PRC 4291.3 required 300 feet of defensible space for those structures while the minimum of 100 feet of defensible space is required for all other structures.

The applicant references 30 feet of defensible space. The minimum requirement of defensible space is 100 feet. A decade or more ago, it was only 30 feet. That standard no longer meets the minimum standard of 100 feet.

The applicant list the 2015 Valley Fire as the event that caused the fire history on this property. The Rocky Fire in 2015 started not far from this location on Rocky Creek Road. I be leave this property was burned in the Rocky Fire, perhaps Chief Sapeta can confirm.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperater in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).
- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two land road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.

- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
 - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustibile surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.
- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](http://www.fire.ca.gov)
www.fire.ca.gov

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

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<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

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From: Eric Porter <Eric.Porter@lakecountyca.gov>

Sent: Tuesday, May 26, 2020 10:42 AM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; sryan@big-valley.net <sryan@big-valley.net>; thpo@big-valley.net <thpo@big-valley.net>; cww281@gmail.com <cww281@gmail.com>; a.tyler@elemindiancolony.org <a.tyler@elemindiancolony.org>; aarroyosr@hpultribe-nsn.gov <aarroyosr@hpultribe-nsn.gov>; Irosas@hpultribe-nsn.gov <Irosas@hpultribe-nsn.gov>; kn@koination.com <kn@koination.com>; sjelliott@hoplandtribe.com <sjelliott@hoplandtribe.com>; cfo@hoplandtribe.com <cfo@hoplandtribe.com>; tc@middletownrancheria.com <tc@middletownrancheria.com>; External, JSimon@DOT <jsimon@middletownrancheria.com>; mshaver@middletownrancheria.com <mshaver@middletownrancheria.com>; THPO@middletownrancheria.com <THPO@middletownrancheria.com>; torres@middletownrancheria.com <torres@middletownrancheria.com>; rpeterson@middletownrancheria.com <rpeterson@middletownrancheria.com>; sshope@middletownrancheria.com <sshope@middletownrancheria.com>; speterson@middletownrancheria.com <speterson@middletownrancheria.com>; scottg@mishewalwappotribe.com <scottg@mishewalwappotribe.com>; admin@rvrpomo.net <admin@rvrpomo.net>
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Toccarra Thomas <Toccarra.Thomas@lakecountyca.gov>
Subject: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Warning: this message is from an external user and should be treated with caution.

Good morning.

I am processing Use Permit UP 19-10, Bobby Skalla, who owns a 279 acre property off of Morgan Valley Road. The comment period for the attached Initial Study is June 1, 2020 to July 5, 2020. Please feel free to email me any comment you might have.

I also have a very large Property Management Plan and site plans that I can send to you if you want them.

Thanks / Take care,
Eric Porter



Eric J. Porter

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 37108

Fax: (707) 262-1843

Email: eric.porter@lakecountyca.gov

STAY CONNECTED:



Eric Porter

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Wednesday, April 8, 2020 11:25 PM
To: Eric Porter
Cc: Hakala, Jeff@CALFIRE; David Casian; Jack Smalley; Willie Sapeta (wsapeta@lakecountyfire.com); Cory Smith
Subject: Re: [EXTERNAL]Re: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Good evening Planner Porter. If I miss a opportunity to provide specific comments, yes please include these as a minimum standard for the applicants to plan for. Sincerely, Mike

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Wednesday, April 1, 2020 7:59 AM
To: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Cc: Hakala, Jeff@CALFIRE <Jeff.Hakala@fire.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Willie Sapeta (wsapeta@lakecountyfire.com) <wsapeta@lakecountyfire.com>; Cory Smith <csmith@lakecountyfire.com>
Subject: RE: [EXTERNAL]Re: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

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Thanks Chief,

Do you want me to use these comments generically for all SRA / cannabis projects? If so, I'll forward them to the other planners. If not, I'll continue to send you requests for comments on future applications that we received. Please let me know.

Thanks,
Eric Porter

From: Wink, Mike@CALFIRE [mailto:Mike.Wink@fire.ca.gov]
Sent: Sunday, March 29, 2020 10:58 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Cc: Hakala, Jeff@CALFIRE <Jeff.Hakala@fire.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Willie Sapeta (wsapeta@lakecountyfire.com) <wsapeta@lakecountyfire.com>; Cory Smith <csmith@lakecountyfire.com>
Subject: [EXTERNAL]Re: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Good afternoon Planner Porter.

I know these comments are beyond the timeline, but I did not show a response in my email. My apologies. Below is the standard terminology that applies to all projects in the SRA. I am hopeful other layers of review addressed this during the application process.

The permit lists Middletown for this section of Morgan Valley Road. That is unusual. Most address's in the area have a Lower Lake Address as a FYI.

These comments are from CAL FIRE.

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From: Eric Porter <Eric.Porter@lakecountyca.gov>

Sent: Thursday, March 5, 2020 12:00 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Northwest Information Center <nwic@sonoma.edu>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>

Cc: Eric Porter <Eric.Porter@lakecountyca.gov>

Subject: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Warning: this message is from an external user and should be treated with caution.

Greetings!

We have received a revised project scope for an application that had originally been submitted in June 2019 and has been on hold pending this redesign.

Please have your comments back to me within 2 weeks if possible.

Thank you,

Eric Porter
Planning Dept.
707=263-2221

Eric Porter

From: Gordon Haggitt
Sent: Wednesday, May 27, 2020 9:34 AM
To: Eric Porter
Subject: RE: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Eric: Applicant needs to demonstrate setbacks are being met through a field survey. There are some recorded maps in the area. Also, these parcels were subject to a lot line adjustment in 2014. Can the operation spill over onto adjoining parcels within the same ownership or do they have to be specific on which legal parcel is being impacted – just curious? Access appears to be off Morgan Valley Road since I'm not seeing access onto Rocky Creek Road.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Eric Porter
Sent: Tuesday, May 26, 2020 10:43 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; Mike Ciancio <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; kyle.stoner@wildlife.ca.gov; sryan@big-valley.net; thpo@big-valley.net; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; torres@middletownrancheria.com; rpeterson@middletownrancheria.com; sshope@middletownrancheria.com; speterson@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Toccarra Thomas <Toccarra.Thomas@lakecountyca.gov>
Subject: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Good morning.

I am processing Use Permit UP 19-10, Bobby Skalla, who owns a 279 acre property off of Morgan Valley Road. The comment period for the attached Initial Study is June 1, 2020 to July 5, 2020. Please feel free to email me any comment you might have.

I also have a very large Property Management Plan and site plans that I can send to you if you want them.

Thanks / Take care,
Eric Porter

SR0003451



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

received

MAR 05 2020

Environmental Health DISTRIBUTION DATE: March 5, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

- @ AG. COMMISSIONER
- @ AIR QUALITY MGMT
- @ ASSESSOR
- @ BUILDING DIVISION
- @ DPW – ROADS
- @ ENVIRON HEALTH
- LAKEBED MANAGEMENT
- PUBLIC SERVICES
- @ SHERIFF
- @ SPECIAL DISTRICTS
- @ SURVEYOR
- @ TAX COLLECTOR
- WASTE DISPOSAL
- @ WATER RESOURCES

- @ FIRE PROTECTION DIST:
- @ Kelseyville FPD
- @ Lake County FPD
- Lake Pillsbury (no contact info)
- @ Lakeport County FPD
- @ Northshore FPD
- @ South Lake County FPD
- @ CAL FIRE
- PG&E
- HOA _____
- WATER CO _____
- OTHER _____

- @ CA DEPT FISH & WDLF
- CALTRANS
- STATE LANDS COMM.
- @ CRWQCB
- STATE DEPT. OF HEALTH
- @ NW INFO CENTER
- ARMY CORPS
- BLM
- @ CALCANNABIS
- @ NRCS (USDA)
- US FISH & WILDLIFE SVC
- US FOREST SERVICE

FROM: Eric Porter, Community Development Department
 REQUEST: Major Use Permit, UP 19-10, Initial Study, IS 19-21, Early Activation, EA 19-12
 OWNER/APPLICANT: Bobby Skalla
 APN: 012-069-59 & 60; 012-010-82
 LOCATION: 22800 and 22520 Morgan Valley Road, Middletown
 ZONING: A/RL-WW (Split zone) Agriculture/Rural Lands – Waterway
 GENERAL PLAN: Agriculture and Rural Lands
 HAZARDS: Project Parcel Located within State Responsibility Area
 FLOOD ZONE: "D"
 SERPENTINE SOIL: None mapped on the site.
 SOIL STABILITY: Severe erosion hazard
 PREVIOUS PERMITS: Various building permits, septic, ag-exempt (tack room)
 EXISTING DEVELOPMENT: House, several sheds; tack room
 WATER SOURCE: Well (Existing)
 CONSTRUCTION: Estimated to be 4 to 6 weeks using a truck and some light construction equipment. Estimated trips during construction are 20 to 40 vehicle trips in total. This project was approved for two A-Type 3 medium outdoor cultivation licenses on February 28, 2019.

PROPOSAL: Eleven (11) **A – Type 3: "Outdoor"**: Outdoor cultivation for adult use cannabis (437,736 square feet of new total cultivation area), and is also requesting an **A-Type 13 Self Distribution license**. The proposed cultivation/canopy areas will be developed in three (3) phases. Morgan Valley Ventures as follows: Early Activation of Use Permit for 129,936 s.f. – Phase I (2020 cultivation season)

- 100,000 s.f. of outdoor cultivation/canopy area in 2021 (Phase II)
- 217,800 s.f. of outdoor cultivation/canopy area in 2023 (Phase III)
- Approximately five acres of burned oak woodland habitat will be removed to develop the five acres of outdoor cultivation/canopy area proposed under the third phase of project/site development.
- No living oak trees with a Diameter at Breast Height (DBH) of 6 inches or more currently exist within this area.

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. 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 **March 19, 2020**. Please email your comments to eric.porter@lakecountycal.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached Memorandum

NAME Tina Rubin DATE 4/21/2020

cc: 1 **Supervisorial District (RFR Only)** _____ **Redbud Audubon Society**
Farm Bureau / etc.) (RFR
Other (Examples: **Sierra Club /** **HOA /** @ **Only)**
 Carol Huchingson **Michelle Scully** **Susan Parker**



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: April 2, 2020
TO: Eric Porter, Associate Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: UP 19-10 Major Use Permit, IS 19-21, EA 19-12
Commercial Cannabis
APN: 012-069-59 & 60, 012-010-82 22800 & 22520 Morgan
Valley Rd, Lower Lake

The applicant must meet the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and potable water requirements.

Environmental Health at this time has no concerns regarding on-site wastewater.

Lake County Environmental Health requires all applicants to provide a written declaration of the chemical names and quantities of any Hazardous Material to be used on site. As a general rule, if a material has a Safety Data Sheet, that material may be considered as part of the facilities Hazardous Material Declaration.



COUNTY OF LAKE
HEALTH SERVICES
prevent, promote, protect.

Donna Cloninger

From: Kelli Hanlon
Sent: Thursday, March 5, 2020 12:18 PM
To: Donna Cloninger
Subject: FW: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments
Attachments: Revised map 3.4.20.pdf; PROJECT DESCRIPTION 3.4.20.pdf; RFR UP 19-10 revised.docm

Please look for the original SR and update it with this info – please only print the RFR. Forward all to me by EOB today.

From: Eric Porter
Sent: Thursday, March 5, 2020 12:01 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; chief800@northshorefpd.com; pbleuss@kelseyvillefire.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; kyle.stoner@wildlife.ca.gov; Northwest Information Center <nwic@sonoma.edu>; Kevin Ponce <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

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Thank you,

Eric Porter
Planning Dept.
707=263-2221

Eric Porter

From: Ryan Peterson <rpeterson@middletownrancheria.com>
Sent: Thursday, March 5, 2020 4:49 PM
To: Eric Porter
Subject: [EXTERNAL]Re: UP 19-10, Morgan Valley Ventures - cultural study

Thank you!

Regards,

Ryan Peterson
Admin & Projects Coordinator
Middletown Rancheria
Tribal Historic Preservation Department
PO Box 1035 Middletown, CA 95461
Phone: (707) 987-1315
Fax: (707) 987-9091

On Thu, Mar 5, 2020 at 4:45 PM Eric Porter <Eric.Porter@lakecountyca.gov> wrote:
Ryan,

The Cultural Study is on page 30 I believe. This study was done for the original use permit (UP 18-22) which was approved by the Planning Commission back in January 2019.

Take care,
Eric

Files attached to this message

Filename	Size	Checksum (SHA256)
MajorUseApplicationPackage_MorganValleyVentures.pdf	110 MB	f86f44e295b3a4a8e8e66b4761bda5c991f3d2

Please click on the following link to download the attachments:

<https://filetransfer.co.lake.ca.us/message/anbbqFGFajEnRPUsl4vtbX>

This email or download link can be forwarded to anyone.

The attachments are available until: **Thursday, 12 March.**

Message ID: anbbqFGFajEnRPUsl4vtbX

[Download Files](#)



County of Lake Secure File Transfer — LiquidFiles Appliance: <https://filetransfer.co.lake.ca.us>

Eric Porter

From: THPO <thpo@big-valley.net>
Sent: Tuesday, May 26, 2020 12:07 PM
To: Eric Porter
Cc: Sarah Ryan
Subject: [EXTERNAL]RE: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Hello Mr. Porter,

This proposed project lies within the Koi Nation Tribal Historical Boundaries , thus The Big Valley Band of Pomo Indians will not be seeking consultation.

Thank you,

Ronald Montez
Tribal Historic Preservation Officer
The Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, CA 95453
Thpo@big-valley.net
707-263-3924 ext. 135
707-262-2690 cell

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Tuesday, May 26, 2020 10:43 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; Mike Ciancio <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; kyle.stoner@wildlife.ca.gov; Sarah Ryan <sryan@big-valley.net>; THPO <thpo@big-valley.net>; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; torres@middletownrancheria.com; rpeterston@middletownrancheria.com; sshope@middletownrancheria.com; speterston@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Toccarra Thomas <Toccarra.Thomas@lakecountyca.gov>
Subject: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

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I also have a very large Property Management Plan and site plans that I can send to you if you want them.

Thanks / Take care,
Eric Porter



Eric J. Porter

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 37108

Fax: (707) 262-1843

Email: eric.porter@lakecountycalifornia.gov

STAY CONNECTED:



Eric Porter

From: Lori Baca
Sent: Tuesday, May 26, 2020 12:31 PM
To: Eric Porter
Subject: RE: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

Eric,

Parcels 012-010-82, 012-069-59 and 012-069-60 are all outside of any Special Districts service area, no impact.

Have a great day!

Lori A. Baca, CTA

Customer Service Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Eric Porter

Sent: Tuesday, May 26, 2020 10:43 AM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; Mike Ciancio <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; kyle.stoner@wildlife.ca.gov; sryan@big-valley.net; thpo@big-valley.net; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; torres@middletownrancheria.com; rpeterston@middletownrancheria.com; sshope@middletownrancheria.com; speterston@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net

Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Toccarra Thomas <Toccarra.Thomas@lakecountyca.gov>

Subject: Notice of Intent; Initial Study - file no. UP 19-10, Bobby Skalla - commercial cannabis CEQA document comment period

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I also have a very large Property Management Plan and site plans that I can send to you if you want them.

Thanks / Take care,
Eric Porter



Eric J. Porter

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 37108

Fax: (707) 262-1843

Email: eric.porter@lakecountyca.gov

STAY CONNECTED:



CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

March 19, 2020

File No.: 19-1557

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

re: County File Numbers UP 19-10, IS 19-21, EA 19-12 / 22800 & 22520 Morgan Valley Road,
Middletown / Bobby Skalla

Dear Mr. Porter:

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: The applicant has already obtained a Major Use Permit allowing for 91,000 square feet of commercial cannabis cultivation with up to 83,000 square feet of outdoor canopy area. The currently proposed project entails a Major Use Permit for an additional 437,736 square feet of outdoor cultivation/canopy area composed of 11 A-Type 3 "Medium Outdoor" cultivation/canopy areas, and for A-Type 13 Cannabis Distributor Transport Only, Self-Distribution. The 279-acre project property currently contains a commercial cannabis cultivation operation composed of two A-Type 3 "Medium Outdoor" cultivation/canopy areas. The project property is accessed via a private gravel access road off Morgan Valley Road. The project property has been improved with a pond/rainwater catchment reservoir, two groundwater wells, a 1,020 square foot residence, and ground-mounted photovoltaic solar array, a 1,600 square foot shop, a 3,000 square foot greenhouse, and a 5,000 square foot cannabis drying and storage facility. The growing medium of the existing and proposed cultivation areas is/will be composed of an amended native soil mixture at or below grade in full sun. A number of 6-foot tall wire fences have been/will be erected around the existing and proposed cultivation areas. The existing and proposed cultivation operation uses/will utilize drip irrigation systems. Approximately 5 acres of burned oak woodland habitat will be removed to develop the 5 acres of outdoor cultivation/canopy area proposed under the third phase of project/site development.

Previous Studies:

XX Study #S-49942 (Parker 2017), covering approximately 50% of the currently proposed project area and approximately 15% of the project property, identified one or more cultural resources (see *recommendations below*).

Archaeological and Native American Resources Recommendations:

XX Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Lake County have been found near oak woodland, as well as near a variety of plant and animal resources. Sites are also found on lakeshores and near watercourses. The project property is located on the slope of a small ridge in a partially wooded landscape. The project property contains a portion of Rocky Creek and is in proximity to several other watercourses. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed project area.

In addition, a recent study identified isolated historic-period archaeological remains within the proposed project area (Parker 2017, S-49942). Although these remains were determined to be not significant cultural resources under CEQA, the potential exists for historic-period resources to be located within the portions of the currently proposed project area that were not surveyed as part of the previous study.

Therefore, we recommend that a qualified archaeologist conduct further archival and field study of the previously unsurveyed portions of the project area to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

XX We recommend that 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 The 1943 and 1944 USGS Morgan Valley 15' quad depicts a building in the proposed project area. If present, this unrecorded building or structure meets the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects that are 45 years of age or older may be of historical value. Therefore, 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 contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: March 5, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

- @ AG. COMMISSIONER
- @ AIR QUALITY MGMT
- @ ASSESSOR
- @ BUILDING DIVISION
- @ DPW – ROADS
- @ ENVIRON HEALTH
- LAKEBED MANAGEMENT
- PUBLIC SERVICES
- @ SHERIFF
- @ SPECIAL DISTRICTS
- @ SURVEYOR
- @ TAX COLLECTOR
- WASTE DISPOSAL
- @ WATER RESOURCES

- @ FIRE PROTECTION DIST:
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- STATE DEPT. OF HEALTH
- @ NW INFO CENTER
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- US FISH & WILDLIFE SVC
- US FOREST SERVICE

FROM: Eric Porter, Community Development Department
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 OWNER/APPLICANT: Bobby Skalla
 APN: 012-069-59 & 60; 012-010-82
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 WATER SOURCE: Well (Existing)
 CONSTRUCTION: Estimated to be 4 to 6 weeks using a truck and some light construction equipment. Estimated trips during construction are 20 to 40 vehicle trips in total. This project was approved for two A-Type 3 medium outdoor cultivation licenses on February 28, 2019.

PROPOSAL: Eleven (11) **A – Type 3: "Outdoor"**: Outdoor cultivation for adult use cannabis (437,736 square feet of new total cultivation area), and is also requesting an **A-Type 13 Self Distribution license**. The proposed cultivation/canopy areas will be developed in three (3) phases. Morgan Valley Ventures as follows: Early Activation of Use Permit for 129,936 s.f. – Phase I (2020 cultivation season)

- 100,000 s.f. of outdoor cultivation/canopy area in 2021 (Phase II)
- 217,800 s.f. of outdoor cultivation/canopy area in 2023 (Phase III)
- Approximately five acres of burned oak woodland habitat will be removed to develop the five acres of outdoor cultivation/canopy area proposed under the third phase of project/site development.
- No living oak trees with a Diameter at Breast Height (DBH) of 6 inches or more currently exist within this area.

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. 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 **March 19, 2020**. Please email your comments to eric.porter@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____

NAME _____ **DATE** _____

cc: 1 **Supervisory District (RFR Only)** _____ **Redbud Audubon Society**
Farm Bureau / etc.) (RFR
Other (Examples: _____ Sierra Club / _____ HOA / _____ **@** **Only)**
X **Carol Huchingson** X **Michelle Scully** X **Susan Parker**

Eric Porter

From: Lori Baca
Sent: Friday, March 6, 2020 8:33 AM
To: Eric Porter
Subject: RE: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Eric,

Parcel 012-069-59 and 012-010-82 is outside of any Special Districts service area, no impact.

Have a great Friday!

Lori A. Baca, CTA

Customer Service Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Eric Porter
Sent: Thursday, March 05, 2020 12:01 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; chief800@northshorefpd.com; pbleuss@kelseyvillefire.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; kyle.stoner@wildlife.ca.gov; Northwest Information Center <nwic@sonoma.edu>; Kevin Ponce <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Greetings!

We have received a revised project scope for an application that had originally been submitted in June 2019 and has been on hold pending this redesign.

Please have your comments back to me within 2 weeks if possible.

Thank you,

Eric Porter

From: Yuliya Osetrova
Sent: Friday, March 6, 2020 11:15 AM
To: Eric Porter
Subject: RE: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Eric,
Please send PMP and wells docs showing it's a legal source and stating the production rate so I would be able to check the water availability
Thank you,
Y

From: Eric Porter
Sent: Thursday, March 5, 2020 12:01 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; chief800@northshorefpd.com; pbleuss@kelseyvillefire.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; kyle.stoner@wildlife.ca.gov; Northwest Information Center <nwic@sonoma.edu>; Kevin Ponce <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Use Permit UP 19-10; Morgan Valley Ventures (Bobby Skalla) - request for comments

Greetings!

We have received a revised project scope for an application that had originally been submitted in June 2019 and has been on hold pending this redesign.

Please have your comments back to me within 2 weeks if possible.

Thank you,

Eric Porter
Planning Dept.
707=263-2221

Eric Porter

From: Yuliya Osetrova
Sent: Tuesday, June 2, 2020 2:38 PM
To: Eric Porter
Subject: RE: Initial Study IS 19-10, Skalla - Property mgmt plan, site plans attached
Attachments: IS 19-21 Skalla_comments.doc; UP 19-10 wetland on vicinity.pdf

Eric,
I commented on the NOI on the document, to summarize – I mention that there is a wetland on the vicinity, it might be sensitive species in the Rock Creek (to research these issues, the task should be assigned to the staff), and that the water consumption rates stated are incorrect.

For the application:

- Wells' documents are missing (for 2 separate wells)
- Installed water flow and water levels devices info is missing

Yuliya Osetrova
Water Resources Engineer III
Lake County Water Resources Department
(707) 263-2344

From: Eric Porter [mailto:Eric.Porter@lakecountyca.gov]
Sent: Tuesday, May 26, 2020 10:46 AM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: Initial Study IS 19-10, Skalla - Property mgmt plan, site plans attached

Yuliya,

I figured you would want to look at these documents in conjunction with the earlier Initial Study email for Bobby Skalla / UP 19-10 that I sent out a little while ago.

Thank you,
Eric

Files attached to this message

Filename	Size	Checksum (SHA256)
Attachment A Property Mgmt Plan.pdf	58.9 MB	571cc9730bb53ceb6cecaa85110a6fba15716d1a6c0a808cfc21d2ded27fbee9
Attachment B site plans.pdf	4.19 MB	aeffc06742e2ec557720c1ca6bc27e04dca69d7efcdd7ece3e0a5fd92fd65f02c

Filename	Size	Checksum (SHA256)
Attachment C project description.pdf	35.2 KB	fb6cbb06c6b474af648d031a1d008228f6920b421b4279ed9fa7188efbf6703f

Please click on the following link to download the attachments:
<https://filetransfer.co.lake.ca.us/message/yvLYiRm00sS5Nl7GGqFTIu>
This email or download link can be forwarded to anyone.

The attachments are available until: **Tuesday, 2 June.**

Message ID: yvLYiRm00sS5Nl7GGqFTIu

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Eric Porter

From: Yuliya Osetrova
Sent: Wednesday, March 11, 2020 2:25 PM
To: Eric Porter
Subject: RE: UP 19-10, Morgan Valley Ventures

Eric for this project, my comments are:

- The Plans show that there is an existing Accessory/Ag structure within the 100-foot offset from the surface water (APN 012-069-60). It needs to be re-located.
- Please require a silt fence installation to mitigate severe erosion hazard. The fences should be installed around entire perimeter of the canopy.
- The information on the water quantity/water level reading devices installation is missing.

Thank you,

Yuliya Osetrova
Water Resources Engineer III
Lake County Water Resources Department
(707) 263-2344

From: Eric Porter [mailto:Eric.Porter@lakecountyca.gov]
Sent: Friday, March 6, 2020 12:26 PM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: UP 19-10, Morgan Valley Ventures

Yuliya,

Mr. Skalla's consultant did not submit an updated Property Management Plan; I've attached the original PMP and support doc (application material). He did submit a revised site plan and project description.

Please let me know if he needs to amend either his Stormwater Management Plan or water projections. His consultant is very good, so I'm sure they will give us whatever we need.

Thank you,
Eric

Files attached to this message

Filename	Size	Checksum (SHA256)
Revised map 3.4.20.pdf	4.19 MB	aeffc06742e2ec557720c1ca6bc27e04dca69d7
PROJECT DESCRIPTION 3.4.20.pdf	35.2 KB	fb6cbb06c6b474af648d031a1d008228f6920b
Property Management Plan MV.pdf	63.7 MB	b0b2f135a5511d5510c471041eeaf543c7b1ee

Filename	Size	Checksum (SHA256)
MajorUseApplicationPackage_MorganValleyVentures.pdf	110 MB	f86f44e295b3a4a8e8e66b4761bda5c991f3d2

Please click on the following link to download the attachments:
<https://filetransfer.co.lake.ca.us/message/6MGXErKrYEkHorExVCr1nV>
This email or download link can be forwarded to anyone.

The attachments are available until: **Friday, 13 March.**

Message ID: 6MGXErKrYEkHorExVCr1nV

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