

**Eric Porter**

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**From:** Katherine Vanderwall  
**Sent:** Tuesday, September 6, 2022 3:25 PM  
**To:** Lake County Cannabis Agency Review  
**Subject:** UP 21-18 Green Handle Farms

This project falls within the Farmland Protection Zone which prohibits it from any outdoor cultivation activities. This project must meet the criteria set forth in subsection VI of Section 27.13 of Article 21 of the Lake County Code (See Ordinance No. 3103).

The PMP makes reference that Green Handle Farm will be a pesticide free farm however, it lists Neem Oil spray as a tool for pest management. Neem Oil is a pesticide, one that is exempt from residue tolerance requirements. A pesticide is any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest and any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant. Therefore Green Handle Farms will need to obtain an Operator ID and Private Applicator Certificate from the Agriculture Department. Green Handle Farms will need to comply with pesticide worker safety laws/regulations and reporting requirements.

*Katherine VanDerWall*

*Agricultural Commissioner/Sealer of Weights & Measures  
Lake County Department of Agriculture/Weights & Measures  
883 Lakeport Blvd  
Lakeport, CA 95453  
(707) 263-0217*

## Eric Porter

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**From:** Wise, Denielle F CIV USARMY CESPK (USA) <Denielle.F.Wise@usace.army.mil>  
**Sent:** Wednesday, August 24, 2022 2:18 PM  
**To:** Mary Claybon; Lake County Cannabis Agency Review  
**Cc:** Pascus, Kaitlyn A CIV USARMY CESPK (USA)  
**Subject:** [EXTERNAL] FW: [URL Verdict: Neutral][Non-DoD Source] Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Hello Mary,

Per the Controlled Substances Act (21 U.S.C. § 811, et seq.), marijuana is considered a controlled substance, with cultivation, possession, and/or use being a federal crime. Therefore, the Corps cannot process and/or issue a permit for these activities. Marijuana defined as "Industrial Hemp" is exempt from the Controlled Substances Act at Section 201 (21 U.S.C. 811). If the applicant discharges dredged and/or fill material into waters of the United States without a DA permit, they would be in violation of Section 404 of the Clean Water Act.

Respectfully,

Denielle Wise  
Project Manager  
CA North Section  
U.S. Army Corps of Engineers  
Regulatory Division  
(916) 557-7186

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**From:** Mary Claybon <[Mary.Claybon@lakecountyca.gov](mailto:Mary.Claybon@lakecountyca.gov)>  
**Sent:** Tuesday, August 23, 2022 12:05 PM  
**To:** [katherine.vanderwall@lakecountyca.gov](mailto:katherine.vanderwall@lakecountyca.gov); [doug.gearhart@lakecountyca.gov](mailto:doug.gearhart@lakecountyca.gov); [elizabethk@lcaqmd.net](mailto:elizabethk@lcaqmd.net); [ryan.lewelling@lakecountyca.gov](mailto:ryan.lewelling@lakecountyca.gov); [Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov); [william.collins@lakecountyca.gov](mailto:william.collins@lakecountyca.gov); [Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov); [Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov); [dennis.keithly@lakecountyca.gov](mailto:dennis.keithly@lakecountyca.gov); [lori.baca@lakecountyca.gov](mailto:lori.baca@lakecountyca.gov); [vance.ricks@lakecountyca.gov](mailto:vance.ricks@lakecountyca.gov); [Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov); [Yuliya.Osetrova@lakecountyca.gov](mailto:Yuliya.Osetrova@lakecountyca.gov); [mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov); [Fdchf700@yahoo.com](mailto:Fdchf700@yahoo.com); [pbleuss@kelseyvillefire.com](mailto:pbleuss@kelseyvillefire.com); [jeffthomas@lakeportfire.com](mailto:jeffthomas@lakeportfire.com); [chief800@northshorefpd.com](mailto:chief800@northshorefpd.com); [Gloria.Fong@fire.ca.gov](mailto:Gloria.Fong@fire.ca.gov); [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com); [kyle.stoner@wildlife.ca.gov](mailto:kyle.stoner@wildlife.ca.gov); [jesse.robertson@dot.ca.gov](mailto:jesse.robertson@dot.ca.gov); [jacob.rightnar@dot.ca.gov](mailto:jacob.rightnar@dot.ca.gov); [Rex.Jackman@dot.ca.gov](mailto:Rex.Jackman@dot.ca.gov); [Janae.Fried@Waterboards.ca.gov](mailto:Janae.Fried@Waterboards.ca.gov); [Jason.Schroeder@Waterboards.ca.gov](mailto:Jason.Schroeder@Waterboards.ca.gov); [nwic@sonoma.edu](mailto:nwic@sonoma.edu); SPKRegulatoryMailbox <[SPKRegulatoryMailbox@usace.army.mil](mailto:SPKRegulatoryMailbox@usace.army.mil)>; [mvigil@blm.gov](mailto:mvigil@blm.gov); [localverification@cannabis.ca.gov](mailto:localverification@cannabis.ca.gov); [laura.hall@lakecountyca.gov](mailto:laura.hall@lakecountyca.gov); [Ryan\\_olah@fws.gov](mailto:Ryan_olah@fws.gov); [sryan@big-valley.net](mailto:sryan@big-valley.net); [rmontez@big-valley.net](mailto:rmontez@big-valley.net); [cww281@gmail.com](mailto:cww281@gmail.com); [l.brown.elem@gmail.com](mailto:l.brown.elem@gmail.com); [rgeary@hpultribe-nsn.gov](mailto:rgeary@hpultribe-nsn.gov); [aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov); [streppa@hpultribe-nsn.gov](mailto:streppa@hpultribe-nsn.gov); [EC@hpultribe-nsn.gov](mailto:EC@hpultribe-nsn.gov); [THPO@hpultribe-nsn.gov](mailto:THPO@hpultribe-nsn.gov); [vhutchison@hpultribe-nsn.gov](mailto:vhutchison@hpultribe-nsn.gov); [kn@koination.com](mailto:kn@koination.com); [yolandatovar@koination.com](mailto:yolandatovar@koination.com); [dbeltran@koination.com](mailto:dbeltran@koination.com); [sjelliott@hoplandtribe.com](mailto:sjelliott@hoplandtribe.com); [cfo@hoplandtribe.com](mailto:cfo@hoplandtribe.com); [mlrivera@middletownrancheria.com](mailto:mlrivera@middletownrancheria.com); [jsimon@middletownrancheria.com](mailto:jsimon@middletownrancheria.com); [mshaver@middletownrancheria.com](mailto:mshaver@middletownrancheria.com); [THPO@middletownrancheria.com](mailto:THPO@middletownrancheria.com); [btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com); [sshope@middletownrancheria.com](mailto:sshope@middletownrancheria.com); [TC@middletownrancheria.com](mailto:TC@middletownrancheria.com); [scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com); [admin@rvrpomo.net](mailto:admin@rvrpomo.net); [tanderson@rrcbc-nsn.gov](mailto:tanderson@rrcbc-nsn.gov); [terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov); [thomas.jordan@sv-nsn.gov](mailto:thomas.jordan@sv-nsn.gov); [lbill@yochadehe-nsn.gov](mailto:lbill@yochadehe-nsn.gov); [jkinter@yochadehe-nsn.gov](mailto:jkinter@yochadehe-nsn.gov); [aroberts@yochadehe-nsn.gov](mailto:aroberts@yochadehe-nsn.gov); [thpo@big-valley.net](mailto:thpo@big-valley.net); [jrivera@middletownrancheria.com](mailto:jrivera@middletownrancheria.com); [jesse.gonzales@sv-nsn.gov](mailto:jesse.gonzales@sv-nsn.gov);

## Eric Porter

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**From:** William Collins  
**Sent:** Wednesday, August 24, 2022 1:07 PM  
**To:** Mary Claybon; Katherine Vanderwall; Doug Gearhart; Elizabeth Knight; Ryan Lewelling; Richard Ford; Tina Rubin; Scott DeLeon; Dennis Keithly; Lori Baca; Vance Ricks; Greg Peters; Yuliya Osetrova; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; pbleuss@kelseyvillefire.com; jeffthomas@lakeportfire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; jesse.robertson@dot.ca.gov; jacob.rightnar@dot.ca.gov; Rex.Jackman@dot.ca.gov; Janae.Fried@Waterboards.ca.gov; Jason.Schroeder@Waterboards.ca.gov; nwic@sonoma.edu; SPKRegulatoryMailbox@usace.army.mil; mvigil@blm.gov; localverification@cannabis.ca.gov; Laura Hall; Ryan\_olah@fws.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; vhutchison@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; thpo@big-valley.net; jrivers@middletownrancheria.com; jesse.gonzales@sv-nsn.gov; Mireya Turner; Susan Parker  
**Subject:** RE: Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Please make sure that applicant gets all applicable permits including but not limited to all of proposed structures listed in the RFR.

Sincerely

**Bill Collins, CBO, CASp**  
**Chief Building official**  
County of Lake  
255 N. Forbes St.  
Lakeport, CA 95453  
707-263-2221 ex 38123 (Office)  
[william.collins@lakecountyca.gov](mailto:william.collins@lakecountyca.gov)



## Eric Porter

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**From:** Local Verification@Cannabis <localverification@cannabis.ca.gov>  
**Sent:** Friday, August 26, 2022 5:29 PM  
**To:** Mary Claybon  
**Subject:** RE: Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Greetings,

This appears to be a review of local documentation. Should you need something specific from the Department of Cannabis Control please let us know.

Thank you,

### Janet Zimmer

Staff Services Manager I  
Licensing Division, Equity Application Processing  
Unit

desk: 279-217-3599  
844-61-CA-DCC (844-612-2322)  
[www.cannabis.ca.gov](http://www.cannabis.ca.gov)



Department of  
Cannabis Control  
CALIFORNIA

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**From:** Mary Claybon <Mary.Claybon@lakecountycal.gov>  
**Sent:** Tuesday, August 23, 2022 12:05 PM  
**To:** katherine.vanderwall@lakecountycal.gov; doug.gearhart@lakecountycal.gov; elizabethk@lcaqmd.net; ryan.lewelling@lakecountycal.gov; Richard.Ford@lakecountycal.gov; william.collins@lakecountycal.gov; Tina.Rubin@lakecountycal.gov; Scott.DeLeon@lakecountycal.gov; dennis.keithly@lakecountycal.gov; lori.baca@lakecountycal.gov; vance.ricks@lakecountycal.gov; Greg.Peters@lakecountycal.gov; Yuliya.Osetrova@lakecountycal.gov; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Fdchf700@yahoo.com; pbleuss@kelseyvillefire.com; jeffthomas@lakeportfire.com; chief800@northshorefpd.com; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; PGEPlanReview@pge.com; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; Schroeder, Jason@Waterboards <Jason.Schroeder@Waterboards.ca.gov>; nwic@sonoma.edu; SPKRegulatoryMailbox@usace.army.mil; mvigil@blm.gov; Local Verification@Cannabis <localverification@cannabis.ca.gov>; laura.hall@lakecountycal.gov; Ryan\_olah@fws.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; vhutchison@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com;

## Eric Porter

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**From:** Scott DeLeon  
**Sent:** Thursday, August 25, 2022 8:50 AM  
**To:** Mary Claybon  
**Subject:** RE: Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Mary, please accept these comments as they relate to traffic impacts. I expect Yuliya will also comment on water resources issues, and I will review those when she does. The Management Plan doesn't specifically address traffic, it appears that they are only expecting 5 to 6 employees, as that is the total amount of parking proposed. There are no details provided for estimated truck delivery traffic. The report should be updated to include that information. The encroachment onto Big Valley Road appears to be improved to County standards, however it may need to be upgraded to meet commercial driveway standards. At the time building permits are applied for the structures, staff will review the adequacy of the existing driveway. An encroachment permit will be required for any work planned in the county right of way. I'll reserve the ability to provide additional comments on any potential road improvements (beyond the potential driveway upgrade) pending review of the revised traffic information. The project will be subject to the Construction Traffic Impact fee of 0.5% of the value of the structures.

Thank you for the opportunity to comment.

Scott De Leon  
Director of Public Works

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**From:** Mary Claybon [mailto:Mary.Claybon@lakecountyca.gov]  
**Sent:** Tuesday, August 23, 2022 12:05 PM  
**To:** Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; pbleuss@kelseyvillefire.com; jeffthomas@lakeportfire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; jesse.robertson@dot.ca.gov; jacob.rightnar@dot.ca.gov; Rex.Jackman@dot.ca.gov; Janae.Fried@Waterboards.ca.gov; Jason.Schroeder@Waterboards.ca.gov; nwic@sonoma.edu; SPKRegulatoryMailbox@usace.army.mil; mvigil@blm.gov; localverification@cannabis.ca.gov; Laura Hall <Laura.Hall@lakecountyca.gov>; Ryan\_olah@fws.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; vhutchison@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; thpo@big-valley.net; jrivera@middletownrancheria.com; jesse.gonzales@sv-nsn.gov; Mireya Turner <Mireya.Turner@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>  
**Subject:** Request for Review for Sufficiency; UP 21-18 Green Handle Farms



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

Jonathan Portney  
Health Services Director

Jennifer Baker  
Deputy Health Services Director

Craig Wetherbee  
Environmental Health Director

## MEMORANDUM

DATE: September 2, 2022

TO: Mary Claybon, Assistant Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 21-28 Major Use Permit, IS 21-29  
Commercial Cannabis

APN: 008-037-01 3050 Big Valley Rd, Finley  
008-035-14 3050 Big Valley Rd, Finley

Lake County Division of Environmental Health (EH) has on file for the subject parcel:

**APN: 008-037-01** – A Jan 2021 site plan sign off for greenhouses; a 2018 site plan sign off for a swimming pool; a 2005 septic permit (15484) designed to service a 4 bedroom residence; a 2005 site evaluation (soils report); wells appear on site plan, no well permit on file which could indicate wells existing prior to 1987.

**APN: 008-035-14** – nothing on file

The applicant must meet the EH requirements regarding Onsite Wastewater Treatment System (OWTS) and potable water. EH may require a field clearance to validate septic or well locations prior to site plan approval.

For any proposed building permits or projects where the parcel is serviced by an OWTS or well, the applicant may need to demonstrate the location of any proposed or existing structures including residential or commercial dwellings, garages, driveways, shed, barns, green houses, non-perimeter fences, well houses, etc., *and* the location of the proposed project on a to-scale site plan prior to building permit issuance and/or project approval.

If the applicant is proposing a commercial cannabis operation and the operation will be constructing or utilizing an existing structure (i.e., processing facility) that will have plumbing for a restroom, sink, etc, that structure will be required to have its own OWTS, separate from any existing or new OWTS designed to service a residential structure.

If the applicant is proposing an OWTS, then applicant must apply for a site evaluation and, if the site is acceptable to support an OWTS, apply for a permit.

EH 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 materials declaration. ***This should be submitted separately from the Management Plan to Environmental Health for review.***

***Promoting an Optimal State of Wellness in Lake County***

## Eric Porter

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**From:** Laura Hall  
**Sent:** Friday, August 26, 2022 7:19 AM  
**To:** Mary Claybon  
**Subject:** RE: Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Mary,

All earth moving activities have to be in compliance with Chapter 30 of the Lake County Municipal Code.

Thank you,

Laura

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**From:** Mary Claybon [mailto:Mary.Claybon@lakecountyca.gov]  
**Sent:** Tuesday, August 23, 2022 12:05 PM  
**To:** Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; pbleuss@kelseyvillefire.com; jeffthomas@lakeportfire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; jesse.robertson@dot.ca.gov; jacob.rightnar@dot.ca.gov; Rex.Jackman@dot.ca.gov; Janae.Fried@Waterboards.ca.gov; Jason.Schroeder@Waterboards.ca.gov; nwic@sonoma.edu; SPKRegulatoryMailbox@usace.army.mil; mvigil@blm.gov; localverification@cannabis.ca.gov; Laura Hall <Laura.Hall@lakecountyca.gov>; Ryan\_olah@fws.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; vhutchison@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; thpo@big-valley.net; jrivera@middletownrancheria.com; jesse.gonzales@sv-nsn.gov; Mireya Turner <Mireya.Turner@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>  
**Subject:** Request for Review for Sufficiency; UP 21-18 Green Handle Farms

Hello Fellow Agencies,

This email is a request for review for a commercial cannabis cultivation project as referenced above. Due to the size of the attachments I have utilized this file share system and the attachments will be located below for download.

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

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

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LAKE  
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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>

September 6, 2022

File No.: 22-0324

Mary Claybon, Assistant Planner  
Lake County  
Community Development Department  
255 N. Forbes Street  
Lakeport, CA. 95453

re: UP 21-28; IS 21-29 / APNs 008-037-01 & 008-035-14 at 3050 Big Valley Road Finley / Garth Markson

Dear Mary Claybon,

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 is requesting approval of a Major Use Permit to allow the following licenses:

Three (3) A – Type 1C: “Specialty Cottage”: Cultivation for adult use cannabis of 2,500 square feet or less of total canopy size for mixed-light cultivation using light deprivation and/or artificial lighting below a rate of 25 watts per square foot, up to 25 mature plants for outdoor cultivation without the use of light deprivation and/or artificial lighting in the canopy area at any point in time, or 500 square feet or less of total canopy size for indoor cultivation within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot, on one premises.

One (1) Type 3B: “Mixed-light”: Cultivation for adult use cannabis in a greenhouse, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or artificial lighting below a rate of 25 watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

One (1) Type 13: “Self-Distribution”: The transport of medicinal cannabis goods between entities licensed pursuant to California Code.

**Previous Studies:**

XX This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendation below*).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended prior to commencement of project activities.

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.

     The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

**Built Environment Recommendations:**

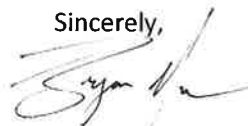
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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



September 29, 2022

Cannabis Agency Review  
Community Development Dept, Planning Division  
255 N Forbes St  
Lakeport, CA 95453

Re: UP 21-18

Dear Cannabis Agency Review,

Thank you for providing PG&E the opportunity to review the proposed plans for Green Handle Farms dated 8/23/2022. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

## MEMORANDUM

**TO:** Mary Claybon, Assistant Planner  
**FROM:** Yuliya Osetrova, WRE senior  
**SUBJECT:** UP 21-28 Green Handle Farms review  
**DATE:** September 7, 2022

This project proposes 7,500 square feet canopy for A-Type 1C "Specialty cottage" adult use cannabis cultivation.

In regards with permitting this project the concern is that the package of submitted documentation is missing the following required items:

- Well permit showing legality of the proposed irrigation source;
- Information of the required to be installed monitoring equipment such as a well flow meter and a well water level monitor.

Should you have questions please contact me,

Yuliya Osetrova  
(707) 263-2344

Cc: Scott De Leon, Public Works Director



May 13, 2024

Mary Claybon, Associate Planner  
Lake County Community Development Department  
Courthouse, 3rd Floor, 255 North Forbes Street  
Lakeport, CA 95453  
(707) 263-2221  
mary.claybon@lakecountycalifornia.gov

Re: Initial Study/Mitigated Negative Declaration (SCH No. 2023050425) – Major Use Permit  
UP 21-28, IS 21-29 Green Handle Farms Project

Dear Ms. Claybon:

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 Green Handle Farms 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) Description of facility operations and maintenance, including:
  - a. Any water efficiency equipment that would be used; and
  - b. Details about proposed landscaping.
- 2) 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.

### ***GC 2: 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 3: 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 Site Plans, Property Management Plan, Biological Resources Assessment, Hydrological Assessment Report, Cultural Resources Evaluation, Drought Management Plan, and Grading and Erosion Control Plan. 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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Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	DCC Comments and Recommendations
1	I.	10	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	X.	33	Hydrology and Water Quality	The IS/MND could be improved if it noted that applicants are required to provide a final copy of a lake and streambed alteration agreement issued by CDFW or written verification that an agreement is not needed. (Cal. Code Regs., tit. 4 § 15011(a)(8).)
3	XXI.	53	Mandatory Findings of Significance	The IS/MND would be more informative if it listed the mitigation measures it refers to in this section. The measures need not be repeated in full, but at a minimum they should be listed by number.

## 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