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

DISTRIBUTION DATE: ~~November 27, 2019~~ January 7, 2021

REQUEST FOR REVIEW FOR SUFFICIENCY

@	**AG. COMMISSIONER**		**FIRE PROTECTION DIST:**	@	**CA DEPT FISH & WDLF**
@	**AIR QUALITY MGMT**	@	**Kelseyville**		**CALTRANS**
@	**ASSESSOR**	@	**Lake County**		**STATE LANDS COMM.**
@	**BUILDING DIVISION**		**Lake Pillsbury** (no contact info)	@	**CRWQCB**
@	**DPW - ROADS**	@	**Lakeport County**		STATE DEPT. OF HEALTH
@	**ENVIRON HEALTH**	@	**Northshore**	@	**SONOMA STATE**
	LAKEBED MANAGEMENT	@	**South Lake County**		NW INFORMATION CENTER
	PUBLIC SERVICES	@	**CalFire**		ARMY CORPS
@	**SHERIFF**			@	**BLM**
@	**SPECIAL DISTRICTS**			@	**CALCANNABIS**
@	**SURVEYOR**	@	**PG&E**	@	**GRADING: PEGGY/RON**
@	**TAX COLLECTOR**		HOA_____		
	WASTE DISPOSAL		WATER CO_____		US FISH & WILDLIFE SVC
@	**WATER RESOURCES**		OTHER_____		US FOREST SERVICE

FROM: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-44; Initial Study IS 19-63, Early Activation EA 19-69
OWNER: Leah Bradle, Trustee (Woods Trust)
APPLICANT: Kyle Williams (Auto Canna, LLC)
APNs: 012-069-57
LOCATION: 21258 Morgan Valley Road
ZONING: "APZ" Agriculture Preserve District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel Located within State Responsibility Area
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard.
SOIL STABILITY: Generally Stable; Average Slope 47%
EXISTING-DEVELOPMENT: No existing development
WATER SOURCE: Groundwater well
CONSTRUCTION: Phase 1 (April 2020): Two weeks using a medium tractor, pick-up truck, and hand tools. 120-180 truck vehicle trips. No grading or tree removal.
Phase 2 (April 2021): Eight weeks using a D8 dozer, loader, excavator, and dump truck. 400-600 truck vehicle trips. Approximately 20,000 cubic yards of earth material will be moved and removal or approximately 60 Oak Savannah trees.

PROPOSAL: Applicant is requesting approval of a major use permit to allow **A – Type 3: "Outdoor":** Outdoor cultivation for adult use cannabis and **A-Type 2: "Small outdoor"** license, fencing, security, importation of fill, new driveway, grading, 5 standard size parking spaces with one ADA parking, 5,000 ft^2 cannabis drying & storage facility, groundwater well with solar powered pump, refuse area, composting area and pesticide and agricultural chemical storage area. The operation will include employees. ***Please refer to attached site plans and project description for further information.***

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other

law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than ~~December~~ February 10, 2021 ~~11, 2019.~~ **Please email your comments to Sateur.Ham@lakecountyca.gov or mail them to the address listed in the letterhead above.**

COMMENTS: See attached memorandum

NAME Dana Cloninger DATE 1-15-2021

cc: 1 **Supervisorial District (RFR Only)** _____ Redbud Audubon

Other (Examples: ____ Sierra Club / ____ HOA / ___@___ **Farm Bureau / etc.) (RFR Only)**

COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: January 15, 2021

TO: Sateur Ham, Assistant Planner

FROM: Donna Cloninger, Environmental Health Aide

RE: UP 19-44, IS 19-63, EA 19-69 Major Use Permit
Cannabis Cultivation

APN: 012-069-57 21258 Morgan Valley Rd, Lower Lake

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

Our office has on file a 2014 septic permit (20883) designed to service at 3 to 4 bedroom residence. Our office issued a Certificate of Satisfactory Completion for approval without structure on 5/25/16. However, a final with structure has not been completed. In order for the existing septic system to be placed in use, the applicant with need to apply for an authorization inspection. Our office has on file a 2013 well permit (WE 2882) for a domestic well.

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

Sateur Ham

From: Steven Hajik
Sent: Thursday, January 7, 2021 2:26 PM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 19-63)

I realize this is zoned AZP, but there is a lot of cannabis grown in that part of the county and there is no traditional ag in that area as well. Therefore, I have no comment on this proposal.

Steve Hajik
Lake County Agricultural Commissioner & Sealer

From: Sateur Ham
Sent: Wednesday, January 6, 2021 2:43 PM
Cc: Cortina Rancheria <cww281@gmail.com>; Elem Colony (k.cole@elemindiancolony.org) <k.cole@elemindiancolony.org>; Guidiville Indian Rancheria <admin@guidiville.net>; hopland <sjelliott@hoplandtribe.com>; Hopland Band of Pomo <cfo@hoplandtribe.com>; James Kinter-Yocha Dehe <jkinter@yochadehe-nsn.gov>; Koi Nation <kn@koination.com>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Michael-Middletown <mlrivera@middletownrancheria.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; TeMashio Anderson-Robinson <tanderson@rrcbc-nsn.gov>; thpo@big-valley.net; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; Bureau of Cannabis Control <bcc@dca.ca.gov>; CA Dept. of Health <CDPH-LNCSANTAROSA@cdph.ca.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; California Native Plant Society <jruygt@comcast.net>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGENorthernAgencyIns@pge.com>; PG&E <PGEPlanReview@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sierra Club <vbrandon@lakelive.info>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 19-63)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-44), Complex Grading Permit (GR 20-13) and Initial Study (IS 19-63) located on 21258 Morgan Valley Road, Lower Lake, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH: **2021010046**

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-63 will begin on January 6, 2021 and end on February 10, 2021. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at sateur.ham@lakecountyca. gov.

Have a great day!

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

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

DISTRIBUTION DATE: January 16, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

@	**AG. COMMISSIONER**		**FIRE PROTECTION DIST:**	@	**CA DEPT FISH & WDLF**
@	**AIR QUALITY MGMT**		**Kelseyville**		**CALTRANS**
@	**ASSESSOR**	@	**Lake County**		**STATE LANDS COMM.**
@	**BUILDING DIVISION**		**Lake Pillsbury (no contact info)**	@	**CRWQCB**
@	**DPW - ROADS**		**Lakeport County**		STATE DEPT. OF HEALTH
@	**ENVIRON HEALTH**		**Northshore**	@	**SONOMA STATE**
	LAKEBED MANAGEMENT		**South Lake County**		NW INFORMATION CENTER
	PUBLIC SERVICES	@	**CalFire**		ARMY CORPS
@	**SHERIFF**			@	**BLM**
@	**SPECIAL DISTRICTS**			@	**CALCANNABIS**
@	**SURVEYOR**	@	**PG&E**	@	**GRADING: PEGGY/RON**
@	**TAX COLLECTOR**		HOA_____		
	WASTE DISPOSAL		WATER CO_____		US FISH & WILDLIFE SVC
@	**WATER RESOURCES**		OTHER_____		US FOREST SERVICE

FROM: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-44; Initial Study IS 19-63, Early Activation EA 19-69
OWNER: Leah Bradle, Trustee (Woods Trust)
APPLICANT: Kyle Williams (Auto Canna, LLC)
APNs: 012-069-57
LOCATION: 21258 Morgan Valley Road
ZONING: "APZ" Agriculture Preserve District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel Located within State Responsibility Area
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard.
SOIL STABILITY: Generally Stable; Average Slope 47%
EXISTING DEVELOPMENT: No existing development
WATER SOURCE: Groundwater well
CONSTRUCTION: Phase 1 (April 2020): Two weeks using a medium tractor, pick-up truck, and hand tools. 120-180 truck vehicle trips. No grading or tree removal.
Phase 2 (April 2021): Eight weeks using a D8 dozer, loader, excavator, and dump truck. 400-600 truck vehicle trips. Approximately 20,000 cubic yards of earth material will be moved and removal or approximately 60 Oak Savannah trees.

PROPOSAL: Applicant is requesting approval of a major use permit to allow **A – Type 3: "Outdoor":** Outdoor cultivation for adult use cannabis and **A-Type 2: "Small outdoor**" license, fencing, security, importation of fill, new driveway, grading, 5 standard size parking spaces with one ADA parking, 5,000 ft^2 cannabis drying & storage facility, groundwater well with solar powered pump, refuse area, composting area and pesticide and agricultural chemical storage area. The operation will include employees. ***Please refer to attached site plans and project description for further information.***

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other

law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **January 30, 2020**. **Please email your comments to Sateur.Ham@lakecountyca.gov or mail them to the address listed in the letterhead above.**

COMMENTS: _____

_____

NAME _____ DATE _____

cc: **2** **Supervisorial District (RFR Only)** _____ Redbud Audubon

Other (Examples: ____ Sierra Club / ____ HOA / ____@____ **Farm Bureau / etc.) (RFR Only)**

Sateur Ham

From: Terre Logsdon <terre.logsdon@sv-nsn.gov>
Sent: Monday, December 9, 2019 11:29 AM
To: Sateur Ham
Cc: Jesse Gonzalez; Patrica Franklin; Thomas Jordan
Subject: [EXTERNAL]RE: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Hello,
As this project location is in the ancestral lands of the Scotts Valley Band of Pomo Indians, and Tribal Cultural Resources from ancestors of current Tribal members are likely to be present in the project area, a consultation under AB52 is requested.

Thank you,
Terre

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Wednesday, November 27, 2019 2:34 PM
To: Cortina Rancheria <cww281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
Subject: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Hello,

Please see attached forms for a proposed cannabis cultivation project for review. Thank you.

Kind regards,

Sateur Ham
Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Saturday, November 30, 2019 11:15 AM
To: Sateur Ham
Cc: David Casian; Dist1 PlanningComm; Jack Smalley; Baltazar, Rudy@CALFIRE; Waters, Chris@CALFIRE; Jeff Tunnell (jstunnel@blm.gov); Ch700, Fd@yahoo; C. Diener; Cory Smith
Subject: [EXTERNAL]Fw: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69
Attachments: RFR_CANN.pdf; Project_Management_Plan.pdf; Site_Plan.pdf; Supplemental_Data_App.pdf

Good morning Mr Ham. These are the comments from CAL FIRE for this Commercial Use Permit in the SRA (State Responsibility Area). 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. The address for this Commercial Use Permit is located in the State Responsibility Area. Some of the lands in this area are Federal BLM Lands, which are protected by CAL FIRE under agreement.

This location is within, or in proximity and surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. This area burned in the 2000 Morgan Fire and the 2015 Rocky Fire. The 2015 Rocky Fire was caused by a non code compliant, non permitted, illegal cannabis cultivation operation on Rocky Creek Road. Below are the comments/requirements for Wildland Fire Safety and Prevention.

All Fire Safe Regulations/Laws in the State of California's Public Resource Code, Division 4, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction. All regulations in the California Code of Regulations Title 14, Division 1.5, Chapter 7, Sub chapter 2, Article 1 through 5 shall apply to this application / construction / activity.

This shall include, but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet.

- Addressing that is reflective and of contrasting colors from the public roadway to the location.

The application mentions over 2.5 miles of road to get to this address with gates and intersections. The address with a arrow shall (or similar) shall be posted at each gate and intersection from Morgan Valley Road to the activity site.

- On site water storage for fire protection of each structure per NFPA 1142.

The application mentions several water tanks for cultivation use that are plastic. The 5000 square foot structure, and any other permitted structures shall have dedicated fire suppression water storage on site that is separate from cultivation use.

- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).

- Roads used for this project shall meet minimum standards for emergency vehicle ingress and egress

The application mentions "gravel access roads", "shared access roads", "native soil surfaced access roads" and "2.5 miles of road through private parcels". The access from Morgan Valley Road to the Major Use Permit Site shall meet minimum standards prior to early activation that will cause 120-180 vehicle trips to the activity site. Some of these roads may (or may not) travel on or through BLM Lands. This may require BLM involvement of road improvements to the activity site. Part of Morgan Valley Road is on BLM Lands for example.

- A loop one way road standard could be used, or a two land road.
- A road is two 10 foot lanes of travel for a total of 20 feet not including the shoulders.
- A one lane, one way only loop road is 12 feet wide. A one lane road must connect on both ends to a two lane road.
- Existing roadways shall meet, and or be improved to meet standards.
- All weather roadway surfaces rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope of 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road.
- Gates shall have access criteria locks that meet the Lake County 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.

The application mentions that it will have a gasoline generator for backup power when solar is not available. The generator shall be placed on a minimum of a 10 foot radius of a non combustible 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 vegetation fuels reduction around its radius.

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

California's Wildland-Urban Interface Code Information - CAL FIRE - Home
www.fire.ca.gov

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

CONSULTATION AGENDA

Project:	Commercial Cannabis Cultivation
Project Location:	21258 Morgan Valley Road
APN:	012-069-57
Meeting Date:	**Friday, January 24, 2020**
Meeting Time:	1:00 pm
Meeting Location:	Lake County Courthouse Building; Conference C, 255 N. Forbes Avenue, Lakeport
Staff Contact:	Sateur Ham, Assistant Planner
Tribal Contact:	Terre Logsdon, Scotts Valley Band of Pomo Indians

Invitees:

County Staff	Scotts Valley Band of Pomo Indian Tribe
Sateur Ham	Terre Logsdon
Michalyn DelValle	Jesse Gonzalez
Mark Roberts	Thomas Jordan
	Patrica Franklin

Discussion Items:

1. Introductions
2. Project Description
3. Presence of Tribal Cultural Resource(s)
4. Significant Effects on Existing Tribal Resource(s)
5. Type of Environmental Review necessary
6. Alternatives to the Project
7. Recommended Mitigation Measures
8. Next Steps

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

January 8, 2021

Ms. Sateur Ham
Lake County Community Development Department
255 N. Forbes Street
Lakeport, CA 95453
Sateur.Ham@lakecountyca.gov

MITIGATED NEGATIVE DECLARATION FOR AUTO CANNA – DATED JANUARY 6, 2021 (STATE CLEARINGHOUSE NUMBER: 2021010046)

Ms. Ham:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Auto Canna (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist

along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.

3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).

4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).

5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).

6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: https://dtsc.ca.gov/brownfields/.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

January 7, 2021

Sateur Ham
County of Lake
225 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Sateur Ham,

Thank you for submitting the 21258 Morgan Valley Rd 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_US/business/services/building-and-renovation/overview/overview.page.

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 851filing 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 12 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 12 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° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 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&'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), trees and shrubs are limited to those varieties that do not exceed 15 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) 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.

Sateur Ham

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Wednesday, November 27, 2019 4:20 PM
To: Sateur Ham
Subject: [EXTERNAL]Re: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Sateur,

For a Cannabis cultivation site, here is a list of requirements they must meet (if it applicable):

1. Any manufacturing or delivery operations must comply with LCAQMD rules and regulations. An application must be submitted. contact LCAQMD for more details.

2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.

3. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator. Installation of backup generator requires review and approval from LCAQMD.

4. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.

5. Site development, site operation and vegetation disposal shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.

6. Any demolition or major renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant should contact the District for details. Regardless of asbestos content, all demolition activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.

7. If the construction site address contains Serpentine, approval from LCAQMD and a Serpentine control plan is required unless otherwise determined by the LCAQMD. Please contact LCAQMD for more details.

8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate

for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Happy Thanksgiving,

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

On Nov 27, 2019, at 3:01 PM, Sateur Ham <Sateur.Ham@lakecountyca.gov> wrote:

Hello,

Please review the attached files for further action no later than December 11, 2019. Thank you

Kind regards,

Sateur Ham
Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

<RFR_CANN.pdf><Project_Management_Plan.pdf><Site_Plan.pdf><Supplemental_Data_App.pdf>

LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration	Central Dispatch	Coroner	Corrections	Patrol/Investigation	Substation
(707) 262-4200	(707) 263-2690	(707) 262-4215	(707) 262-4240	(707) 262-4230	(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 19-44, IS 19-63 & EA 19-69
21258 Morgan Valley Rd.
Lower Lake Ca.

In review of the Security Management Plan submitted for UP 19-44, IS 19-63 and EA 19-69 via the Lake County Community Development Department on November 27th, 2019. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

The Lake County Sheriff's Office's review of the Security Plan is not an endorsement or recommendation of the Security Plan. It is a determination the Security Plan meets the minimum requirements as outlined in Lake County Ordinance 3084 / 3073.

The original, official document is retained by the Lake County Community Development Department. All inquiries regarding the status of cannabis permits or the application process should be directed to the Community Development Department.

L. Bingham

Lieutenant Luke Bingham
Lake County Sheriff's Office
1220 Martin St.
Lakeport, CA 95453
707 262 4200

Sateur Ham

From: Peggy Barthel
Sent: Tuesday, December 3, 2019 11:53 AM
To: Sateur Ham
Subject: RE: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

The management plan talks about a "no development zone" where oaks would be planted, but no specifics on numbers of trees is provided. Also, the location of the "no development zone" isn't provided that I can see. It's important that, if oak planting is used as a mitigation. The oaks are planted in a location and manner in which they will survive. A biological opinion on the planting would be beneficial.

Peggy Barthel
Associate Resource Planner
707-263-2221

From: Sateur Ham
Sent: Wednesday, November 27, 2019 3:02 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Hello,

Please review the attached files for further action no later than December 11, 2019. Thank you

Kind regards,

Sateur Ham

Assistant Planner I
Department of Community Development

Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Ronald Yoder
Sent: Tuesday, December 3, 2019 11:19 AM
To: Sateur Ham
Subject: RE: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Sateur, The applicants project management plan covers all areas I have concerns with, storm water management, grading, storage of potential polluting materials, waste management and outdoor sanitation.

Ron Yoder
Grading/Stormwater Inspector II

From: Sateur Ham
Sent: Wednesday, November 27, 2019 3:02 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Hello,

Please review the attached files for further action no later than December 11, 2019. Thank you

Kind regards,

Sateur Ham
Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Ryan Peterson <rpeterson@middletownrancheria.com>
Sent: Thursday, February 13, 2020 1:06 PM
To: Trey Sherrell
Cc: Sateur Ham; Sally Peterson
Subject: [EXTERNAL]MTR THPD - 21258 Morgan Valley (Auto Canna, LLC)
Attachments: CRM Template.pdf

Hey Trey,

It was good speaking with you today. As discussed we have decided to forgo the site visit and have agreed to have an agreement in place for monitoring the project. Thank you for your efforts and willingness to work with us to mitigate our concerns and preserve our cultural resources. I have cc'd Sateur to keep her in the loop as to where we stand. The Tribe is ok with project moving forward as planned, pending an executed agreement. I have attached a copy of our standard agreement, which is negotiable. If it is well with you please sign and send over or we can meet and take care of it. If you have any questions or concerns please do not hesitate to contact me. Thank you sir, have a good day.

Regards,

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

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

December 9, 2019 Via Electronic Mail

Sateur Ham
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

Request:	Major Use Permit, UP 19-44; Initial Study IS 19-63, Early Activation, EA 19-69
Applicant:	Kyle Williams
Owner:	Leah Bradle
Location:	21258 Morgan Valley Road
APN:	012-069-57

Dear Sateur:

The Middletown Rancheria (Tribe) is in receipt of your notification dated November 27, 2019 regarding the above referenced matter. The proposed Project site and its surrounding area is a site of cultural, historical, and religious significance for the Tribe. The Tribe is aware of and concerned about significant cultural and sacred resources that, while known to the Tribe, might not be properly identified through record and survey searches. Moreover, the potential for cumulative impacts to tribal cultural resources must be adequately assessed.

Due to the high likelihood of disturbing tribal cultural resources, the Tribe hereby request that the following mitigation measures be incorporated to ensure preservation or mitigation of impacts to tribal cultural resources. We also we request government-to-government consultation with the County as the Lead/Responsible Agency of the Project. Please provide us copies of all available archaeological studies, geotechnical reports, proposed grading plans, and any other applicable scoping and environmental documents (if any) pertaining to the proposed Project, as soon as possible so that we may review them prior to our initial meeting.

Mitigation Measures

Due to the possibility of unearthing tribal cultural resources which include, but is not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria of Pomo Indians of California ("Tribe"), during ground disturbance activities, the following mitigation measures shall be incorporated into the Project for preservation or mitigation of significant impacts to tribal cultural resources.

Office Phone (707) 987-1315 *Fax (707) 987-9091*
THPO@Middletownrancheria.com

MM TCR-1: Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor approved by the Tribe, to direct all mitigation measures related to tribal cultural resources.

MM TCR-2: Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punchlists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

MM TCR-3: The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

MM TCR-4: All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified consistent. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.

MM TCR-5: The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the

best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Pursuant to the California Public Resources Code section 21080.3.1 and applicable law, the Tribe request that the County promptly notify and consult with the Tribe prior to any agency action by the County to modify or reject any of the foregoing proposed mitigation measure and allow for meaningful consultation between the parties.

Further, we also request that Project details including, but not limited to, the scope of work, dates and timelines of any Project activities be provided to the Tribe as soon as possible.

This correspondence does not purport the entire position of the Tribe and is without prejudice to any rights and remedies of the Tribe, all of which are expressly reserved.

Please contact me at your earliest convenience at to schedule a meeting and if you have questions and/or concerns. Please reference THPD File Number 19-11-006.

Thank you,

Sally Peterson

Sally Peterson
Tribal Vice-Chairwoman, and
Tribal Historic Preservation Officer

Office Phone (707) 987-1315 *Fax (707) 987-9091*
THPO@Middletownrancheria.com

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

DISTRIBUTION DATE: November 27, 2019

AB52 TRIBAL CONSULTATION NOTIFICATION

@	HERC	@	Mishewal-Wappo
@	NATIVE AMERICAN HERITAGE	@	Middletown Rancheria
	TRIBES:	@	Redwood Valley
@	Big Valley Rancheria	@	Robinson Rancheria
@	Cortina Rancheria	@	Scotts Valley Band of Pomo
@	Elem Colony	@	Upper Lake Habematolel
@	Koi Nation	@	Yocha Dehe

FROM: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-44; Initial Study IS 19-63, Early Activation EA 19-69
OWNER: Leah Bradle, Trustee (Woods Trust)
APPLICANT: Kyle Williams (Auto Canna, LLC)
APNs: 012-069-57
LOCATION: 21258 Morgan Valley Road
ZONING: "APZ" Agriculture Preserve District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel Located within State Responsibility Area
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard.
SOIL STABILITY: Generally Stable; Average Slope 47%
EXISTING DEVELOPMENT: No existing development
WATER SOURCE: Groundwater well
CONSTRUCTION: Phase 1 (April 2020): Two weeks using a medium tractor, pick-up truck, and hand tools. 120-180 truck vehicle trips. No grading or tree removal.
Phase 2 (April 2021): Eight weeks using a D8 dozer, loader, excavator, and dump truck. 400-600 truck vehicle trips. Approximately 20,000 cubic yards of earth material will be moved and removal or approximately 60 Oak Savannah trees.

PROPOSAL: Applicant is requesting approval of a major use permit to allow **A – Type 3: "Outdoor":** Outdoor cultivation for adult use cannabis and **A-Type 2: "Small outdoor**" license, fencing, security, importation of fill, new driveway, grading, 5 standard size parking spaces with one ADA parking, 5,000 ft^2 cannabis drying & storage facility, groundwater well with solar powered pump, refuse area, composting area and pesticide and agricultural chemical storage area. The operation will include employees. ***Please refer to attached site plans and project description for further information.***

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

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The

purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to Sateur Ham at Sateur.Ham@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____

_____

NAME _____ DATE _____

SR0003585

Received

DEC 0 2 2019

Environmental Health

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

DISTRIBUTION DATE: November 27, 2019

REQUEST FOR REVIEW FOR SUFFICIENCY

@	**AG. COMMISSIONER**		**FIRE PROTECTION DIST:**	@	**CA DEPT FISH & WDLF**
@	**AIR QUALITY MGMT**	@	**Kelseyville**		**CALTRANS**
@	**ASSESSOR**	@	**Lake County**		**STATE LANDS COMM.**
@	**BUILDING DIVISION**		**Lake Pillsbury** (no contact info)	@	**CRWQCB**
@	**DPW - ROADS**	@	**Lakeport County**		STATE DEPT. OF HEALTH
@	**ENVIRON HEALTH**	@	**Northshore**	@	**SONOMA STATE**
	LAKEBED MANAGEMENT	@	**South Lake County**		NW INFORMATION CENTER
	PUBLIC SERVICES	@	**CalFire**		ARMY CORPS
@	**SHERIFF**			@	**BLM**
@	**SPECIAL DISTRICTS**			@	**CALCANNABIS**
@	**SURVEYOR**	@	**PG&E**	@	**GRADING: PEGGY/RON**
@	**TAX COLLECTOR**		HOA_____		
	WASTE DISPOSAL		WATER CO_____		US FISH & WILDLIFE SVC
@	**WATER RESOURCES**		OTHER_____		US FOREST SERVICE

FROM: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-44; Initial Study IS 19-63, Early Activation EA 19-69
OWNER: Leah Bradle, Trustee (Woods Trust)
APPLICANT: Kyle Williams (Auto Canna, LLC)
APNs: 012-069-57
LOCATION: 21258 Morgan Valley Road
ZONING: "APZ" Agriculture Preserve District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel Located within State Responsibility Area
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard.
SOIL STABILITY: Generally Stable; Average Slope 47%
EXISTING-DEVELOPMENT: No existing development
WATER SOURCE: Groundwater well
CONSTRUCTION: Phase 1 (April 2020): Two weeks using a medium tractor, pick-up truck, and hand tools. 120-180 truck vehicle trips. No grading or tree removal.
Phase 2 (April 2021): Eight weeks using a D8 dozer, loader, excavator, and dump truck. 400-600 truck vehicle trips. Approximately 20,000 cubic yards of earth material will be moved and removal or approximately 60 Oak Savannah trees.

PROPOSAL: Applicant is requesting approval of a major use permit to allow **A – Type 3: "Outdoor":** Outdoor cultivation for adult use cannabis and **A-Type 2: "Small outdoor"** license, fencing, security, importation of fill, new driveway, grading, 5 standard size parking spaces with one ADA parking, 5,000 ft^2 cannabis drying & storage facility, groundwater well with solar powered pump, refuse area, composting area and pesticide and agricultural chemical storage area. The operation will include employees. ***Please refer to attached site plans and project description for further information.***

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other

law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **December 11, 2019**. **Please email your comments to Sateur.Ham@lakecountyca.gov or mail them to the address listed in the letterhead above.**

COMMENTS: See attached memorandum

NAME Tina Rubin DATE 12/12/19

cc: 1 **Supervisorial District (RFR Only)** _____ Redbud Audubon

Other (Examples: ____ Sierra Club / ____ HOA / @ **Farm Bureau / etc.) (RFR Only)**

COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: December 12, 2019

TO: Sateur Ham, Assistant Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 19-44, IS 19-63, EA 19-69 Major Use Permit
Cannabis Cultivation

APN: 012-069-57 21258 Morgan Valley Rd, Lower Lake

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

Our office has on file a 2014 septic permit (20883) designed to service at 3 to 4 bedroom residence. Our office issued a Certificate of Satisfactory Completion for approval without structure on 5/25/16. However, a final with structure has not been completed. In order for the existing septic system to be placed in use, the applicant with need to apply for an authorization inspection. Our office has on file a 2013 well permit (WE 2882) for a domestic well.

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

Sateur Ham

From: Yuliya Osetrova
Sent: Wednesday, January 20, 2021 8:22 AM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 19-63)

Sateur,
I would like to comment on the fact that there is no mentioning in NOI nor documents attached to verify the production well's yield to determine whether the well is adequate to support the proposed scale of operations.

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

From: Sateur Ham
Sent: Wednesday, January 6, 2021 2:43 PM
Cc: Cortina Rancheria <cww281@gmail.com>; Elem Colony (k.cole@elemindiancolony.org) <k.cole@elemindiancolony.org>; Guidiville Indian Rancheria <admin@guidiville.net>; hopland <sjelliott@hoplandtribe.com>; Hopland Band of Pomo <cfo@hoplandtribe.com>; James Kinter-Yocha Dehe <jkinter@yochadehe-nsn.gov>; Koi Nation <kn@koination.com>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Michael-Middletown <mlrivera@middletownrancheria.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; TeMashio Anderson-Robinson <tanderson@rrcbc-nsn.gov>; thpo@big-valley.net; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; Bureau of Cannabis Control <bcc@dca.ca.gov>; CA Dept. of Health <CDPH-LNCSANTAROSA@cdph.ca.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; California Native Plant Society <jruygt@comcast.net>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGENorthernAgencyIns@pge.com>; PG&E <PGEPlanReview@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sierra Club <vbrandon@lakelive.info>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova

<Yuliya.Osetrova@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 19-63)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-44), Complex Grading Permit (GR 20-13) and Initial Study (IS 19-63) located on 21258 Morgan Valley Road, Lower Lake, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH: **2021010046**

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-63 will begin on January 6, 2021 and end on February 10, 2021. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at sateur.ham@lakecountyca. gov.

Have a great day!

Sateur Ham
Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Yuliya Osetrova
Sent: Tuesday, December 3, 2019 1:38 PM
To: Sateur Ham
Subject: RE: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Sateur,

First, I have a comment on how you filled the RFR. It took some time for me to figure the area of canopy this project is obtaining the permit for. In the future, state the canopy area in the proposal section where you summarizing the project, please.
Comments to the project:

- Water Use:
  1. Written agreement between the parcel Owner and the Applicant to use the existing well for the proposed Use - missing
  2. Production well shall have a meter to measure the amount of water pumped. Description/documents on the meter is missing
  3. Production well shall have continuous water level monitoring. Description/documents for the monitoring equipment is missing.

Best,

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

From: Sateur Ham
Sent: Wednesday, November 27, 2019 3:02 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review for Cannabis Cultivation Project UP19-44;IS19-63;EA19-69

Hello,

Please review the attached files for further action no later than December 11, 2019. Thank you

Kind regards,

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102