

From: [Annje Dodd, PhD P.E.](#)
To: [Mary Claybon](#); [Max Stockton](#); [Michelle Irace](#)
Cc: [Mireya Turner](#)
Subject: [EXTERNAL] FW: UP 23-09, IS 23-20, GR 25-01 Invoice for Grading review
Date: Friday, January 3, 2025 12:57:54 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image760110.png](#)
[image643662.png](#)
[image106662.png](#)
[GR 25-01.pdf](#)

Good morning,

I am confused as to why the applicant is receiving this invoice during the planning/land use entitlement phase. Grading permits are sought once land use approval has been obtained. Will the County reimburse the fees if they do not end up applying for a grading permit if they do not receive approval? I believe that the CEQA review of the preliminary grading plan portion of the land use development plan is covered under the Use Permit Application fee.

I know there is a CEQA process for a grading permit application when grading is the only activity subject to discretionary review. But, as part of the Use Permit process there is CEQA, that is why preliminary grading is included as part of the planning application so the impacts can be reviewed as part of the CEQA process during the Use Permit phase.

Could you please provide clarification regarding this. I need to be able to explain to the applicant why, after 2-years, and multiple back-and-forth's regarding the project, including RFRs, already including CEQA review, etc, this fee is **just now** being requested?

Sincerely,
Annje



Annje Dodd, PhD P.E.

Principal Engineer

NORTHPOINT

CONSULTING GROUP, INC

1117 Samoa Blvd. Arcata, CA 95521

P: (707) 798-6438 EXT. 703 C: (707) 845-1340

Annje@NorthPointEureka.com



www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, January 3, 2025 11:28 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Amelia Vergel de Dios <amelia@northpointeureka.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>
Subject: UP 23-09, IS 23-20, GR 25-01 Invoice for Grading review

Hello,

Please find the attached Complex Grading Permit invoice. We will be submitting the Initial Study soon and in efforts to speed things up, we will be including the Complex Grading Permit as an aspect of interest to be evaluated simultaneously. Please ensure that this invoiced fee is paid in full as we proceed to move this project along.

We hope to upload the Initial Study/ Mitigated Negative Declaration no later than next week.

Thank you,



Max Stockton

Assistant Planner II

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

Phone: (707) 263-2221 x 38120

Fax: (707) 263-2225

Email: max.stockton@lakecountyca.gov

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From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Thursday, December 26, 2024 4:57 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Amelia Vergel de Dios <amelia@northpointeureka.com>; Kurt Barthel

<fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>

Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Request for Additional Information

Max,

I hope you had a wonderful Christmas!! See our responses in red



From: Max Stockton <Max.Stockton@lakecountyca.gov>

Sent: Friday, December 20, 2024 3:06 PM

To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>

Cc: Amelia Vergel de Dios <amelia@northpointeureka.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>

Subject: UP 23-09, IS 23-20 Request for Additional Information

Hello,

As I am attempting to finalize the initial study of this project I have discovered more questions.

Does the proposed grading of 1,250 and 6,200 cubic feet of grading include all grading necessary to come into compliance with Resource code 4290? If not, what grading is going to be needed for 4290 compliance?

The cut and fill should be sufficient to address 4290 compliance.

Is 9 trips for construction realistic? How many trips will be necessary for dirt movement?

During construction, it is expected that there would be approximately 3 to 4 construction employees, with up to two (2) round trips per day on average, totaling up to eight (8) trips per day. Assuming an average of two (2) deliveries per week during construction, total construction delivery trips would be approximately sixteen (16) delivery trips per month, or a maximum of 32 over the two-month construction period. This equals approximately 0.53 delivery trips per day, but for calculation purposes, a value of (1) delivery trip per day is assumed. Therefore, conservatively, combining employee trips and delivery trips, approximately nine (9) trips per day would occur during construction. (Access, Parking, and

Traffic section, p. 8 of the IS/MND).

Where is infill going to be coming from and where with excavation be taken? If on the property, where? Fill would be taken from the onsite cut material. Excess cut material would taken to a proper disposal site (see Site Notes on Sheet C0 of grading plan) or placed in area shown on Sheet C1 of grading plan.

What equipment will be used for construction? Typical construction equipment, small backhoe/excavator for grading.

Is all equipment going to be stored near the shipping containers, near the center of the property? Staging will likely be in central area, where parking spaces are proposed.

How will dust me controlled? Refer to erosion control notes, Grading Plan Sheet C5. "Dust Control"

A complex grading process will be necessary for this project, and management is currently exploring options to incorporate the grading permit. I will keep you updated. Thank you!

Thank you,



Max Stockton

Assistant Planner II

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

Phone: (707) 263-2221 x 38120

Fax: (707) 263-2225

Email: max.stockton@lakecountyca.gov

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