

COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPT.
COURTHOUSE - 255 N. FORBES ST.
LAKEPORT, CA 95453

2702

Attachment 1

Attachment 2
Property Management Plan
Available Upon Request



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

Jasjit Kang

Environmental Health Director

Memorandum

DATE: August 21, 2018

TO: Mireya Turner, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-39 Major Use Permit; A Type 3B; IS 18-52
Initial Study – Commercial Cannabis

APN: 003-018-10, 10544 Bachelor Valley Rd, Witter Springs

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

Our office has on file a 1992 Site Evaluation; a 1992 septic repair permit for 2 bedroom system (replace dwelling); a 2018 domestic well permit; a 2018 approval to demolish a garage.

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 may need to demonstrate the location of the existing and/or proposed wastewater systems, wells, existing structures and the location of the proposed project on a to-scale site plan prior to building permit issuance and/or project approval.

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.

Attachment 3

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.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

August 29, 2018

File No.: 18-0347

Mireya Turner, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: UP18-39, IS 18-52, APN 003-018-010 at 10544 Bachelor Valley Rd., Witter Springs, Vivian Smith

Dear Mireya Turner,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: 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.

Previous Studies:

XX Study # 50539 (Parker 2018), the project specific study covering approximately 100% of the proposed project area, identified no cultural resources. Further study for cultural resources is not recommended.

Archaeological and Native American Resources Recommendations:

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

XX Due to the negative findings of the survey by Parker (2018), the proposed project area has a low possibility of containing unrecorded archaeological sites. Therefore, no further study for archaeological resources is recommended at this time.

If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.

Built Environment Recommendations:

XX The 1958 (photorevised 1975) USGS Upper Lake 7.5' quad depicts a transmission line and two buildings in the proposed project area. Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

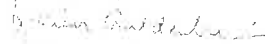
Recommendations from Parker's 2018 study indicate that all structures and ranch features appear to have been built during or after the 1960's. Though some of them may be 50+ years old, they do not meet any of the criteria listed above to be considered "significant" historic resources.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

Eric Porter

From: Yuliya Osetrova
Sent: Monday, August 20, 2018 4:34 PM
To: Mireya Turner
Subject: RE: Request for Review - Bachelor Valley Road, Witter Springs

Mireya,

I have reviewed the Plans and PMP for this project and have no comment.

Thanks,

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

From: Mireya Turner
Sent: Thursday, August 16, 2018 12:22 PM
To: Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Augustin Garcia <a.garcia@elemindiancolony.org>; 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>; Elizabeth Knight <lizk@lcaqmd.net>; Fish and Wildlife <r2ceqa@wildlife.ca.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>; Michalyn DelValle <Michalyn.DelValle@lakecountyca.gov>; Mike Schaver <mschaver@robinsonrancheria.org>; Moke Simon <jsimon@middletownrancheria.com>; NWIC - CHRIS <nwic@sonoma.edu>; 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> <vbrandon@lakelive.info>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: chief800@northshorefpd.com; Jim Steele <Jim.Steele@lakecountyca.gov>
Subject: Request for Review - Bachelor Valley Road, Witter Springs

Hello,

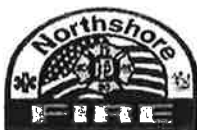
Attached please find a request for review for a major use permit to operate a Type 3B (mixed light) commercial cannabis cultivation license.

The project location is 10544 Bachelor Valley Road, Witter Springs (APN 003-018-10); applicant is Vivian Smith.

The site plans and management plan can be accessed at the following link:

<https://filetransfer.co.lake.ca.us/message/c7sbeqln6h4NJok7nnM3uN>

Please note: the link expires in 14 days.



NORTHSHORE FIRE PROTECTION DISTRICT

*District Office 6257 7th Ave, P.O. Box 1199
Lucerne, California 95458 (707) 274-3100
Mike Ciancio , Deputy Fire Chief*

August 20, 2018

Northshore Fire Protection District has the following comments regarding the proposed project;

Vivian Smith, Major Use Permit, 10544 Bachelor Valley Rd. Bachelor Valley Witter Springs

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 9420 Main St. in Upper Lake CA, about 3 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

A proposed Major Use Permit will require a Change of Occupancy and will be subject to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. The need for fire hydrants and supporting water storage will be determined by the Northshore Fire Protection District and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Fire Chief.

The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.

Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,


Mike Ciancio
Deputy Fire Chief