

From: Fried, Janae@Waterboards
To: [Geo Graening](#)
Cc: [Autumn Karcey](#); [Mary Claybon](#); [Sarah Bodnar](#); [Michelle Irace](#); [Tiffany Foster](#); [Jasper Gehring](#)
Subject: [EXTERNAL] RE: Staff Report Request
Date: Monday, December 30, 2024 2:50:52 PM

Thank you Geo and Autumn,
Has this been sent to the appellants already? I've reviewed the wetlands report alongside the most recent site maps I received and the site map appears to follow all General Order minimum setback requirements still.

Janae Fried (she/her)
Engineering Geologist
Central Valley Water Board, Redding Office
Cannabis Regulation and Enforcement Unit (CREU)
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Office Line: 530-224-3291

From: Geo Graening <geo@gra.llc>
Sent: Saturday, December 28, 2024 7:13 PM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Cc: Autumn Karcey <Autumn@artemiscopack.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>; Sarah Bodnar <sarah.bodnar@gmail.com>; Michelle Irace <Michelle.Irace@lakecountyca.gov>; Tiffany Foster <tiffany@summit-sr.com>; Jasper Gehring <jasper@summit-sr.com>
Subject: Re: Staff Report Request

Attached is the formal wetland delineation I performed on the property.

G.O. "Geo" Graening, PhD
Principal

Graening & Associates, LLC
343 Carpenter Hill Road, Folsom, CA 95630
(916) 452-5442



On Thu, Dec 26, 2024 at 11:05 AM Fried, Janae@Waterboards
<Janae.Fried@waterboards.ca.gov> wrote:

|

Good morning,

The group that is appealing your project, has expressed concern that the wetlands on your Site are larger than shown on the Site Maps. Have you had your wetlands delineated by a qualified professional with experience implementing the Corps of Engineers Wetlands Delineation Manual?

If so, could you please submit the wetland delineation report so that I may review, add to the Site's file, and respond to the concern. If you have not had the wetlands delineated or had a report prepared, please do so.

Please see the attached screenshot of requirement #37 that states "Riparian setbacks for wetlands shall be measured from the edge of wetland as delineated by a Qualified Professional with experience implementing the Corps of Engineers Wetlands Delineation Manual (with regional supplements)."

Janae Fried (she/her)
Engineering Geologist
Central Valley Water Board, Redding Office
Cannabis Regulation and Enforcement Unit (CREU)
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Office Line: 530-224-3291

From: Autumn Karcey <Autumn@artemiscopack.com>

Sent: Tuesday, September 17, 2024 11:28 AM

To: Mary Claybon <Mary.Claybon@lakecountyca.gov>

Cc: Geo Graening <geo@gra.llc>; Sarah Bodnar <sarah.bodnar@gmail.com>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; Michelle Irace <Michelle.Irace@lakecountyca.gov>; Tiffany Foster <tiffany@summit-sr.com>; Jasper Gehring <jasper@summit-sr.com>

Subject: Re: Staff Report Request

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

I thought the county complied with the state standards.

Best Regards,

Autumn Karcey
C: (530) 379-8588

Sent from my iPhone, please excuse typos

On Sep 17, 2024, at 11:15 AM, Mary Claybon
<Mary.Claybon@lakecountyca.gov> wrote:

Hello Autumn,

All water ways, including seasonal streams require 100' setbacks as well.
Please see Article 27 [USES GENERALLY PERMITTED \(lakecountyca.gov\)](#)

<image002.png>

Thank you,
Mary Claybon

From: Autumn Karcey <Autumn@artemiscopack.com>
Sent: Tuesday, September 17, 2024 10:13 AM
To: Mary Claybon <Mary.Claybon@lakecountyca.gov>; Geo Graening <geo@gra.llc>; Sarah Bodnar <sarah.bodnar@gmail.com>
Cc: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; Michelle Irace <Michelle.Irace@lakecountyca.gov>; Tiffany Foster <tiffany@summit-sr.com>; Jasper Gehring <jasper@summit-sr.com>
Subject: [EXTERNAL] Re: Staff Report Request

Good Morning,

Please review at the attached revised civil drawings, which take into account our discussions with Janae. To conform with the State Waterboards requirements we have revised the plans to include 50' setbacks from class III waterways and 100' setbacks from wetlands.

Our CAD designer is working on revisions to the canopy area and will provide an update shortly.

Please let me know if you have any questions or require further revisions.

Best Regards,



LAKE COUNTY
WATERSHED
PROTECTION DISTRICT

255 N. Forbes Street Lakeport, California 95453 Telephone (707) 263-2344 Fax (707) 263-1965

December 31, 2024

To: Mary Claybon, MSML
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453

Re: Comment submission regarding Highland Farms Proposed Cannabis Project Lake County Watershed Protection District, Highland Springs Recreation Area and Highland Creek Reservoir Managers

Dear Mary,

The Lake County Watershed Protection District (herein, "District") has an interest in providing comments on behalf of the proposed project identified as (UP 20-96) Highland Farms, LP and appeal (AB 24-02) (herein, "Project").

For some jurisdictional context, the Highland Springs Recreation Area ("The park") was developed in 1967 around the Highland Creek Reservoir by the District in cooperation with the California Wildlife Conservation Board. While many of the park's trails pre-dated the construction of the Reservoir, additional multi-use trails have been formed and maintained including some on the north side of the reservoir that overlap access road and areas listed within the Project.

The park provides multi-user recreation opportunities like hiking, fishing, bird-watching, kayaking, paddle boarding, and the park also provides spaces for unique outdoor activities such as equestrian trails, dog-friendly walking and hiking trails, mountain and e-biking. The majority of trails are maintained by volunteers who simply love the park.

The park is a quiet, reflective retreat, as gasoline-powered boat motors are not permitted on the reservoir. An adjacent disc golf course and 2 shooting ranges are built and maintained by separate clubs and located in one area of the park. Therefore, in addition to submitting comments regarding the environmental, fish, wildlife, storm water runoff and sedimentation impacts, the District has concerns with the project as they relate to the impact to park users trail access, increased noise and traffic in the park.

Today the District is writing on behalf of Park, the wildland ecosystems of the park, and the multi-users of the park.

Specifically, our concerns are listed below:

1. A commercial business with up to or exceeding 15 daily employees and construction needs using a park access road (Highland Springs Toll Road & Udding Road) will drive increased traffic and noise for an outdoor area that is coveted for its peace, tranquility, and relative safety on the surrounding roads and trails. The District requests the applicants to address how will noise impacts be minimized or mitigated.
2. The park is currently non-motorized for OHV / ATV vehicles. The District wants the park to remain non-motorized (see item 1). Therefore, the use of OHV/ATV vehicles on the park or park roads is prohibited. The District requests that this commitment be included as a

condition in any proposed development plans.

3. Roadway speed impacts on Highland Springs Toll Road. Currently, traffic on this road is minimal and park-centric. Additional traffic supporting a local business would require additional trucks and cars on the park road, which will require additional signage or speed undulation installation to maintain the safe, slow speeds around park roads that are used by hikers, walkers, horse-back riders, bikers, and families. We request the increased signage and traffic reduction facilities be provided by the applicant or project owners, including any traffic-related future needs (up to 10 years) based on realized traffic impacts once the project is implemented.
4. Concessions for park trails, within the park boundaries that start on or cross Udding Road. In addition to signage marking these trails so they are safe for trail-users, we would request additional access be created for trails that otherwise require access from Udding road so that park user experiences and trail access is not compromised because of the increased use of the access road due to the increased activity related to the project construction and business.
5. Increased dust on the access road (Udding Rd.) and impacts to surrounding landscapes, wildlife, and resulting runoff into Highland Springs Reservoir. How will these impacts be mitigated, minimized, or neutralized. How will the serpentine / asbestos issue be addressed to prevent runoff into nearby creeks and the Reservoir?
6. Increased erosion and sedimentation from increased road use on a very sloped terrain with a flow path leading to Highland Springs Reservoir that is beholden to Clear Lake nutrient Total Maximum Daily Load (TMDL) standards because Highland Creek flows directly into Clear Lake. The TMDL restricts and limits the input of sediment-phosphorus additions in the Clear Lake basin and requires any developments, road development or improvements occurring in the basin to address sediment-phosphorus reductions. For this project, located on sloped topography with dirt roads, to comply with Clean Water Act and State-issued Stormwater permits and orders, the District is requesting the project thoroughly describe how both runoff water flows and sediment and phosphorus inputs will be minimized and mitigated and how the project will be utilizing the Phosphorus BMP calculator (available on the Water Resources Clean Water Program Website) to determine the maximum amount of sediment phosphorus reduction possible for the project.
7. Lastly, the District has additional water quality concerns because the Highland Springs reservoir is home to populations of native, sensitive faunal species such as the Sacramento Sucker and California Roach, and the soon-to-be federally listed western pond turtles. The fish use Highland Springs and the connecting tributaries as spawning grounds and a culturally valuable population of Clear Lake Hitch, a CA state listed species on the pathway for Federal ESA listing, has been observed in the reservoir. The District is wholly concerned with potential impacts to this fish species from all the activities listed in 5 and 6.

Thank you for your consideration and we look forward to working with CDD on these project components to protect Highland Springs Recreation Area and Reservoir for future generations of people, plants, and wildlife while also creating an economically sustainable future for Lake County.

Do not hesitate to contact us with questions or comments.

Sincerely,


Dr. Pawan Upadhyay

Director, Water Resources Department on Behalf of the Lake County Watershed Protection District