



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: May 7, 2021

REQUEST FOR REVIEW FOR SUFFICIENCY

@ AG. COMMISSIONER
@ AIR QUALITY MGMT
@ ASSESSOR
@ BUILDING DIVISION
@ DPW - ROADS
@ ENVIRON HEALTH
 LAKEBED MANAGEMENT
 PUBLIC SERVICES
@ SHERIFF
@ SPECIAL DISTRICTS
@ SURVEYOR
@ TAX COLLECTOR
 WASTE DISPOSAL
@ WATER RESOURCES

FIRE PROTECTION DIST:
@ Kelseyville
@ Lake County
@ Lake Pillsbury (no contact info)
@ Lakeport County
@ Northshore
@ South Lake County
@ CalFire

@ PG&E
 HOA
 WATER CO
 OTHER

@ CA DEPT FISH & WDLF
@ CALTRANS
 STATE LANDS COMM.
@ CRWQCB
 STATE DEPT. OF HEALTH
@ SONOMA STATE
 NW INFORMATION CENTER
@ ARMY CORPS
@ BLM
@ CALCANNABIS
@ GRADING

@ US FISH & WILDLIFE SVC
 US FOREST SERVICE

FROM: Katherine Schaefer, Assistant Planner
 REQUEST: Major Use Permit, UP 21-09; Initial Study IS 21-09; Early Activation 21-09
 APPLICANT: Ghost Dance LLC
 OWNER: Michael Colbruno & Alex Paul
 APN(s): 014-140-12
 LOCATION: 21080 Loconomi Rd., Middletown, CA 95461
 ZONING: RL "Rural Lands"
 GENERAL PLAN: Rural Lands
 HAZARDS: Project Parcel Located within State Responsibility Area (Wildland Fire Zone)
 FLOOD ZONE: "D": No flood hazard analysis has been conducted.
 WATER SOURCE: On-Site Well
 WASTE MANAGEMENT: On-Site Septic

PROPOSAL:

The applicant is requesting approval of a Major Use Permit to allow the following licenses: **(Please refer to attached documents for further information)**

One (1) A Type 3 "outdoor": Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises.

One (1) Type 13: Distributor Transport Only, Self-distribution: The transport of medicinal cannabis goods between entities licensed pursuant to California Code.

According to the applicant's Property Management Plan, submitted on February 1, 2021, the applicant is proposing the following:

- 43,560 sq.ft. of commercial cannabis canopy area, with a total of 47,330 sq.ft. of cultivation area.
- One (1) 2,600 sq.ft. processing facility
- One (1) 1,170 sq.ft. outdoor storage structure

RECEIVED
 MAY 10 2021
 LAKE COUNTY COMMUNITY
 DEVELOPMENT DEPT.

- Four (4) 4,800 gallon water tank

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 **April 16, 2021**. Please email your comments to katherine.schaefer@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

COMMENTS: I don't oppose this proposed project. The operator has to obtain a pesticide Operator Identification Number to purchase and use pesticides. Pesticides includes:

NAME

DATE

organic, conventional, restricted and non-restricted. They also need to obtain a Private Applicator Certificate to train any employees that apply pesticides. Both of these forms can be obtained at the Lake County Agricultural Commissioner's office.

Attachment 9

From: [Wink, Mike@CALFIRE](mailto:Wink.Mike@CALFIRE)
To: [Katherine Schaefer](#); [Steven Hajik](#); [Elizabeth Knight](#); [Richard Ford](#); [Jim Campbell](#); [Ray Kehoe](#); [Scott DeLeon](#); [Kelli Hanlon](#); [Gloria Gregore](#); [Dennis Keithly](#); [Lucas Bingham](#); [Lori Baca](#); [Gordon Haggitt](#); [Greg Peters](#); [Yuliya Osetrova](#); [500_chief@LKP](#); [pbleuss@kelseyvillefire.com](#); [Ciancio, Mike@NorthShore FPD](#); [Fong, Gloria@CALFIRE](#); [csmith@lakecountyfire.com](#); [Ch700_Fd@yahoo](#); [PGEPlanReview@pge.com](#); [Stoner, Kyle@Wildlife](#); [Wildlife R2 CEQA](#); [Shupe, James D@DOT](#); [Rightnar, Jacob@DOT](#); [Rymer-Burnett, Saskia@DOT](#); [Jackman, Rex A@DOT](#); [lcfarmbureau@sbcglobal.net](#); [roberta.lyons@att.net](#); [Ponce, Kevin@CDFA](#); [Fried, Janae@Waterboards](#); [bhalstead@blm.gov](#); [cdfa.CalCannabis_Local_Verification@cdfa.ca.gov](#); [jruygt@comcast.net](#); [centralvalleysac@waterboards.ca.gov](#); [SPKRegulatoryMailbox@usace.army.mil](#); [Wildlife R2 CEQA](#); [cline.tracy@lakecountyca.gov](#); [csmith@lakecountyfire.com](#); [roberta.lyons@att.net](#)
Cc: [Carol Huchingson](#); [Michelle Scully](#); [Susan Parker](#); [vbrandon95457@gmail.com](#); [Moke Simon](#); [Galvez, Shane@CALFIRE](#); [Duncan, Paul@CALFIRE](#)
Subject: [EXTERNAL] Re: Request for Review UP 21-09 Loco
Date: Sunday, May 16, 2021 11:14:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

From South Lake County Fire

The applicant shall pay fire mitigation fees per Lake County Ordinance prior to permit issuance.

From Cal Fire

The Lake County RFR Document says that roads and access for "Emergency Vehicles" is a requirement. Below are the minimum requirements for "Emergency Vehicles".

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum Fire Safe Standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

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. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the

Attachment 9

night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.

Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.

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

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

All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress

A "One Way" loop road standard could be used, or a two lane road.

A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.

A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.

A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end

A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.

A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.

Attachment 9

A bridge shall not be less than 12 feet wide.

A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.

Existing roadways on private property shall meet, and or be improved to meet "Road" standards.

All weather roadway surfaces shall be rated/engineered for 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 is 16%.

Gate width is 14 foot minimum.

Gate set backs are a minimum of 30 feet from a road to the gate.

Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.

Parking at the site shall allow for turnarounds, hammerhead T, or similar.

Minimum fuels reduction of 100 feet of defensible space from all structures.

Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustibile surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.

This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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

California's Wildland-Urban Interface Code Information - CAL FIRE - Home

www.fire.ca.gov

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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

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

Attachment 9

Report of the Committee on - NFPA

www.nfpa.org

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

Report of the Committee on - NFPA

www.nfpa.org



NFPA

Registration is Open! Building & Life Safety Conference Series. Join us June 22, for The Big Wide World of Building and Life Safety program, which will provide a mix of sessions from our “greatest hits” (think Life Safety Code) alongside new hot topics and latest industry trends.

www.nfpa.org

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

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

California's Wildland-Urban Interface Code Information - CAL FIRE - Home

www.fire.ca.gov

Attachment 9

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)

www.lakecountycalifornia.gov

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

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

Report of the Committee on - NFPA

www.nfpa.org

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

From: Katherine Schaefer <Katherine.Schaefer@lakecountycalifornia.gov>

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountycalifornia.gov>; Jim Campbell <Jim.Campbell@lakecountycalifornia.gov>; Ray Kehoe <Ray.Kehoe@lakecountycalifornia.gov>; Scott DeLeon <Scott.DeLeon@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>; Gloria Gregore <Gloria.Gregore@lakecountycalifornia.gov>; Dennis Keithly <Dennis.Keithly@lakecountycalifornia.gov>; Lucas Bingham <Lucas.Bingham@lakecountycalifornia.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Ciancio, Mike@NorthShore FPD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; csmith@lakecountycaliforniafire.com <csmith@lakecountycaliforniafire.com>; Ch700, Fd@yahoo

Attachment 9

<fdchf700@yahoo.com>; PGEPlanReview@pge.com <PGEPlanReview@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; roberta.lyons@att.net <roberta.lyons@att.net>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; bhalstead@blm.gov <bhalstead@blm.gov>; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov <cdfa.CalCannabis_Local_Verification@cdfa.ca.gov>; jruygt@comcast.net <jruygt@comcast.net>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; SPKRegulatoryMailbox@usace.army.mil <SPKRegulatoryMailbox@usace.army.mil>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; cline.tracy@lakecountycal.gov <cline.tracy@lakecountycal.gov>; Csmith@lakecountyfire.com <Csmith@lakecountyfire.com>; roberta.lyons@att.net <roberta.lyons@att.net>

Cc: Carol Huchingson <Carol.Huchingson@lakecountycal.gov>; Michelle Scully <Michelle.Scully@lakecountycal.gov>; Susan Parker <Susan.Parker@lakecountycal.gov>; vbrandon95457@gmail.com <vbrandon95457@gmail.com>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; Moke Simon <Moke.Simon@lakecountycal.gov>; Katherine Schaefer <Katherine.Schaefer@lakecountycal.gov>

Subject: Request for Review UP 21-09 Loco

Warning: this message is from an external user and should be treated with caution.

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountycal.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

You can view "Loco Grading Application.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c>

You can view "Loco Bio Report Final.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7>

You can view "Loco Management Plan 2.1.21.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefers

Assistant Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: katherine.schaefers@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

Attachment 9

From: [Fried, Janae@Waterboards](mailto:Fried.Janae@Waterboards.ca.gov)
To: [Katherine Schaefer](#)
Cc: [Sateur Ham](#)
Subject: [EXTERNAL] RE: Request for Review UP 21-09 Loco
Date: Wednesday, June 2, 2021 10:25:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Good morning,

This site is in compliance with its enrollment in the Cannabis General Order and Cultivation Policy.

*We are currently undergoing a reduced in-office presence from implications due to COVID19.
But all efforts are made to reply as quickly as possible.*

Janae Fried

Engineering Geologist

Central Valley Regional Water Quality Control Board, Region 5R

Cannabis Cultivation Regulatory Program

364 Knollcrest Drive, Suite 205

Redding, CA 96002

Janae.Fried@Waterboards.ca.gov

Office Line: 530-224-3291 - (Working remotely, will call back from a restricted number)

From: Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Wildlife R2 CEQA

Attachment 9

<R2CEQA@wildlife.ca.gov>; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com;
roberta.lyons@att.net

Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully
<Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>;
vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon
<Moke.Simon@lakecountyca.gov>; Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>

Subject: Request for Review UP 21-09 Loco

EXTERNAL:

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

You can view "Loco Grading Application.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c>

You can view "Loco Bio Report Final.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7>

You can view "Loco Management Plan 2.1.21.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefer
Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843

Email: katherine.schaefer@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

Attachment 9

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

Attachment 9

From: [Yuliya Osetrova](#)
To: [Katherine Schaefer](#)
Subject: RE: Request for Review UP 21-09 Loco
Date: Monday, May 17, 2021 9:33:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Katherine,

For the project, the comments are as follows:

- Require proof of the proposed monitoring equipment installment (the water meter and the water level reading device) prior to granting the permit to operate
- For the water crossing request the culvert sizing to be in compliance with Cannabis Cultivation Policy, Attachment A, Section 2, Term 30 (at least 18 inches diameter threshold should be met)

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

From: Katherine Schaefer
Sent: Friday, May 7, 2021 4:09 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com; roberta.lyons@att.net
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully

Attachment 9

<Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>;
vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon
<Moke.Simon@lakecountyca.gov>; Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>
Subject: Request for Review UP 21-09 Loco

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

You can view "Loco Grading Application.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c>

You can view "Loco Bio Report Final.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7>

You can view "Loco Management Plan 2.1.21.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefer
Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843

Email: katherine.schaefer@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail

Attachment 9

and then permanently deleting the communication from your system.

Attachment 9

From: [Gordon Haggitt](#)
To: [Katherine Schaefer](#)
Subject: RE: Request for Review UP 21-09 Loco
Date: Wednesday, May 12, 2021 12:22:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Make sure the operation does not encroach into the setback areas or onto adjoiners. A survey by a licensed individual should be done to mark the setback lines for field inspection.

From: Katherine Schaefer

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com; roberta.lyons@att.net

Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>

Subject: Request for Review UP 21-09 Loco

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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

Attachment 9

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

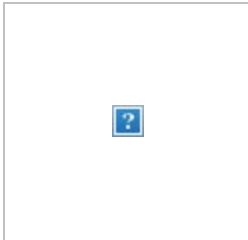
You can view "Loco Grading Application.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c>

You can view "Loco Bio Report Final.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7>

You can view "Loco Management Plan 2.1.21.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefer
Assistant Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: katherine.schaefer@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

Attachment 9

From: [Lori Baca](#)
To: [Katherine Schaefer](#)
Subject: RE: Request for Review UP 21-09 Loco
Date: Tuesday, May 11, 2021 11:52:18 AM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.gif](#)
[image012.png](#)

Katherine,

Parcel 014-140-12 is outside of any Special Districts service area, no impact.

Have a wonderful day!

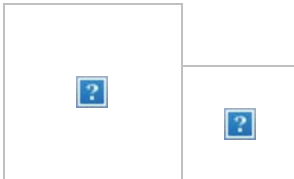
Lori A. Baca

Customer Service Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Katherine Schaefer

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil;

Attachment 9

R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com;
roberta.lyons@att.net

Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully
<Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>;
vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon
<Moke.Simon@lakecountyca.gov>; Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>
Subject: Request for Review UP 21-09 Loco

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

You can view "Loco Grading Application.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c>

You can view "Loco Bio Report Final.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7>

You can view "Loco Management Plan 2.1.21.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefer
Assistant Planner

Department of Community Development
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: katherine.schaefer@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other

Attachment 9

disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.



LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4230

Substation
(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 21-09
21080 Loconomi Road
Middletown, CA

In review of the Security Management Plan submitted for revised MUP 21-09 via the Lake County Community Development Department in May 2021. 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



May 10, 2021

Katherine Schaefers
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Katherine Schaefers,

Thank you for submitting the 21080 Loconomi 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 851 filing is required.

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 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 ($90^\circ \pm 15^\circ$). 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&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), 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.

From: [Michael Rivera](#)
To: [Katherine Schaefer](#)
Cc: [James Rivera](#)
Subject: [EXTERNAL] Re: Request for Review UP 21-09 Loco
Date: Friday, May 7, 2021 4:37:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Good Afternoon Katherine,

This proposed Project is located within Middletown Rancheria's Area of Concern (AOC).

We kindly request further consultation with the County and applicant.

By any chance, was there a Cultural Resources Study (CRS) submitted? We look forward to hearing from you soon.

Respectfully,

Michael Rivera Jr.

Middletown Rancheria

Tribal Historic Preservation Department

PO Box 1035 Middletown, CA 95461

Phone: (707) 987-1315

Fax: (707) 987-9091

Email: mriviera@middletownrancheria.com

CONFIDENTIAL: This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, publication, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original message. Thank you.

On Fri, May 7, 2021 at 4:09 PM Katherine Schaefer
<Katherine.Schaefer@lakecountyca.gov> wrote:

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-09). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

You can view "Loconomi 2nd Bio Survey.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:157b0d20-b3fd-400b-8a6a-1fd2cdc68bfb>

You can view "Loco Grading Application.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8b72a729-c81f-45f1-a808-1f573f869e0f>

You can view "Loco Well Report.pdf" at: [https://documentcloud.adobe.com/link/track?](https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c)

[uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c](https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:96b1a656-b868-40ce-9bc4-9d798e84fa1c)

You can view "Loco Bio Report Final.pdf" at: [https://documentcloud.adobe.com/link/track?](https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7)

[uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7](https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:faff3443-04c4-4c93-bfc2-b4e8cb12b5a7)

You can view "Loco Management Plan 2.1.21.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b426cd40-bbc2-4365-9a38-7c93f7a08c37>

You can view "Loco Well Completion Report.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:57980708-de78-410c-9712-b9f4f4d95be2>



Katherine Schaefer

Assistant Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: katherine.schaefer@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

April 26, 2021

Neighborhood of Loconomi Rd. Middletown

Dear County Officials,

We are providing these letters and petition on behalf of all that live on Loconomi Rd. in Middletown in opposition to commercial cannabis grows on our road.

We apologize if you have received any of these via email prior to today. We want all of you to get all of our letters and petition for review prior to any action being done by the county in regard to the applications commercial grows from 21060 and 21080 Loconomi Rd.

We are very serious about our fight in stopping these pot farms from coming into our neighborhood.

Please take the time to read our letters. Thank you for your time and consideration.

Donald and Ashley Kennedy

Mark and Karen Cresta

Frank Chevey

James Tufts

Mario and Terry Felciano

Lauren Fuller

Kenneth and Jennifer Rogers

April 10, 2021

**Petition Opposing Cannabis Grows on Loconomi Rd.
Middletown, California 95461**

There are 2 proposed cannabis farms seeking permits to conduct commercial cannabis grows. One is at 21060 Loconomi Rd. and the other is at 21080 Loconomi Rd. Both of these addresses are at the end of Loconomi Rd.

The neighbors that live on Loconomi Rd., a ½ mile, dead end road oppose to the approval of such grows for the reasons listed below.

*As per the county use permit guidelines written it states that:
The County Zoning Ordinance provides that a use permit may be granted when the Planning Commission or Zoning Administrator finds that:*

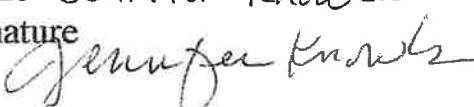
- 1. The proposed use of the property will not be detrimental to the health, safety, morals, comfort and general welfare of the persons who live and work in the vicinity of the property.*
- 2. The proposed use will not be detrimental to the property values and aesthetic values of the neighborhood.*

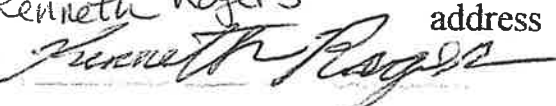
We believe that the below will be a result of the permit granted and these cannabis farms are allowed to conduct business in our neighborhood.

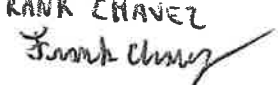
1. Additional traffic on our peaceful road. Strangers that don't live here will be coming and going down our otherwise quiet, private road. This will create an unsafe place for our children to be on this road.
2. Our children and grandchildren live and play on this safe quiet road. Children ride their bikes, we walk dogs, ride horses and take family strolls on a regular basis down Loconomi Rd. School buses pick up children at their homes on Loconomi.
3. Loconomi Rd. is a county road but the county doesn't maintain it, the residents that live here do.

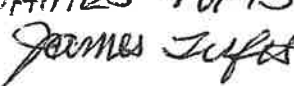
4. We all know each other and feel safe here, we look after one another. Strangers bring in a threat to our safety and well being.
5. Our water supply could be compromised.
6. Our property value could be compromised.
7. We already have a very large grow next door on Eureka Rd. We have first hand experience with the traffic and strangers that come with such a commercial business. We can smell the pot and hear their generators during peak season.


We the neighbors on Loconomi are signing this petition in agreement to the above and do not want any cannibus grows on our road.

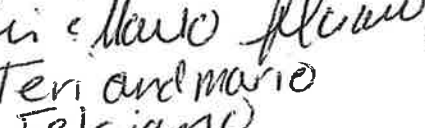
Name Jennifer Knowles address 21119 Loconomi Rd
signature  Middletown, CA 95461

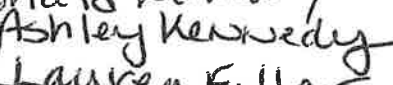

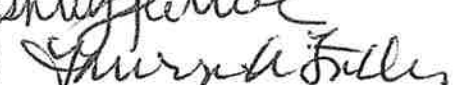
Name Kenneth Rogers address 21119 Loconomi Rd
signature  Middletown, CA 95461

Name FRANK CHAVEZ address 21075 Loconomi Rd
signature  Middletown, CA 95461

Name JAMES TURTS address 21055 LOCONOMI RD
signature  MIDDLETOWN 95461

Name Mark Costa address 17500 B. Hs Canyon Rd
signature  Middletown CA 95461
Karen Costa
Luisa Costa

Name Feliciano Feliciano address 21095 Loconomi Rd
signature  Middletown, CA 95461
Teri and Mario

Name Donald Kennedy address 21125 Loconomi Rd
signature  Middletown, CA 95461
Ashley Kennedy
Lauren Fuller



Donald and Ashley Kennedy
21125 Loconomi Rd
Middletown, CA 95461

April 22th, 2021

Scott De Leon
Director of CDD
255 North Forbes St.
Lakeport, CA 95453

Dear Mr. De Leon,

I'd first like to thank you for taking the time to read this. My purpose here is to explain the concerns we have as residents of Loconomi Rd in Middletown about the large number of cannabis grows popping up all around us specifically 21060 Loconomi Rd and 21080 Loconomi Rd.

I have no qualms about the industry as a whole as long as it is in no way disturbing the land, water source, and any residents around them who have made this their home far before these "growers" have come in. Unfortunately, I don't see how two commercial grows on our small country road of just 10 residents wouldn't affect our everyday life. We moved here to raise our kids in the country, where it's safe and quiet and where neighbors look out for each other. There is already a large grow on Eureka Rd. very visible from our home that is now planning to expand. The neighboring residents have had nothing but problems with them. Two more on our road puts three in eye sight of our home and the main road which will only bring unwanted attention, visitors and workers.

Our road is a huge concern, in which we maintain and already have trouble with people driving too fast, not respecting the speed limit and destroying the dirt road. We the residents fix it every year. The people who are trying to put in a cannabis grow at 21060 Loconomi Rd don't live on the property, are not local and have done nothing to contribute to these efforts.

We moved here to raise our family, half the houses on our road have young kids, we use the road for walking, riding bikes and horses. The amount of traffic coming and going from the 21340 Eureka Rd. grow is unacceptable and is happening day and night. For months we saw 20-40 cars out there during harvest. We had issues with lost workers coming down our road and when we told them where they needed to go, they proceeded to trespass on our neighboring properties. They have no respect towards their surroundings, and these are not the kind of people we want coming and going constantly. Letting my child ride bikes and taking walks down our road won't be an option anymore it won't be safe.

Another concern is our water, we are all on wells. What will these grows be leeching into the ground and does anyone regulate that? How much water will they consume? What if our wells dry up are they going to replace them? Less than 3 miles down the road there is yet another grow at 19303 Butts Canyon Rd. Again, the neighbors have had nothing but problems from the person running it and water has been a huge issue, neighboring wells have been affected. Directly across the street from this, another grow has been approved at 19424 Butts Canyon Rd. What will this do to the remaining wells?

It will be so unfortunate if these people are allowed to come into our great little community, disturb the land and drive the residents away just to make a buck! I understand that there is a lot of tax revenue coming to our county from the industry. But Lake County has plenty of undeveloped land that is more hidden and isn't close to a bunch of family homes, which would be far more appropriate. A perfect example is Bar X, it's not visible from the road, they aren't close to anyone with young children, and they have their own entrance to come and go from a state-maintained road. This should be the only way grows like these are allowed in our community. The residents and the community need to come first.

Thank you for your time.

Sincerely,

Donald and Ashley Kennedy

April 22, 2021

Toccarra Thomas
Scott Deleon
255 North Forbes St.
Lakeport, Ca 95453

regarding: proposed cannabis permits
21080 Loconomi Rd. Middletown
21060 Loconomi Rd. Middletown

My name is Lauren Fuller, I reside at 21125 Loconomi Rd. Middletown.

There are 2 proposed cannabis farms looking to get permits on our quiet, ½ mile long, dead end road known at Loconomi Rd. There are 9 homes and 7 with families that will be impacted by these farms in a profoundly negative way.

All but the two homes that are wanting to produce cannabis have children and pets that use this quiet road regularly to walk their dogs, ride horses, kids ride bikes and quads, families take evening strolls. It is beautiful and safe here. We have all bought property here because its a great place to raise children and have some peace of mind. We all know and look out for each other.

I have grave concerns about the traffic that these cannabis farms bring in, not to mention complete strangers who have no regard to our quality of life. People that do not live here drive much to fast and disregard out "Please Drive Slow" signs. Although Loconomi Rd. is a county road we the residents maintain it.

We already have a very large farm next door that is requesting a permit to enlarge their grow. This farm is at 21340 Eureka, off of Butts Canyon Rd. The growers access their farm straight through 2 homes that have been there for about 30 years. They use an easement to get back to their farm. It is a constant stream of traffic on their gravel road that was once only used by these two families. Not only have these people lost all sense of peace and privacy, there is a constant stream of unknown people coming and going during most of the year. Their road is a wreck because of all the construction and traffic.

This grow is so close to us that we can smell the pot and hear their generators. What will it be like with cannabis even closer?

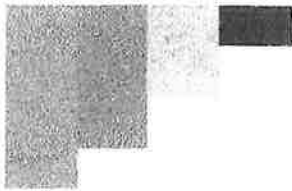
This is just not fair, they can grow up out of the way of homeowners. There is plenty of room for them, just not in our lovely neighborhoods.

I know these are not uncommon complaints from neighborhoods where these farms just move in and essentially take over. Something has to be done. We will fight this to the end and hope to get some support from the county.

Sincerely,



Lauren Fuller
707.548.9014



April 18, 2021

Mark & Karen Cresta
17500 Butts Canyon Rd
Middletown CA 95461

Moke.Simon@Lakecountvca.gov

Tracy.Cline@lakecountvca.gov

Toccarra.Thomas@Lakecountvca.gov

Hello Moke,

Mark and Myself would like to voice our concerns about the 2 cannabis grows at the following addresses, 21060 & 21080 Loconomi Rd that are seeking permits to start a grow down out Street.

Our address is Butts Canyon Rd, however our driveway and mailbox are located on Loconomi Rd. Loconomi Rd is a dead end road and all the families on this road enjoy walking down the road, riding bikes, and visiting all our neighbors. The 2 lots (21060 & 21080 Loconomi Rd) in question were purchased for the sole purpose of growing cannabis, not raising families. There is already a large cannabis grow in our area off Eureka Ave within our eyesight. This grow has already showed us the traffic up and down the road with employees, heavy equipment, delivery traffic, this kind of traffic would destroy our road. We have already had to deal with employees taking the wrong road and driving dangerously fast down our road as they are late to work, and then fly back the other way when they realize they have taken the wrong road.

We are also very concerned about the water situation for these grows, with a 300+ acre grow already established, and especially going into another drought season, how will this affect our water table? And what about the strong fume drift?


Most importantly What about our families' safety and property values, after moving to Butts Canyon Road following the devastating fires, looking for privacy of a small community and now having to deal with all the strangers driving up and down our road with no regards to the safety of our children playing, the smell of the grow and the security of our property.

Please keep our families in mind when considering these permits

Thank You – Mark & Karen Cresta

Mark Cresta: 707-953-5465 – Karen Cresta: 707-953-6113

kcresta@hotmail.com

17500 Butts Canyon Road 
Middletown CA 95461



Attachment 9
April 17, 2021

Toccarro Thomas, Deputy Director
Tracy Cline, Planner
Sateur Ham, Assistant Planner
Moke Simon, Area District Supervisor
255 North Forbes St
Lakeport, CA 95453

Dear Lake County Community Development Members and District Supervisor:

Thank you for inviting the people in our neighborhood in Middletown to write you regarding our concerns with the proposed marijuana farms on Loconomi Road. My hope is that you will be able to use your influence and resources to put a stop to these projects.

The neighborhood has already seen one marijuana farm go in on Eureka Road. The foul odor and pesticide drift coming from the farm is highly bothersome; it is constant and makes it difficult to enjoy my property. Property values in the neighborhood are in decline. There are concerns of increased criminal and DUI activity, as well excessive traffic and damage to our road, which the neighborhood has the responsibility to maintain, contamination of well water, lasting harmful effects on the environment and wildlife in the area. These things have led to at least one person in the neighborhood putting her house up for sale. We should not have to relocate to accommodate dangerous farming activity near our homes.

Amid these harmful effects and many other in the socioeconomic areas there are farms pending approval on 21060 Loconomi Road and 21080 Loconomi Road, potentially tripling the number of marijuana farms in the neighborhood. If these projects receive approval and proceed, they will significantly exacerbate the problems we have seen — and may well bring more. The proposed farms are especially distressing for me because they are just down the road from my house on Loconomi Road.

Marijuana is now legal in our state, and the city and county may be enticed by the perceived economic benefits marijuana farms could bring. My concern, however, is that the Planning Commission is disregarding the deleterious effects the farm will have on our community, including depressed property values, decreased attractiveness and desirability to new residents and other commercial interests, increased criminal elements, noxious odors, and the burden on our transportation infrastructure. These farms are and will adversely change the character of our city. What's worse, they are not being placed in remote parts of the city, but rather just down the road, in our long-established neighborhoods.

I know that sometimes these things resolve themselves with lawsuits for public or private nuisance, or for taking without just compensation. My hope, however, is that our situation will head instead toward sensible and collaborative problem-solving that will allow for legal economic development without driving out residents and destroying the character of our community.

Thank you again for your attention to and assistance with this matter.

Sincerely yours,

Ken Rogers

A handwritten signature in dark ink, appearing to read 'Ken Rogers', with a long horizontal flourish extending to the right.

Fw: Loconomi Road Cannabis Grow Opposition

From: Teri Schmidt (saidthegrl@yahoo.com)

To: eric.porter@lakecountyca.gov

Date: Monday, April 26, 2021, 09:59 AM PDT

Hi Eric

I was referred to send this email to you.... please let me know if there is someone else I can send this to

Also, the home on 21060 loconomi road is for sale and being advertised and a grow operation ready for take over...This just went up over the weekend.

21060 Loconomi Rd, Middletown, CA 95461 - 4 beds/3 baths



**21060 Loconomi Rd,
Middletown, CA 95461...**

Please see email below

----- Forwarded Message -----

From: Teri Schmidt <saidthegrl@yahoo.com>

To: scott.deleon@lakecountyca.gov <scott.deleon@lakecountyca.gov>

Sent: Wednesday, April 21, 2021, 03:37:25 PM PDT

Subject: Fw: Loconomi Road Cannabis Grow Opposition

Please see email below...

----- Forwarded Message -----

From: Teri Schmidt <saidthegrl@yahoo.com>

To: moke.simon@lakecountyca.gov <moke.simon@lakecountyca.gov>

Sent: Wednesday, April 21, 2021, 03:36:07 PM PDT

Subject: Loconomi Road Cannabis Grow Opposition

I am writing because I have concerns in regards to the two proposed cannabis farms seeking permits to conduct commercial cannabis grows. One is at 21060 Loconomi Road - **(it has 2 homes not occupied in over a year.)** The other is at 21080 Loconomi Road - **(It is rented out to renters.)** Both reside at nearly the end of the road on Loconomi. We are at the very end on the hill and very last home on Loconomi.

My name is Teri Felciano. My husband and I bought our home at 21095 Loconomi Road over a year ago. My husband owns a successful business in Rohnert Park and has also been looking an potentially starting something in Middletown (restaurant). I work out of my home doing clinical research for pharmaceutical companies. We have a foster child currently living with us as well. This information may be outside the scope of the issue at hand, but I would like for all to understand that we deliberately moved here and bought in Middletown to be away from the crime, noise and city elements. We consider ourselves part of the community, hopefully a value add and would like to see it grow in a positive way.

I am not against cannabis grows and understand the opportunity this brings financially to the area, however I do ask that you consider not approving permits (multiple permits) so close to residential areas and/or on

Attachment 9

residential properties. Especially when the road is mostly owners and live here - except for the two properties in question.

Please keep in mind that Loconomi Road is a ½ mile, dirt road that is a dead end. There are nine total homes located on Loconomi Road

We are opposed to cannabis grows on Loconomi and have some concerns if this is allowed to happen. I hope you take the time to read this and understand our concerns:

1. Water concerns – Well Easement:

Our home 21095 Loconomi Road has a well easement on 21080 Loconomi Road. We are concerned about the impact on the water source.

The concern is:

- a. Potential water contamination from the run off of fertilization use and chemical used to manage the grow. The chemicals used can also create algae etc that could impact the performance of a well pump from contaminated water.
- b. Grows have security and fencing – we need to have continued access to the well on the property for maintenance and the ability to address issues. In some cases, we have needed to access the property/well very late at night. We do not want to get shot/into an altercation in the process of trying to get water to our home.
- c. We have had 2 dry years. Water usage and potential for the well to dry up (need to consider that Eureka road is also on the same water table)
- d. Landscape changes could have a big impact. The way the landscape is within this area the valley draws the water from the mountains – We have streams and creeks that run all through the properties here on Loconomi. Changing the landscape could have a detrimental impact on the water source..

2. Property Value: The homes on Loconomi Road are high end, well maintained homes. The introduction of a multiple industrial grows on this road and within less than a mile could potentially drive the property value down. Regardless, with the grows our little road and neighborhood character would be lost and generally impact the overall wellbeing of the Loconomi road residents. If we decide to move we may need to disclose that we have multiple grows on the road, the right buyers may be deterred from purchasing the home at or near the same price that we paid.

With grow's you have increased foot and vehicle traffic, high security, solid fence (industrial), perimeter alarm system, cameras and roaming armed personnel. These are all not good qualities or selling points for a residential neighborhood..

3. Multiple industrial sites in one area: Even one of these permits going through would introduce multiple industrial cannabis manufacturing within a small area and would be to many sites for one location. (two Loconomi and 1 Large grow on Eureka road)

The Large Grow next door on Eureka Road (0.8 miles) that is continuing to grow in size has impacted Loconomi road and will increase with permits being added for this road. With the addition of grows on Loconomi Road while the Eureka Road grow currently already operates, it will be more than the one small area and the water table can handle.

Attachment 9

The impact we have seen on Loconomi road from the Eureka grow is as follows:

1. Water supply concern -shared water table
2. Contamination of the water from run off- as we share the same water table
2. Strangers driving up and down Loconomi Road looking for Eureka road grow. This consist of workers, lost work trucks (commercial) or people "looking and assessing". It is constant while the grow is in operation.
3. People camping out on the grow property during harvest and being around all hours of the night.
4. Peak season noise with the generators, traffic and workers
5. Odor and visual issues

4. **Safety:** The introduction of multiple cannabis grows or even one more addition brings a criminal element to the neighborhood. Though Cannabis is more and more accepted it is still a drug that is valued at a high dollar. There is potential for the black market activities, people trying to steal plants and it would bring unwanted Strangers to the area. Because we are a rural area, law enforcement response time is a risk.

In addition, another concern are the amount of workers and people that will be coming and going which has the potential to bring issues. The introduction of the criminal element cannot be denied or ignored that it will increase within Loconomi. Many 'legal' growers did it illegally for years, and they still have strong networks of criminal friends.

We ask you to not allow the permits on Loconomi road as it will adversely impact our wellbeing, safety, water source, property value and introduce multiple industrial grows in a small area.

Thank you for your time and consideration

Teri and Mario Felciano



April 18, 2021

Mark & Karen Cresta
17500 Butts Canyon Rd
Middletown CA 95461

Moke.Simon@Lakecountyca.gov

Tracy.Cline@lakecountyca.gov

Toccarra.Thomas@Lakecountyca.gov

Hello Moke,

Mark and Myself would like to voice our concerns about the 2 cannabis grows at the following addresses, 21060 & 21080 Loconomi Rd that are seeking permits to start a grow down out Street.

Our address is Butts Canyon Rd, however our driveway and mailbox are located on Loconomi Rd. Loconomi Rd is a dead end road and all the families on this road enjoy walking down the road, riding bikes, and visiting all our neighbors. The 2 lots (21060 & 21080 Loconomi Rd) in question were purchased for the sole purpose of growing cannabis, not raising families. There is already a large cannabis grow in our area off Eureka Ave within our eyesight. This grow has already showed us the traffic up and down the road with employees, heavy equipment, delivery traffic, this kind of traffic would destroy our road. We have already had to deal with employees taking the wrong road and driving dangerously fast down our road as they are late to work, and then fly back the other way when they realize they have taken the wrong road.

We are also very concerned about the water situation for these grows, with a 300+ acre grow already established, and especially going into another drought season, how will this affect our water table? And what about the strong fume drift?


Most importantly What about our families' safety and property values, after moving to Butts Canyon Road following the devastating fires, looking for privacy of a small community and now having to deal with all the strangers driving up and down our road with no regards to the safety of our children playing, the smell of the grow and the security of our property.

Please keep our families in mind when considering these permits

Thank You – Mark & Karen Cresta

Mark Cresta: 707-953-5465 – Karen Cresta: 707-953-6113

kcresta@hotmail.com

17500 Butts Canyon Road 
Middletown CA 95461



From: Teri Schmidt <saidthegrl@yahoo.com>
To: moke.simon@lakecountycal.gov <moke.simon@lakecountycal.gov>
Sent: Wednesday, April 21, 2021, 03:36:07 PM PDT
Subject: Loconomi Road Cannabis Grow Opposition

I am writing because I have concerns in regards to the two proposed cannabis farms seeking permits to conduct commercial cannabis grows. One is at 21060 Loconomi Road - **(it has 2 homes not occupied in over a year.)** The other is at 21080 Loconomi Road - **(It is rented out to renters.)** Both reside at nearly the end of the road on Loconomi. We are at the very end on the hill and very last home on Loconomi.

My name is Teri Felciano. My husband and I bought our home at 21095 Loconomi Road over a year ago. My husband owns a successful business in Rohnert Park and has also been looking at potentially starting something in Middletown (restaurant). I work out of my home doing clinical research for pharmaceutical companies. We have a foster child currently living with us as well. This information may be outside the scope of the issue at hand, but I would like for all to understand that we deliberately moved here and bought in Middletown to be away from the crime, noise and city elements. We consider ourselves part of the community, hopefully a value add and would like to see it grow in a positive way.

I am not against cannabis grows and understand the opportunity this brings financially to the area, however I do ask that you consider not approving permits (multiple permits) so close to residential areas and/or on residential properties. Especially when the road is mostly owners and live here - except for the two properties in question.

Please keep in mind that Loconomi Road is a ½ mile, dirt road that is a dead end. There are nine total homes located on Loconomi Road

We are opposed to cannabis grows on Loconomi and have some concerns if this is allowed to happen. I hope you take the time to read this and understand our concerns:

1. Water concerns – Well Easement:

Our home 21095 Loconomi Road has a well easement on 21080 Loconomi Road. We are concerned about the impact on the water source.

The concern is:

- a. Potential water contamination from the run off of fertilization use and chemical used to manage the grow. The chemicals used can also create algae etc that could impact the performance of a well pump from contaminated water.
- b. Grows have security and fencing – we need to have continued access to the well on the property for maintenance and the ability to address issues. In some cases, we have needed to access the property/well very late at night. We do not want to get shot/into an altercation in the process of trying to get water to our home.
- c. We have had 2 dry years. Water usage and potential for the well to dry up (need to consider that Eureka road is also on the same water table)

d. Landscape changes could have a big impact. The way the landscape is within this area the valley draws the water from the mountains – We have streams and creeks that run all through the properties here on Loconomi. Changing the landscape could have a detrimental impact on the water source..

2. Property Value: The homes on Loconomi Road are high end, well maintained homes. The introduction of a multiple industrial grows on this road and within less than a mile could potentially drive the property value down. Regardless, with the grows our little road and neighborhood character would be lost and generally impact the overall wellbeing of the Loconomi road residents. If we decide to move we may need to disclose that we have multiple grows on the road, the right buyers may be deterred from purchasing the home at or near the same price that we paid.

With grow's you have increased foot and vehicle traffic, high security, solid fence (industrial), perimeter alarm system, cameras and roaming armed personnel. These are all not good qualities or selling points for a residential neighborhood..

3. Multiple industrial sites in one area: Even one of these permits going through would introduce multiple industrial cannabis manufacturing within a small area and would be to many sites for one location. (two Loconomi and 1 Large grow on Eureka road)

The Large Grow next door on Eureka Road (0.8 miles) that is continuing to grow in size has impacted Loconomi road and will increase with permits being added for this road. With the addition of grows on Loconomi Road while the Eureka Road grow currently already operates, it will be more than the one small area and the water table can handle.

The impact we have seen on Loconomi road from the Eureka grow is as follows:

1. Water supply concern -shared water table
2. Contamination of the water from run off- as we share the same water table
 2. Strangers driving up and down Loconomi Road looking for Eureka road grow. This consist of workers, lost work trucks (commercial) or people “looking and assessing”. It is constant while the grow is in operation.
 3. People camping out on the grow property during harvest and being around all hours of the night.
 4. Peak season noise with the generators, traffic and workers
5. Odor and visual issues

4. Safety: The introduction of multiple cannabis grows or even one more addition brings a criminal element to the neighborhood. Though Cannabis is more and more accepted it is still a drug that is valued at a high dollar. There is potential for the black market activities, people trying to steal plants and it would bring unwanted Strangers to the area. Because we are a rural area, law enforcement response time is a risk.

In addition, another concern are the amount of workers and people that will be coming and going which has the potential to bring issues. The introduction of the criminal element cannot be

denied or ignored that it will increase within Loconomi. Many 'legal' growers did it illegally for years, and they still have strong networks of criminal friends.

We ask you to not allow the permits on Loconomi road as it will adversely impact our wellbeing, safety, water source, property value and introduce multiple industrial grows in a small area.

Thank you for your time and consideration

Teri and Mario Felciano

RECEIVED

SEP 12 2022

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

FROM J. TUFTS 21055 LOCONOMI' RD.

RECEIVED A LETTER FROM LAKE COUNTY AUGUST 20, 2022, SEEKING A CHANGE IN ZONING FOR A PROPERTY, AT 21080 LOCONOMI' ROAD, FOR THE PURPOSE OF CULTIVATING, PROCESSING AND ON SITE SELLING OF CANNABIS, BY A LOCAL CANNABIS DEALER.

LOCONOMI' ROAD IS LOCATED WITHIN THE ADAM'S SUBDIVISION OF THE PINER RANCH ZONED RURAL RESIDUAL, DEFINED AS ONE HOME PER 20 ACRE PARCEL, NO COMMERCIAL VENTURES.

OVER PAST YEARS SEVERAL SUCH REQUEST HAVE BEEN DENIED.

THERE IS NO MENTION OF WATER SUPPLY, ONLY STORAGE. 21080 LOCONOMI' ROAD ALREADY HAS THREE WELLS SUPPLYING TWO OTHER PROPERTIES. FOR DOMESTIC USE. THE UNOTED DAILY USE FOR IRRIGATION WOULD EFFECT ALL PROPERTIES FAR BEYOND 725 FT, MENTION IN BRIEF.

ABOVE GROUND WATER IS CLAIMED BY THREE COUNTIES.

FINALLY: LARGE AREAS OF LAND LOCATED AT 21080 LOCONOMI' ROAD ARE UNUSABLE, DUE TO WILDLIFE RESTRICTIONS.