

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
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Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Mireya Turner, Associate Planner
LC Community Development Dept.

DATE: July 23, 2018

FROM: Douglas Gearhart, APCO

SUBJECT: Mary Draper *** APN 011-004-54, 55, &56 *** MUP 18-25, IS 18-31 *** A-type 3; A-type 3B, located at 9475 Bottle Rock Rd, Kelseyville, CA

This project has a high potential for air quality impacts, previous operations have resulted in noticeable odors on Bottle Rock Rd. Mitigation measures should be in place prior to operation. An odor control plan is required. Air emission control equipment is required. During operation, odor controls must be utilized to prevent offsite odors and air emissions.

An Authority to Construct (A/C) permit is required for all operations and for any diesel powered equipment, or other equipment with potential for air emissions.

The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The operator should maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized including cleaning materials. The facility is required, upon request, to provide the LCAQMD such information necessary to complete an updated air toxic emission inventory.

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

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

Site development and vegetation disposal shall not create nuisance odors or dust.

Attachment 4

During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property (the cannabis cultivation and processing area), and waste material, including removed vegetation, cannabis waste, and construction debris, must not be burned as a means of disposal.

Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits may be adequate for near term development and operation. Increasing the paved apron to Bottle Rock Road by 100 ft, should be adequate to prevent track out and dust generation on Bottle Rock Road. Additional measures should be considered for long term operations.

Close proximity to residences causes concern. Should operations and/or odor control plans fail, there could be a significant impact. The proposed odor control plan appears to need additional backup options to prevent offsite odor impacts. Additional options or additional details regarding existing methods should be included in the A/C permit application submitted to the LCAQMD.

Given the above concerns are adequately addressed and a complete A/C permit application is submitted, the project as proposed with mitigation measures, can be supported for air quality concerns.

Eric Porter

From: Doug Gearhart <dougg@lcaqmd.net>
Sent: Wednesday, November 07, 2018 12:37 PM
To: Eric Porter
Subject: Re: Cannabis operations question - Draper complaint

Staff is working with them to get odor control (carbon filters) installed, but their crop was not overly odorous at the time of the inspection which is why we are looking for the illegal operators in the area.

We'll keep looking and trying to sniff out the source of the problem, but it's a short window to try to positively identify the source.

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Web: WWW.LCAQMD.NET

dougg@lcaqmd.net

On Nov 7, 2018, at 12:28 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Ok, thanks: No visible evidence of any odor control methods being used it sounds like...

From: Doug Gearhart [<mailto:dougg@lcaqmd.net>]
Sent: Wednesday, November 07, 2018 12:20 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Re: Cannabis operations question - Draper complaint

It is partially harvested. They have several drying sheds going, and have at least have of the site still to harvest.

Douglas Gearhart, APCO
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On Nov 7, 2018, at 12:14 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Doug,

Did your staff indicate whether they had already harvested the crop? That would probably change the source of the odors.

Eric

From: Doug Gearhart [<mailto:dougg@lcaqmd.net>]
Sent: Wednesday, November 07, 2018 11:21 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Cc: Fahmy Attar <fahmya@lcaqmd.net>
Subject: Cannabis operations question

Eric,

Can you tell me if you have any applicants or permits for 007-042-13. Or 007-042-15. As both sites have apparent grows on them (viewed from google earth (august 2018)).

These may be where we have to look for odor sources.

Thanks,

Doug

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CALIFORNIA DEPARTMENT OF
FOOD & AGRICULTURE
Karen Ross, Secretary

December 5, 2018

Eric Porter, Associate Planner
Lake County Community Development Department
Courthouse - 255 North Forbes Street
Lakeport, CA 95453

Re: Review of Initial Study/Mitigated Negative Declaration (IS/MND)
(SCH#2018092051) – Morgan Valley Road Project, Major Use Permits, UP 18-25 and
18-26 – Draper

Dear Mr. Porter:

Thank you for providing the California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2018112008) prepared by Lake County for the proposed Draper Project (Proposed Project).

CalCannabis has jurisdiction over the issuance of licenses to cultivate, propagate and process commercial cannabis in California. CalCannabis issues licenses to outdoor, indoor, and mixed-light cannabis cultivators, cannabis nurseries and cannabis processor facilities, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012, subd. (a)(2).) All commercial cannabis cultivation within the California requires a cultivation license from CalCannabis. For a complete list of all license requirements, including CalCannabis Licensing Program regulations, please visit: <https://cannabis.ca.gov/wp-content/uploads/sites/13/2018/06/CA-Department-of-Food-and-Agriculture-Final-Text-of-Readopted-Emergency-Regulations.pdf>.

The CDFA certified a Programmatic Environmental Impact Report (PEIR) for its cannabis licensing activities on November 13, 2017. The PEIR can be found at the following link: <https://www.cdfa.ca.gov/calcannabis/PEIR.html>. The PEIR provided an evaluation at a statewide level of the types of impacts expected to be caused by cannabis cultivation, including the cumulative impacts that would be expected under the CalCannabis Program.

The PEIR did not consider project-level, or site-specific, impacts that could result from an applicant's individual project looking for licensure by the State. The PEIR did, however, provide local governments a Tiering Checklist (Appendix J) to assist with



making determinations as to what additional CEQA analyses would be needed to ensure compliance with CEQA at a site-specific level. The Tiering Checklist is organized in the same manner as the PEIR's environmental analysis, using the same resource categories and impact statements. Lead Agencies are encouraged to use the Tiering Checklist to assess whether the proposed activity at issue (such as a specific cultivation action being considered in connection with a site-specific license application) would result in effects that differ from the impacts examined in the PEIR, or may have effects that were not examined in the PEIR. It is anticipated that users compare their knowledge of the proposed activity's potential impacts to the assumptions, analysis and conclusions presented in the PEIR.

If the County issues a permit for the Proposed Project pursuant to its cannabis ordinance and an application is submitted to CDFA, the agency will conduct an independent review of the application, including the CEQA compliance document provided. If CalCannabis determines that the CEQA document is adequate for its use, CalCannabis will act as a Responsible Agency using that document to comply with CEQA for its issuance of the license. If CalCannabis determines that the CEQA document is not adequate for its use, CalCannabis may choose to act as a Lead Agency and to prepare a separate CEQA document for the project, as appropriate under CEQA Guidelines Section 15096(e).

The following comments are provided to ensure the Proposed Project's IS/MND contains all information required for CalCannabis to evaluate and determine whether the CEQA analysis is adequate for CDFA's use according to Section 15096 of the CEQA Guidelines.

General Comments

Several comments provided in the comment table below relate to the lack of detail provided in the Proposed Project description, specifically related to construction, operation and routine maintenance. In general, CalCannabis requests that the project description includes details of all improvements that will be made to the project property as part of the Proposed Project. This should include the following information, as relevant, regarding construction activities associated with the Proposed Project:

- Any new small or accessory structures that will be constructed, including the location (on a site map), dimensions, purpose, how long construction is expected to last, and what types of construction equipment will be used for each;
- Any modifications or improvements to existing buildings or facilities that will be completed, including the nature of the improvements;

- Any new facilities that will be installed, including infrastructure improvements or upgrades;
- Any grading that will be required;
- Where equipment and materials storage (staging) areas will be located;
- A list of other environmental permits that may be required (e.g., water right permit from State Water Resources Control Board for diversion of surface waters, Lake or Streambed Alteration Agreement from California Department of Fish and Wildlife) and whether these have been obtained.

Also, please include figures with the IS/MND that show the location of the project site (either on a topographic or aerial photographic base) and the location of all proposed buildings, facilities, and other improvements associated with the Proposed Project.

Finally, CalCannabis requests the project description include details of Proposed Project operations, to the extent they are known at this time. This should include the number of daily trips for delivery of materials or supplies, and shipment of product; the source (equipment) and amounts of energy expected to be used in operating the project, and any energy management and efficiency features incorporated into the project.

Specific Comments and Recommendations

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

Comment No.	Section No.	Page No(s).	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
1	Ques. 17	4	Other Public Agencies whose approval may be required	N/A (general comment)	This list should include the permits to be issued by each of these agencies. CDFA may issue an Annual License for cannabis cultivation for this project.
2	III(a)	8	Air Quality	N/A (general resource topic comment)	The project description (Question 16, page 4) does not include a description of construction, operation or maintenance activities associated with the proposed project, including any equipment required to construct and operate the project. Such information would be required to determine potential air quality impacts.
3	III(a) and VIII(a)	8 and 13	Air Quality and Hazardous Resources	(Page 8) The driveway will initially be treated with calcium chloride for dust mitigation, and will be maintained using on-site water. (Page 9 and 14) The following fungicides will be used: Mycorrhizae Fungi Inoculant, Regalia, Triact 70, Zeritol, Oxidae	Please provide a copy of the Property Management Plan-Air Quality Plan referenced in the IS/MND, in order to allow us to determine the air quality impacts of pesticide usage.

					(Page 9 and 14) The following pesticides will be used: Azamax, Monterey Garden BTI, Venerate, Grandevo (Page 14) Materials associated with the proposed Cultivation of Commercial Cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment.	
4	III(a) and VIII(a)	9 and 14	Air Quality and Hazardous Resources		According to the Property Management Plan, the applicant would be using organic methods and preventative pest management strategies in order to help reduce the amount of air pollution and/or particulates.	Please provide a copy of the Property Management Plan-Air Quality Plan referenced in the IS/MND, in order to allow us to evaluate the project use of hazardous materials.
5	III(a)	9	Air Quality		Construction of the site would take place over a short period of time, would mostly apply to	The project description (Question 16, page 4) does not include a description of construction, construction equipment, and the

6	IV	10	Biological Resources	constructing the greenhouses, and would be temporary, which would not result in significant air quality impact.	duration for which equipment would be used as part of the Proposed Project. Knowledge of such information would be required to determine potential air quality impacts.
7	V(d)	11	Cultural Resources	N/A (general resource topic comment)	<p>CDFA requests the Biological Assessment ("Initial Study") for the Draper Property; prepared by Jacobzoon and Associates (reference 13) be provided as an attachment to the IS/MND. In addition, Mitigation Measure BIO-1 should contain standards by which any impacts to Konocti Manzanita determined during future surveys would be evaluated, and how impacts would be avoided or mitigated. Otherwise, this may be considered deferred mitigation.</p> <p>In addition to Mitigation Measures (MMs) CUL-1 and CUL-2, the IS/MND should acknowledge that CDFA regulations require that, if cultural resources are unexpectedly discovered during cultivation, the licensee must suspend activities immediately. (Cal. Code Regs., tit. 3 §8304(d).) Additionally, the IS/MND should acknowledge that Public Resources Code section 7050.5</p>

					establishes a mandatory process to follow whenever human remains are found outside a designated cemetery, including the immediate cessation of excavation or similar work in the vicinity until the remains can be identified. Finally, please indicate the qualifications for the Jacobszoon biologist to complete cultural resource evaluations.
8	VII(a)	13	Greenhouse Gas Emissions	Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment.	The project description (Question 16, page 2) does not contain sufficient information to allow an assessment of impacts related to greenhouse gas emissions, nor is a threshold of significance or any supporting documentation provided in Section VII. Please provide the information requested above under "General Comments" and any supporting documentation regarding your analysis of GHG emissions.
9	VIII(a)	13	Hazards and Hazardous Materials	N/A (general resource topic comment)	The IS/MND should acknowledge that cultivators are required to comply with all CDPR laws and regulations related to cannabis cultivation. (Cal. Code Regs., tit. 3 § 8307(a).) The IS/MND should also acknowledge that CDFA regulations contain protocols to reduce potential effects from pesticide use, including

10	VIII(h)	15	Hazards and Hazardous Materials	The project site is located in a Severe Fire Hazard Area (State Responsibility Area).	<p>compliance with all label requirements, storage of chemicals in a secure building, containment of leaks and spills, application of the minimum amount necessary to control the target pest, and prevention of off-site drift. (Cal. Code Regs., tit. 3 § 8307(b).)</p> <p>The Proposed Project does not list the equipment and vehicles proposed for use during construction and operation. These details are critical to the evaluation of exposure to risks associated with wildfire, especially given the location of the proposed project within a designated High Fire Severity Zone. The IS/MND should include mitigation measures directed to reduce the risk of wildfire associated with equipment use during both project construction and operations. The applicant should also provide evidence for conclusions provided. Note that CDFA requires applicants applying for indoor licensure to notify local fire departments about cultivation operations. (Cal. Code Regs., tit. 3 § 8102(z).) The California Building Code contains requirements that</p>
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					reduce the risks to people and structures from fires that may be caused by cultivation activities. Cultivators are also required to maintain the applicable "defensible space" protocols and distances established by Cal Fire around any structures. (see Cal. Code Regs., tit. 24, Parts 2, 3, and 9)
11	IX	15	Hydrology and Water Quality	N/A (general resource topic comment)	Applicants are required to provide proof of enrollment in or exemption from the applicable SWRCB or Regional Water Quality Control Board (RWQCB) program for water quality protection. (Cal. Code Regs., tit. 3 § 8102(o).) Additionally, applicants are required to provide a final copy of proof of a lake and streambed alteration agreement issued by CDFW or written verification that an agreement is not needed. (Cal. Code Regs., tit. 3 § 8102(v).) Please reference these documents in the IS/MND.
12	IX(a)	15	Hydrology and Water Quality	The project will employ BMPs related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local	The IS/MND should list the BMPs referenced in Section IX and how they would reduce potential impacts to water quality standards. The IS/MND should identify applicable water quality standards and waste discharge requirements that were

					considered as part of the analysis and impact determination. This should include reference to the unnamed seasonal drainage channel mentioned on page 17 and Cole Creek.
13	IX(d)	15	Hydrology and Water Quality	The project site is not located within a flood zone; construction of the project will not induce flooding on-site or off-site.	Please indicate the flood zoning designation for the project location and provide a copy of the FEMA Flood Hazard Map referenced (reference 25) noting the location of the project.
14	XVII	20	Tribal Cultural Resources	N/A (general resource topic comment)	Please provide a summary of outreach and/or consultation conducted with California Native American tribe(s) traditionally and culturally affiliated with the geographic area of the Proposed Project, as required under Assembly Bill 52.
15	XIX(b)	21	Mandatory Findings of Significance	N/A (General Comment)	The IS/MND should identify whether any other cannabis growing operations exist or have been proposed in the vicinity of the Proposed Project, and whether the proposed project would make a considerable contribution to any cumulative impacts from these other projects.

Conclusion

CalCannabis appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist, at (916) 263-0801 or via e-mail at kevin.ponce@cdfa.ca.gov.

Sincerely,



Lindsay Rains
Licensing Program Manager

cc



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

21095 STATE HIGHWAY 175
MIDDLETOWN, CALIFORNIA 95461
(707) 987-3089
Website: www.fire.ca.gov

June 18th, 2018

Mireya Turner
Associate Planner
County of Lake
Community Development Department
255 North Forbes Street
Lakeport, California 95453

Subject: Major Use Permit UP 18-25 – A-Type 3, Major Use Permit UP 18-26 – A-Type 3B; Initial Study 18-31
APN(s): 011-004-54, 55 & 56
9475 Bottle Rock Rd., Kelseyville California

Mireya,

The Sonoma-Lake-Napa Unit has received the Request for Review for the above referenced project. After review, it is determined that this project is within the State Responsibility Area of the State of California as defined in Public Resources Code Sections 4125 thru 4127.

The Director of the Department of Forestry and Fire Protection has designated the Fire Hazard Severity Zone for this project area as being classified as:

- ☒ **Very High**
☐ **High,**
☐ **Moderate**

*Per Public Resources Code Sections 4201 thru 4204.

As such, this project shall adhere as applicable to the following Public Resources Code and Title 14 California Code of Regulation Sections:

☒ **Public Resources Code 4290**

- Road Standards
- Standards for identifying streets, roads and buildings
- Minimum private water supplies for emergency water use (Wildland Fires)
- Fuel Breaks and Greenbelts

Title 14 California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2 (SRA Fire Safe Regulations)

Article 2: Emergency Access and Egress

☒ §1273.00: Intent

Road and street networks, whether public or private, unless exempted under section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Sections 1273.00 through 1273.11.

☒ §1273.01: Road Width

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

☒ §1273.02: Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

☒ §1273.03: Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

☒ §1273.04: Roadway Radius

- (a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.
- (b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

☒ §1273.05: Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

☒ §1273.06: Roadway Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

☒ §1273.07: Roadway Structures

All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.

Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus (75,000 pounds). Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

☒ §1273.08: One Way Roads

All one-way roads shall be constructed to provide a minimum, not including shoulders, of one twelve (12) foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than ten (10) dwelling units. In no case, shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

☐ **§1273.09: Dead End Roads**

The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

parcels zoned for less than one acre – 800 feet

parcels zoned for 1 acre to 4.99 acres – 1320 feet

parcels zoned for 5 acres to 19.99 acres – 2640 feet

parcels zoned for 20 acres or larger – 5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at the intersection that begins the road to the end of the road surface at its farthest point.

Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

Each dead-end road shall have a turnaround constructed at its terminus.

☒ **§1273.10: Driveways**

All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane and fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided to all building sites on driveways over 300 feet in length, and shall be within fifty (50) feet of the building.

☒ **§1273.11 Gate Entrances**

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

Article 3: Signing and Building Numbering

☒ **§1274.00 Intent**

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway.

This section shall not restrict the size of letters of numbers appearing on street signs for other purposes.

☐ **§1274.01: Size of Letters, Numbers and Symbols for Street and Road Signs**

Size of letters, numbers, and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2 inch stroke, reflectorized, contrasting with the background color of the sign.

☐ **§1274.02: Visibility and Legibility of Street and Road Signs**

Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.

☐ **§1274.03: Height of Street and Road Signs**

Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this article.

☐ **§1274.04: Names and Numbers on Street and Road Signs**

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or nonduplicating naming within each county. All signs shall be mounted and oriented in a uniform manner.

This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

☐ **§1274.05: Intersecting Roads, Streets and Private Lanes**

Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets, and/or private lanes.

☐ **§1274.06: Signs Identifying Traffic Access Limitations**

A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, shall be placed:

- (a) at the intersection preceding the traffic access limitation, and
- (b) no more than 100 feet before such traffic access limitation.

☐ **§1274.07: Installation of Road, Street and Private Lane Signs**

Road, street and private lane signs required by this article shall be installed prior to final acceptance by the local jurisdiction of road improvements.

☒ **§1274.08: Addresses for Buildings**

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

☒ **§1274.09: Size of Letters, Numbers and Symbols for Addresses**

Size of letters, numbers and symbols for addresses shall be a minimum 4-inch letter height, ½ inch stroke, reflectorized, contrasting with the background color of the sign. Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by

means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

☒ §1274.10: Installation, Location and Visibility of Addresses

All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

Article 4: Emergency Water Standards

☒ §1275.00: Intent

Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire.

☒ §1275.01: Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.

☒ §1275.10: General Standards

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California

Fire Code, California Code of Regulations title 24, part 9, shall be accepted as meeting the requirements of this article. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, if the specified quantity is immediately available. Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.

☒ §1275.15: Hydrant/Fire Valve

The hydrant or fire valve shall be eighteen (18) inches above grade, eight (8) feet from flammable vegetation, no closer than four (4) feet nor farther than twelve (12) feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

The hydrant serving any building shall:

Be not less than fifty (50) feet nor more than 1/2 mile by road from the building it is to serve, and

Be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

The hydrant head shall be 2 1/2-inch National Hose male thread with cap for pressure and gravity flow systems and 4 1/2-inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

☒ §1275.20: Signing of Water Sources

Each hydrant/fire valve or access to water shall be identified as follows:

If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches shall be located on the driveway address sign and mounted on a fire retardant post, or

If located along a street or road, a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway, or

As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5: Fuel Modification Standards

☒ §1276.00: Intent

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide

(1) increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways; and

(2) a point of attack or defense from a wildfire.

☒ §1276.01 Setback for Structure Defensible Space

(a) All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

(b) For parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.

☐ §1276.02 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

☒ §1276.03 Greenbelts

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.

☒ Public Resources Code 4291

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

-
- (1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.
- (2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.
- (3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.
- (4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.
- (5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.
- (6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.
- (7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section
-

51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The Department of Forestry and Fire Protection shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Title 14 California Code of Regulations, Division 1.5, Chapter 7, Subchapter 3

Article 3: Fire Hazard Reduction Around Buildings and Structures

☒ §1299.03: Requirements

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained in two distinct "Zones" as follows: "Zone 1" extends thirty feet (30 ft.) out from each "Building or Structure," or to the property line, whichever comes first; "Zone 2" extends from thirty feet (30 ft.) to one hundred feet (100 ft.) from each "Building or Structure," but not beyond the property line. The vegetation treatment requirements for Zone 1 are more restrictive than for Zone 2, as provided in (a) and (b) below. The Department of Forestry and Fire Protection's "Property Inspection Guide, 2000 version, April 2000," provides additional guidance on vegetation treatment within Zone 1 and Zone 2, but is not mandatory and is not intended as a substitute for these regulations.

(a) Zone 1 Requirements:

- (1) Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles from the Zone whether such vegetation occurs in yard areas around the "Building or Structure," on the roof or rain gutters of the "Building or Structure," or any other location within the Zone.
- (2) Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces, and keep all branches a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets.
- (3) Relocate exposed firewood piles outside of Zone 1 unless they are completely covered in a fire resistant material.
- (4) Remove flammable vegetation and items that could catch fire which are adjacent to or under combustible decks, balconies and stairs.

(b) Zone 2 Requirements:

- (1) In this zone create horizontal and vertical spacing among shrubs and trees using the "Fuel Separation" method, the "Continuous Tree Canopy" method or a combination of both to achieve defensible space clearance requirements. Further guidance regarding these methods is contained in the State Board of Forestry and Fire Protection's, "General Guidelines for Creating Defensible Space, February 8, 2006," incorporated herein by reference, and the "Property Inspection Guide" referenced elsewhere in this regulation.

(2) In both the Fuel Separation and Continuous Tree Canopy methods the following standards apply:

(A) Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of three inches (3 in.).

(B) Cut annual grasses and forbs down to a maximum height of four inches (4 in.)

(C) All exposed wood piles must have a minimum of ten feet (10 ft.) of clearance, down to bare mineral soil, in all directions.

(c) For both Zones 1 and 2:

(1) "Outbuildings" and Liquid Propane Gas (LPG) storage tanks shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10 ft.) around their exterior.

(2) Protect water quality. Do not clear vegetation to bare mineral soil and avoid the use of heavy equipment in and around streams and seasonal drainages. Vegetation removal can cause soil erosion, especially on steep slopes. Keep soil disturbance to a minimum on steep slopes.

☒ §1299.04: Additional Clearances

(a) An insurance company that insures an occupied "Building or Structure" may require additional clearance beyond that required under § 1299.03 only if a fire expert designated by the Director provides findings that the clearing is necessary.

(b) Within the intent of the regulations, a fire expert designated by the Director may require more than one hundred feet (100 ft.) of defensible space. A fire expert cannot require additional defensible space clearance beyond the property line.

(c) Further guidance to property owners on implementation of this regulation is contained in the "General Guidelines for Creating Defensible Space" and the "Property Inspection Guide," both of which are referenced elsewhere in this regulation.

☒ Public Resources Code 4291.3

Subject to any other applicable provision of law, a state or local fire official, at his or her discretion, may authorize an owner of property, or his or her agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that

defensible space is adequate for the protection of a hospital, adult residential care facility, school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the facility, or to the property line, whichever distance is shorter.

☒ Public Resources Code 4292

Except as otherwise provided in Section 4296, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for fire protection of such areas, maintain around and adjacent to any pole or tower which supports a switch, fuse, transformer, lightning arrester, line junction, or dead end or corner pole, a firebreak which consists of a clearing of not less than 10 feet in each direction from the outer circumference of such pole or tower. This section does not, however, apply to any line which is used exclusively as telephone, telegraph, telephone or telegraph messenger call, fire or alarm line, or other line which is classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

☒ Public Resources Code 4293

Except as otherwise provided in Sections 4294 to 4296, inclusive, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or in forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for the fire protection of such areas, maintain a clearance of the respective distances which are specified in this section in all directions between all vegetation and all conductors which are carrying electric current:

- (a) For any line which is operating at 2,400 or more volts, but less than 72,000 volts, four feet.
- (b) For any line which is operating at 72,000 or more volts, but less than 110,000 volts, six feet.
- (c) For any line which is operating at 110,000 or more volts, 10 feet.

In every case, such distance shall be sufficiently great to furnish the required clearance at any position of the wire, or conductor when the adjacent air temperature is 120 degrees Fahrenheit, or less. Dead trees, old decadent or rotten trees, trees weakened by decay or disease and trees or portions thereof that are leaning toward the line which may contact

the line from the side or may fall on the line shall be felled, cut, or trimmed so as to remove such hazard. The director or the agency which has primary responsibility for the fire protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

If there are any questions regarding these requirements, please feel free to contact me via email.

Regards,



Chris A. Vallerger

Fire Captain
California Department of Forestry
And Fire Protection
Sonoma-Lake-Napa Unit
(707) 987-3089
Chris.Vallerger@fire.ca.gov

Cc: Greg Bertelli, Division Chief, LNU North Division
Joe Huggins, Fire Chief, Kelseyville Fire Protection District
LNU PRC 4290 File



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

RECEIVED

JUN 12 2018

Lake County
Environmental Health

DISTRIBUTION DATE: June 12, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

@ AG. COMMISSIONER
@ AIR QUALITY MGMT
☐ ARMY CORPS
ASSESSOR
☐ BLM
@ BUILDING DIVISION
@ CALFIRE
@ CALTRANS
@ FIRE DIST: Kelseyville Fire
@ CRWQCB
@ CA FISH & WILDLIFE
@ DPW ROADS
@ ENVIRONMENTAL
HEALTH DEPARTMENT

☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☐ PG&E
☐ PUBLIC SERVICES
@ SHERIFF

@ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
@ SURVEYOR

@ TAX COLLECTOR

@ TRIBES:
@ Big Valley Rancheria
@ Cache Creek
@ Cortina Rancheria
@ Elem Colony
@ Koi Nation
@ Middletown Rancheria
@ Robinson Rancheria
@ Scotts Valley Band of Pomo

@ Upper Lake Habematolel

@ WATER RESOURCES

FROM: Mireya Turner, Associate Planner

REQUEST: Major Use Permit UP 18-25 – **A-Type 3**, Major Use Permit UP 18-26 – **A-Type 3B**;
Initial Study 18-31

APPLICANT/OWNER: Mary Draper

APNs: 011-004-54, 55 & 56 (recently merged)

LOCATION: 9475 Bottle Rock Rd., Kelseyville

ZONING: RL-B5-SC – Rural Lands-Density Overlay-Scenic Combining

GENERAL PLAN: Rural Lands and Resource Conservation

FLOOD ZONE: D – The project area is not within a flood zone.

PROPOSAL: Permit to operate an A-Type 3 and A-Type 3B commercial cannabis cultivation.

Description of the type of requested permit:

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.

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

Property Managements Plans are available upon request that contains the following sections: Air Quality, Cultural Resources, Energy Usage Fertilizer Usage, Fish and Wildlife Protection, Operations manual, Pest Management, Security, Video Surveillance, Fences, Storm Water management, and Waste Management.

A biological study was performed on the site.

The cultivation sites are required to meet the following **access standards**: 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. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body. The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district. Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public.

Please let us know if this site meets these standards. The applicant is requesting early activation of use. No building construction or grading can be authorized for early activation of use permits.

The following sheets are attached for your reference: Sheet 1 cover, Sheet 2 surrounding area aerial, sheet 3 site plan, existing conditions, Sheet 4 site plan proposed conditions, Sheet 5 Cannabis cultivation Site, Sheet 6 Cannabis Related Building Layouts and Sheet 7 Security.

An Initial Study will be prepared for the project, in compliance with the California Environmental Quality Act. 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 **Tuesday, 6/26/2018**. Please email your comments to Mireya Turner at Mireya.Turner@lakecountycal.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME Pina Rubin DATE 6/13/18

cc: 5 Supervisorial District (RFR Only) X Brown Redbud Audubon
Other (Examples: X Sierra Club X Admin Farm Bureau / etc.) (RFR Only)



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy

Health Services Director

Sara Goldgraben, MD, MPH, MBA

Public Health Officer

Jasjit Kang

Environmental Health Director

Memorandum

DATE: June 13, 2018

TO: Mireya Turner, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-25, A-Type 3 Commercial Cannabis Cultivation;
UP 18-26 A Type 3B; IS 18-31 Initial Study

APN: 011-004-54, 55 & 56 (currently merged) 9475 Bottle
Rock Rd, Kelseyville

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

There is currently 1 (one) OWTS on the parcel designed to service a 5 bedroom single family dwelling.

The applicant must meet the Lake County Division of Environmental Health setback requirements to the on-site wastewater treatment system and/or wells, streams, intermittent streams, and ponds.

The applicant **will** need to demonstrate the location of the existing wastewater systems (initial and replacement areas), wells, existing structures and the location of the proposed project on a **to-scale detailed site plan** (close up of immediate project area and not whole parcel as parcel is large) prior to building permit issuance and/or project approval.

The included site plan with this CDD review is not detailed enough to make final determinations regarding if applicant's project is meeting the setback requirements to the leach field and/or replacement area.

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

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.

If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

The storage of hazardous materials shall be located at least 100 feet from any water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters.

Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

Hazardous Waste must be handled according to all Hazardous Waste Control Laws.

Eric Porter

From: Yuliya Osetrova
Sent: Tuesday, June 19, 2018 3:09 PM
To: Mireya Turner
Subject: RE: Request for Review - Commercial cannabis cultivation - Bottle Rock Road

Mireya,

I have reviewed the drawings and Water Supply and Management Plan, Storm/Wastewater Management Plan, Property Management Plan, Waste Management Plan, Pest and Fertilizer Management Plan, Hazardous Material Management Plan, Growing Medium Management Plan, and Biological Assessment for the project and have no further comments/questions.

Best,

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

From: Mireya Turner
Sent: Tuesday, June 12, 2018 4:30 PM
To: Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Augustin Garcia <a.garcia@elemindiancolony.org>; Batsulwin Brown <bbrown@big-valley.net>; Brenda Torres <btorres@middletownrancheria.com>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Chris Vallerga <Chris.Vallerga@fire.ca.gov>; David Cowan <David.Cowan@lakecountyca.gov>; Dean Rogers <drgers@robinsonrancheria.org>; Dino Beltran <kn@koination.com>; Doug Gearhart <doug@lcaqmd.net>; Ed Robey <edrobey@wildblue.net>; Fish and Wildlife <r2ceqa@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; James Scott <James.Scott@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Justin Lord <jlord@middletownrancheria.com>; Karola Kennedy <kkarolaepa@gmail.com>; Lamont Brown <l.brown.elem@gmail.com>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Melissa Tinsley <Melissa.Tinsley@lakecountyca.gov>; Mike Schaver <mschaver@robinsonrancheria.org>; Moke Simon <jsimon@middletownrancheria.com>; Paula Glavin <Paula.Glavin@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; Ryan Peterson <rpeterson@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Sarah Ryan <sryan@big-valley.net>; Stephanie Reyes <slreyes@middletownrancheria.com>; Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>; Steve Navarez <admin@rvrpomo.net>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Steven Herdt <Steven.Herd@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Victoria Brandon <vbrandon@lakelive.info>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Rob Brown <Rob.Brown@lakecountyca.gov>; pbleuss@kelseyvillefire.com
Subject: Request for Review - Commercial cannabis cultivation - Bottle Rock Road

Good afternoon,

Attached please find a request for review and site plans for Minor Use Permit UP 18-25 and UP 18-26. The applicant, Mary Draper, proposes an outdoor adult use cultivation permit for up to one acre and a mixed light cultivation permit for up to 22,000 square feet.

The management plan is available at the following link:

<https://filetransfer.co.lake.ca.us/message/jzADgYZRVamdIGQvm1zjdF>

Your consideration and comments no later than 6/26/18 is greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453

707-263-2221

Due to the volume of cannabis related inquiries, and in order to maintain a high level of service on all other projects, Tuesdays are my scheduled day to work on cannabis policy development and requests for information. If you require a quicker response, please contact the Planning Department to speak with the Planner on duty.

For questions regarding commercial cannabis cultivation, please first familiarize yourself with our draft ordinance and Article 72 of the Lake County Zoning Ordinance. If you still have questions, I will be happy to assist you. These documents and more information can be found at the following link:

<http://www.lakecountyca.gov/Government/Directory/CodeEnforcement/Cannabis.htm>

The map of the Commercial Cannabis Cultivation Exclusion zone can be found at the following link:

<https://gispublic.co.lake.ca.us/portal/home/>

Please consult the ordinance regarding additional restrictions and setbacks.

Thank you for your understanding. Our department remains committed to maintaining a high level of service to the public and all of our varied projects.