

**From:** [Janice.Luke@lakecountyca.gov](mailto:Janice.Luke@lakecountyca.gov)  
**To:** [Trish Turner](#)  
**Subject:** Re: RFR for a Cannabis Cultivation Permit  
**Date:** Monday, April 21, 2025 10:45:34 AM

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Operation will need to obtain Operator ID and PAC certification prior to operation, for pesticide reporting, recordkeeping and employee training and safety requirements.

Note: Currently no Sulfur products have allowable use as a pesticide for cannabis per California Department of Pesticide Regulation label review.

[https://www.cdpr.ca.gov/wp-content/uploads/2025/03/pesticide\\_products\\_reviewed\\_for\\_use\\_on\\_cannabis.xlsx](https://www.cdpr.ca.gov/wp-content/uploads/2025/03/pesticide_products_reviewed_for_use_on_cannabis.xlsx)

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April 21, 2025 10:23, [Trish.Turner@lakecountyca.gov](mailto:Trish.Turner@lakecountyca.gov) wrote:

> Please find attached to this email a RFR. Please respond prior to May 6th, even if it is with "No Comment". Trish Turner Associate Planner Department of Community Development 255 N. Forbes St. Lakeport, CA 95453 Phone: (707) 263-2221 x 38112 Fax: (707) 263-2225 Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov) Stay Connected:

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**Secure Message Info**

Message ID	fZYxPG9Q0ipDtmAumR9mks
Message Expires	Tuesday, 6 May
Message URL	<a href="https://filetransfer.co.lake.ca.us/message/fZYxPG9Q0ipDtmAumR9mks">https://filetransfer.co.lake.ca.us/message/fZYxPG9Q0ipDtmAumR9mks</a>

**From:** [Wink\\_Mike@CALFIRE](mailto:Wink_Mike@CALFIRE)  
**To:** [Trish Turner](#); [Max Stockton](#)  
**Cc:** [Ausboe, James@CALFIRE](#); [Duncan, Paul@CALFIRE](#); [Avansino, Peter@CALFIRE](#); [Lau, Joshua@CALFIRE](#); [Aragon, Chris@CALFIRE](#); [Autumn Lancaster](#); [Willie Sapeta \(wsapeta@lakecountyfire.com\)](mailto:wsapeta@lakecountyfire.com)  
**Subject:** [EXTERNAL] RE: RFR for a Cannabis Cultivation Permit  
**Date:** Monday, April 28, 2025 12:21:33 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image015.png](#)

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Greetings Planner Hall. The site plans, PMP and the application documents do not contain enough detail to provide complete comments. Here are CAL FIREs comments based on the provided information.

- The PMP indicates there will be 2500 gallons of water for Fire Suppression. The Applicant will need to provide the NFPA 1142 formulas for all structures to see if that amount of water is enough. Hoop houses are structures per the definition - Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificiality built up or composed of parts joined together in some definite manner.
- The PMP says all road shall meet PRC 4290/91 Standards.
  - The site plans show no dimensions on the roads
  - What is the slope % of the roads, it does not say?
  - Are there culverts or bridges?
  - Roads shall support 75,000-pound vehicles
  - The site plan show “turnarounds” along a road.
    - Turnarounds are at the end of roads or driveways
    - These could be “turnouts”, but turnouts are only allowed for driveways.
    - Driveways are for residential use or not more than three residences.
    - Driveways support 40,000 vehicles
    - This is a commercial operation
    - Commercial roads support 75,000 vehicles
    - Driveways are not for commercial use
    - If this is a one-way road that starts and stops at a two-lane road, it can be 12 feet wide and support 75,000 pounds
    - Plans should show a two-way road that is 20 feet wide, or a one-way road that is 12 feet wide
- There are no dimensions on any of the roads on the site plans or PMP
- All structures at this one address need to have individual sub addresses for emergency response purposes. This will have to be approved by the AHJ (County)
- Will there be an on-site supervisor. That should be identified.
- Recommendation not required in PRC. Install multiple 20-pound dry chemical fire extinguishers throughout the project site.
- Recommendation not required in PRC. Install multiple 2.5-gallon pressurized water extinguishers throughout the project site.

- Zone 0, 1, 2 Defensible Space within the project shall be applied.

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.

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.

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, concrete 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 within the project, or a two-lane road that is proposed.
- A "One Way" loop road shall support a 75,000-pound vehicle..
- A "Road" is two 10-foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Road" is two 10-foot lanes that shall support a 75,000-pound vehicle.
- 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 "Driveway" that is 10 feet wide shall support a 40,000-pound vehicle.
- 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 shall meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 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 40,000 or 75,000-pound vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles must travel through.
- Maximum roadway slope is 16%.
- Gate width is two feet wider than the Driveway, One Way Road, or Road.
- Gate setbacks 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 noncombustible 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](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](#)

[www.fire.ca.gov](http://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 ...

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[Hazardous Materials Management \(CUPA\)](#)

[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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[Report of the Committee on - NFPA](#)

[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair  
FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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

[Report of the Committee on - NFPA](#)

[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair  
FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]



**Mike Wink**

Assistant Chief–Sonoma Lake Napa Unit  
Pre-Fire/Inspections/PIO/Fuels/Grants  
1199 Big Tree Road, St. Helena Ca. 94574  
(707) 937-1408 Office  
(707) 889-4225 Mobile



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**From:** Trish Turner <Trish.Turner@lakecountyca.gov>

**Sent:** Monday, April 21, 2025 10:24 AM

**To:** Max Stockton <Max.Stockton@lakecountyca.gov>

**Subject:** RFR for a Cannabis Cultivation Permit

Please find attached to this email a RFR. Please respond prior to May 6<sup>th</sup>, even if it is with “No Comment”.



*Trish Turner*

**Associate Planner**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov)

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Message ID	P8bJzIxaDg9ZBz87fH1kZx
Message Expires	Tuesday, 6 May
Message URL	<a href="https://filetransfer.co.lake.ca.us/message/P8bJzIxaDg9ZBz87fH1kZx">https://filetransfer.co.lake.ca.us/message/P8bJzIxaDg9ZBz87fH1kZx</a>
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

### Files attached to this message

Filename	Size
Erosion Control Plan.pdf	1.65 MB
Grading Plan.pdf	997 KB
Site Plans.PDF	3.44 MB
Project Description.pdf	955 KB
Property Management Plan.pdf	1.14 MB
Biological Report and Botanical Sur.pdf	5 MB
Hydrology Report and Drought MP Aug 2024.pdf	6.41 MB
C. 2024 Biology Report Update Global Inter Sol Letter 11-20-24.pdf	1.06 MB
E. 12.6.24 Pest Management Plan Global Interactive Solutions.pdf	76.1 KB
RFR.docx	299 KB

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HISTORICAL  
RESOURCES  
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MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
1400 Valley House Drive, Suite 210  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<https://nwic.sonoma.edu>

May 5, 2025

File No.: 24-1670

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

re: PL -25-120 / 1780 Hwy 53, Clearlake / Global Interactive Solutions/ Heidi Jamra

Dear Trish Turner

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:**

Global interactive solutions LLC is seeking approval of a major use permit for A-type 3 outdoor cultivation, A-type 3B mixed-light cultivation, A-type 4 nursery stock cultivation, and type 13 self-transport distribution from the Lake County Community Development Department/Planning Commission. The phase development project will be location at 1780 Sate Hwy 53, Clearlake, CA – Lake County – APN 010-055-24.

**Previous Studies:**

XX Study #S-23505 (Flaherty 2000), covering approximately 100% of the proposed project area, identified no cultural resources (see recommendations below).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since Study #S-23505 (Flaherty 2000), and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.

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:**

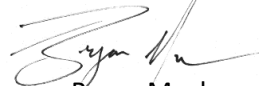
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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



Bryan Much  
Coordinator

**From:** [Vance Ricks](#)  
**To:** [Trish Turner](#); [Max Stockton](#)  
**Cc:** [Cara Salmon](#)  
**Subject:** RE: RFR for a Cannabis Cultivation Permit  
**Date:** Monday, April 21, 2025 11:11:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Hi Trish

GIS lines are not suitable for setback purposes (Note 2 under General Notes). GIS parcels Boundaries are based upon Assessor Parcel maps which are for assessment purposes only.

I recommend that prior is issuance of a permit, the applicant have a licensed surveyor locate the 100' setback with a letter stating that the setback has been located.

Thanks

Vance

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**From:** Trish Turner <[Trish.Turner@lakecountyca.gov](mailto:Trish.Turner@lakecountyca.gov)>  
**Sent:** Monday, April 21, 2025 10:24 AM  
**To:** Max Stockton <[Max.Stockton@lakecountyca.gov](mailto:Max.Stockton@lakecountyca.gov)>  
**Subject:** RFR for a Cannabis Cultivation Permit

Please find attached to this email a RFR. Please respond prior to May 6<sup>th</sup>, even if it is with “No Comment”.



*Trish Turner*  
**Associate Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221 x 38112  
Fax: (707) 263-2225  
Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov)  
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**Building Foot Print**      Length = 50      Width = 120      Sq. Ft. = 6,000

**Total Sq. Ft. = 6,000**

\*Add height for each floor  
\*Note: take 1/2 of pitched roof height

**Ceiling Height = 16**      Cu. Ft. = 96,000

**Attic Height = 0**      Cu. Ft. = -

Additional space: (porch, etc.)      Length      Width      Height      Cu. Ft. = -

**Total Cu. Ft. = 96,000**

**Total Cu. Ft. = 96,000**      OHC = 6      Gallons = 16,000

\*Note\* Occupancy Hazard Classification number is 7 for dwellings, small office complexes and similar constructed facilities. Refer to NFPA 1142 for other types of structures.

**Gallons = 16,000**      CCN = 1.5      Gallons = 24,000

\*Note\* Type II Construction .75. Ex: Cinderblock, approved non-combustible material.  
Type III Construction 1.0. Ex: Brick veneer, approved non-combustible material etc.  
Type V Construction 1.5. \*\*Dwellings max 1.0 CCN per NFPA 1142\*\*

**Gallons = 24,000**      Exp = 1      Gallons = 24,000.00

\*Note\* Any structure within 50' of burn structure is considered an exposure and requires total gallons to be multiplied by 1.5. **DO NOT** add .5 for each additional exposures.

Total Gallons Required	GPM
Up to 2,499 Gallons	250 GPM
2,500 to 9,999 Gallons	500 GPM
10,000 to 19,999 Gallons	750 GPM
20,000 or more	1000 GPM

**Total GPM for NFPA 1142**      1000

\*\*In accordance with NFPA 1403, an additional water supply in the amount of 50% of total required fire flow must be available to handle unforeseen situations.\*\*

**Gallons = 24,000**      at **1000** GPM      for about **24** Minutes

**24,000** Gallons      x 1.5 = **36,000**  
NFPA 1403 requirement



April 23, 2025

**Trish Turner  
Associate Planner  
255 N. Forbes St.  
Lakeport, CA 95453**

Ref: Gas and Electric Transmission and Distribution

Dear Trish Turner,

Thank you for submitting the project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



## Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



January 20, 2025

Trish Turner, Associate Planner  
Lake County Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport, CA 95453  
(707) 263-2221  
cannabisCEQA@lakecountyca.gov

Re: Initial Study/Mitigated Negative Declaration (SCH No. 2025120868) – IS 24-11/ PL-25-120 Global Interactive Solutions, LLC Project

Dear Ms. Turner:

Thank you for providing the California Department of Cannabis Control (DCC) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by Lake County for the proposed IS 24-11/ PL-25-120 Global Interactive Solutions, LLC Project (Proposed Project).

DCC has jurisdiction over the issuance of licenses to commercial cannabis businesses. DCC may issue a cultivation license to a business that meets all licensing requirements, and where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012(a).) All commercial cannabis businesses within California require a license from DCC. For more information pertaining to commercial cannabis business license requirements, including DCC regulations, please visit: <https://cannabis.ca.gov/cannabis-laws/dcc-regulations/>.

DCC expects to be a Responsible Agency for this project under the California Environmental Quality Act (CEQA) because the project will need to obtain one or more annual cultivation licenses from DCC. In order to ensure that the amended IS/MND is sufficient for DCC's needs at that time, DCC requests that a copy of the document, revised to respond to the comments provided in this letter, and a signed Notice of Determination be provided to the applicant, so the applicant can include them with the application package it submits to DCC. This should apply not only to this Project, but to all future CEQA documents related to cannabis business applications in Lake County.

DCC offers the following comments concerning the IS/MND.

### **General Comments (GCs)**

#### ***GC 1: Proposed Project Description***

Certain comments provided in the specific comment table below relate to the need for additional detail regarding the description of the Proposed Project. In general, a more detailed project

description would be helpful to DCC. The following information would make the IS/MND more informative:

- 1) The types of equipment anticipated for operations and maintenance activities;
- 2) Description of facility operations and maintenance, including:
  - a. The number of workers employed at the cultivation site;
  - b. Estimated number of weekly trips to and from the site for delivery of materials or supplies, shipment of products, and disposal of all waste generated by the Project;
  - c. Any water efficiency equipment that would be used; and
  - d. Details about proposed landscaping.
- 3) The source (equipment) and amounts of energy expected to be used in operating the cultivation facility, including any energy management and efficiency features incorporated into the Proposed Project.

The IS/MND should include local street maps, topographic maps, aerial photographs, site plans, property diagrams, and/or other graphics to show the existing site conditions, the Proposed Project, and the surrounding area. The site plans that are provided in the IS/MND are not included at a resolution or scale that would allow the reviewer to understand the general location and surrounding features, or to visualize the layout of existing and proposed features of the Project.

### ***GC 2: Impact Analysis***

Several comments provided in the specific comment table below relate to the absence of information or support for impact conclusions in the document. CEQA requires that Lead Agencies evaluate the environmental impacts of proposed projects and support factual conclusions with “substantial evidence.” Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. In general, the IS/MND would be improved if additional evidence (e.g., regulatory setting, environmental setting, impact analysis and methodology, impact assessment) was provided to support all impact conclusions in the checklist, including the sources of information relied upon to make conclusions.

### ***GC 3: Requirements for Mitigation Measures***

When a CEQA document identifies impacts that are potentially significant, CEQA requires the Lead Agency to propose mitigation measures, where feasible, that may avoid, reduce, and/or minimize these impacts. According to the CEQA Guidelines, mitigation measures must be practical, specific, enforceable, effective, and roughly proportional to project impacts. This requires a Lead Agency to clearly disclose potential impacts and be sufficiently specific about prescribed mitigation measures. In several instances throughout the document, mitigation measures are not sufficiently specific to establish how such measures would minimize significant adverse impacts as a result of Proposed Project activities.

### ***GC 4: Acknowledgement of DCC Regulations***

The IS/MND does not acknowledge that the project would require one or more cannabis cultivation licenses from DCC. The document could be improved if it acknowledged that DCC is responsible for licensing, regulation, and enforcement of commercial cannabis business activities,

as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and DCC regulations related to cannabis cultivation and distribution (Bus. & Prof. Code, § 26012(a)). In particular, the analysis could benefit from discussion of the protections for environmental resources provided by DCC's cultivation and distribution regulations. The impact analysis for each of the following resource topics could be further supported by a discussion of the effects of state regulations on reducing the severity of impacts for each applicable topic:

- Aesthetics (See 4 California Code of Regulations §16304(a).)
- Air Quality and Greenhouse Gas Emissions (See §§ 15020(e); 16304(a)(4); 16305; 16306.)
- Biological Resources (See §§ 15006(i); 15011(a)(11); 16304(a).)
- Cultural Resources (See § 16304(a)(3).)
- Energy (See §§ 15006(h)(6); 15011(a)(5); 15020(e); 16305; 16306.)
- Hazards and Hazardous Materials (See §§ 15006(h)(5)(c); 15011(a)(4); 15011(a)(12); 16304(a)(5)); 16307; 16310.)
- Hydrology and Water Quality (See §§ 15006(h); 15011(a)(3); 15011(a)(7); 15011(a)(11); 16304(a)(1); 16307; 16311.)
- Noise (See §§ 16304(a)(4); 16306.)
- Public Services (See §§15011(a)(10); 15036; 15042.)
- Utilities and Service Systems (See §§ 16311; 17223.)
- Wildfire (See § 15011(a)(10).)
- Cumulative Impacts (related to the above topics)

#### ***GC 5: Evaluation of Cumulative Impacts***

It is important for CEQA analysis to consider the cumulative impacts of commercial cannabis business activities in Lake County. Of particular importance are topics for which the impacts of individual projects may be less than significant, but where individual projects may make a considerable contribution to a significant cumulative impact. These topics include, but are not limited to:

- cumulative impacts from groundwater diversions on the health of the underlying aquifer, including impacts on other users and impacts on stream-related resources connected to the aquifer;
- cumulative impacts related to noise;
- cumulative impacts related to transportation; and
- cumulative impacts related to air quality and objectionable odors.

The IS/MND would be improved by acknowledging and analyzing the potential for cumulative impacts resulting from the Project coupled with other commercial cannabis business projects being processed by the County and any other reasonably foreseeable projects in Lake County that could contribute to cumulative impacts similar to those of the Project.

**GC 6: Site-Specific Reports and Studies**

The IS/MND references several project-specific plans, studies, and reports, including a Property Management Plan; Waste Management Plan; Security Plan; Site Management Plan, Nitrogen Management Plan; Biological Resources Assessment; Botanical Survey; Cultural Resources Assessment, Erosion and Sediment Control Plan; SWRCB Notice of Applicability; Water Well Documentation and Pump Test Report; Hydrologic Report; Drought Management Plan; Storm Water Management Plan; and Wetland Delineation/Wetland Site Assessment. To ensure that DCC has supporting documentation for the IS/MND, DCC requests that the County advise applicants to provide copies of all project-specific plans and supporting documentation with their state application package for an annual cultivation license to DCC.

**Specific Comments and Recommendations**

In addition to the general comments provide above, DCC provides the following specific comments regarding the analysis in the IS/MND.

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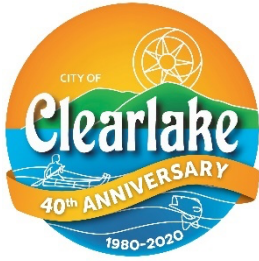
<b>Comment No.</b>	<b>Section Nos.</b>	<b>Page No(s).</b>	<b>Resource Topic(s)</b>	<b>DCC Comments and Recommendations</b>
1	I	19	Aesthetics	The IS/MND would be improved if it referenced DCC’s requirements that all outdoor lighting for security purposes must be shielded and downward facing, and that lights used in mixed-light cultivation activities must be fully shielded from sunset to sunrise to avoid nighttime glare (Cal. Code Regs., tit. 4 §§ 16304 (6) and (7)).
2	III	22 to 25	Air Quality	The IS/MND would be improved if it provided a description or summary of proposed operation equipment that is anticipated to generate air pollutant emissions, including ROG, NOx, PM10, and PM2.5, and provided estimates of such emissions.
3	X	47 to 54	Hydrology and Water Quality	The IS/MND would be improved if it provided an analysis of potential impacts resulting from agricultural runoff related to cultivation activities. The document should provide information about the volume of agricultural runoff, how runoff would be managed, and whether runoff would result in significant impacts to water quality.

## Conclusion

DCC appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist Supervisor, at (916) 247-1659 or via e-mail at [Kevin.Ponce@cannabis.ca.gov](mailto:Kevin.Ponce@cannabis.ca.gov).

Sincerely,

Lindsay Rains  
Licensing Program Manager



# City of Clearlake

14050 Olympic Drive, Clearlake, California 95422  
(707) 994-8201 Fax (707) 995-2653  
[www.clearlake.ca.us](http://www.clearlake.ca.us)

March 29, 2024

Mireya Turner, Director  
Community Development Department  
County of Lake  
255 N. Forbes Street  
Lakeport, CA 95453

Re: City of Clearlake Life Renewal Botanicals Project Letter of Support

Dear Director Turner:

The City of Clearlake has received a request for a Letter of Support for the Life Renewal Botanicals Project, which is an cannabis cultivation project proposed north of the City of Clearlake at 1780 Highway 53 (APN's 010-055-24). We understand that this project requires approval of a Lake County - Major Use Permit and that there is a requirement that cannabis cultivation be prohibited within 1,000 feet of an incorporated City Sphere of Influence, unless the applicant can provide a letter of support from the City (Section 4. 1. v. d. of County Ordinance # 3084). This project lies within the County's established Cannabis Exclusion Area, which is 1,000 feet from the Clearlake City boundary/sphere of influence.

The Clearlake City Council has considered this request and determined that I shall issue letters of support for projects that are consistent with adopted policy for projects within 1,000 feet of Clearlake's City boundary.

1. The property is contiguous with a property within the City that is designated for commercial cannabis activity. Properties must have at least 20% of their lot line contiguous with a parcel within the City's cannabis zone in order to be considered eligible.
2. The City requests the County condition the approval of any appropriate project permit to address the project's impacts on City infrastructure and resources. The identified conditions that address City concerns for this project are:
  - a. If calls for service to the Clearlake Police Department exceed five within one year, the developer or the County shall provide an appropriate mitigation fee or establish a manned sub-station of the Lake County Sheriff's Office which will respond.
  - b. The project is in an area the City is considering adding both into the Sphere of Influence and City boundary. The applicant should understand that if the property is permitted by the County and then annexed by the City, the City would expect the project to come into compliance with the Clearlake Municipal Code (CMC) for cannabis cultivation upon annexation. Currently the CMC does not allow outdoor cultivation within the City boundary.

If the County includes Use Permit conditions/mitigation measures for the project consistent with the impacts to City infrastructure and resources above, this letter can be considered a Letter of Support. Additionally, we trust that any potential environmental impacts associated with the project will be addressed in the County CEQA Initial Study and appropriate mitigation measures/Major Use Permit conditions of approval.

I am happy to address any further questions you may have about this project or City policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan D. Flora', with a stylized, sweeping flourish at the end.

Alan D. Flora  
City Manager

Cc: Richard Knoll, Life Renewal Botanicals representative