

Eric Porter

From: Mary Camp <admin@rvrpomo.net>
Sent: Tuesday, April 9, 2019 5:11 PM
To: Eric Porter
Subject: RE: Lake County - Lipari commercial cannabis app - request for agency comments

This seems to be a well thought out project. Redwood Valley has no objections but would defer to any comments from Middletown or Big Valley Rancherías.

From: Eric Porter [mailto:Eric.Porter@lakecountyca.gov]
Sent: Tuesday, April 9, 2019 4:30 PM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; 'Wink, Mike@CALFIRE' <Mike.Wink@fire.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Miller, Sheri@Waterboards <Sheri.Miller@waterboards.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; sryan@big-valley.net; cww281@gmail.com; speterson@middletownrancheria.com; llongee@middletownrancheria.com; env.tech.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; kn@koination.com; TC@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@robinsonrancheria.org; btorres@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; thomas.jordan@sv-nsn.gov; tmartin@hpultribe-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Lake County - Lipari commercial cannabis app - request for agency comments

Good afternoon –

We received a commercial cannabis application on May 1, 2018; a Request for Review was sent out, but no comments were received. The applicant was determined to be 'incomplete'.

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I am sending out this 2nd request for information due to the long time-period that has passed between his original submittal and today. The site plans are too large to email, however I can send anyone who wants them the site plans via 'file share', which allows the transfer of larger files.

Please have your comments to me on or before April 19.

Thanks,

Eric J. Porter
Associate Planner
County of Lake
707-263-2221
Eric.Porter@lakecountyca.gov

ATTACHMENT 3

Eric Porter

From: Lori Baca
Sent: Wednesday, April 10, 2019 8:27 AM
To: Eric Porter
Subject: RE: Lake County - Lipari commercial cannabis app - request for agency comments

Eric,

This parcel is outside any Special Districts service areas, no impact.

Have a great day!!

Lori A. Baca, CTA
Customer Service Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Eric Porter
Sent: Tuesday, April 09, 2019 4:30 PM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; 'Wink, Mike@CALFIRE' <Mike.Wink@fire.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Miller, Sheri@Waterboards <Sheri.Miller@waterboards.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; sryan@big-valley.net; cww281@gmail.com; speterson@middletownrancheria.com; llongee@middletownrancheria.com; env.tech.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aaroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; TC@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@robinsonrancheria.org; btorres@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; thomas.jordan@sv-nsn.gov; tmartin@hpultribe-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>
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Good afternoon –

Eric Porter

From: Gordon Haggitt
Sent: Wednesday, April 10, 2019 10:49 AM
To: Eric Porter
Subject: RE: Lake County - Lipari commercial cannabis app - request for agency comments
Attachments: 603637.tif; 603638.tif

Eric: This parcel (Parcel 1) was created by a parcel map (attached) so boundary monumentation should be available to confirm the setbacks if any. I would also examine the map and the conditions imposed on it to make sure the proposed permit does not conflict with those conditions. The map shows non buildable areas that probably mean no pot growing and may need to be identified.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Eric Porter
Sent: Tuesday, April 09, 2019 4:30 PM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; 'Wink, Mike@CALFIRE' <Mike.Wink@fire.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Miller, Sheri@Waterboards <Sheri.Miller@waterboards.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; sryan@big-valley.net; cww281@gmail.com; speterson@middletownrancheria.com; llongee@middletownrancheria.com; env.tech.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; kn@koination.com; TC@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@robinsonrancheria.org; btorres@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; thomas.jordan@sv-nsn.gov; tmartin@hpultribe-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
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Eric Porter

From: Ryan Lewelling
Sent: Wednesday, April 24, 2019 11:47 AM
To: Eric Porter
Subject: RE: Lake County - Lipari commercial cannabis app - request for agency comments

Eric,

This Assessor's Office review of proposed MT2 license on APN 013-013-490-000, LIPARI, has the following comments:

- Property Taxes are current.
- No Tax Rate Area conflicts were identified.

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Eric Porter
Sent: Tuesday, April 09, 2019 4:30 PM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; 'Wink, Mike@CALFIRE' <Mike.Wink@fire.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Miller, Sheri@Waterboards <Sheri.Miller@waterboards.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; sryan@big-valley.net; cww281@gmail.com; speterson@middletownrancheria.com; llongee@middletownrancheria.com; env.tech.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; TC@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@robinsonrancheria.org; btorres@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; thomas.jordan@sv-nsn.gov; tmartin@hpultribe-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
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Eric Porter

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Wednesday, April 10, 2019 11:17 AM
To: Eric Porter
Cc: Dist1 PlanningComm; Bertelli, Greg@CALFIRE; Fong, Gloria@CALFIRE
Subject: Re: Lake County - Lipari commercial cannabis app - request for agency comments

Good afternoon Eric. Comments from the South Lake County Fire Protection District. Mitigation Fee of \$1.00 per square foot of construction will apply.

Good afternoon Eric. I show this project located in unincorporated Lake County, that is also in the SRA (State Responsibility Area). Below are the comments from CAL FIRE.

As this address is in the SRA, all Fire Safe Regulations/Laws shall apply. The four references below contain some redundant requirements, which are all wildland fire related and required:

- All regulations on the State of California's Public Resource Code, Division 4, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction.
- All regulations in the California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 1 through 5 shall apply to this application/construction.
- All regulations in the California Building Code, Chapter 7A, Section 701A, 701A.3.2.A
- All regulations in the California Government Code, TITLE 5. LOCAL AGENCIES [50001 - 57550], DIVISION 1. CITIES AND COUNTIES [50001 - 52203], PART 1. POWERS AND DUTIES COMMON TO CITIES AND COUNTIES [50001 - 51298.5], CHAPTER 6.8. Very High Fire Hazard Severity Zones [51175 - 51189], Section 51182

This shall include, but not be limited to property line set backs for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate set backs (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it

Yuliya Osetrova; sryan@big-valley.net; cww281@gmail.com; speterson@middletownrancheria.com; llongee@middletownrancheria.com; env.tech.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; TC@middletownrancheria.com; External, JSimon@DOT; mshaver@robinsonrancheria.org; btorres@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; thomas.jordan@sv-nsn.gov; tmartin@hpultribe-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov

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

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Thanks,

Eric J. Porter
Associate Planner
County of Lake
707-263-2221
Eric.Porter@lakecountyca.gov



OWNER'S STATEMENT

WE, ROBERT J. LIPARI AND DEBORAH A. LIPARI DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY AS SHOWN ON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO CONVEY A CLEAR TITLE TO SAID REAL PROPERTY AND THAT WE DO HEREBY AUTHORIZE AND CONSENT TO THE MAKING AND RECORDING OF THIS MAP AS SHOWN WITHIN THE ORANGE BORDER LINE AND HEREBY IRREVOCABLY OFFER FOR DEDICATION FOR PUBLIC USE THE ROADWAY AND PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.

Robert J. Lipari
DEBORAH A. LIPARI

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA
ON 06/16/03
PERSONALLY APPEARED ROBERT J. LIPARI AND DEBORAH A. LIPARI PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT, WITNESS BY HAND AND OFFICIAL SEAL.

Notary Public in and for the County of Santa Clara
STATE OF CALIFORNIA

TRUSTEE'S STATEMENT

LAKE COUNTY TITLE COMPANY, A CORPORATION, TRUSTEE UNDER THE DEED OF TRUST FILED IN DOCUMENT NUMBER 98-020586, LAKE COUNTY RECORDS AGAINST THE TRACT OF LAND SHOWN HEREON, HEREBY CONSENTS TO THE MAKING AND RECORDING OF THIS MAP, AS SHOWN WITHIN THE ORANGE BORDER LINE, AND HEREBY JOINS IN THE IRREVOCABLE OFFER OF DEDICATION OF THE ROADWAY AND PUBLIC UTILITY EASEMENT AS SHOWN OR NOTED ON THIS MAP.

BY: [Signature] TITLE: CHIEF TITLE OFFICER
BY: [Signature] TITLE: COUNTY MANAGER

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF [Blank]
PERSONALLY APPEARED [Signature] ON 7-3 2003, BEFORE ME [Signature]
PERSONALLY KNOWN TO ME, OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS BY HAND AND OFFICIAL SEAL
Notary Public in and for the County of Lake
STATE OF CALIFORNIA



PARCEL MAP

OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.11 N., R.6 W., M.D.B. & M. COUNTY OF LAKE STATE OF CALIFORNIA P.M. 02-03

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT LIPARI IN APRIL 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] RICHARD A. BARBER, DUKE L.S. 7588



COUNTY SURVEYOR'S STATEMENT

1. THE UNDERSIGNED HEREBY STATE THAT:
1. I HAVE EXAMINED THIS MAP.
2. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
3. ALL PROVISIONS OF CALIFORNIA GOVERNMENT CODE, CHAPTER 2, MAPS (SEC. 66425 et seq.) AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.
4. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 7/3/03 [Signature] STEVEN K. FARR L.S. 5800



COUNTY RECORDER'S STATEMENT

FILED THIS 23rd DAY OF JULY 2003, AT 9:22 P.M. IN BOOK 36 OF PARCEL MAPS AT PAGES 2138 AT THE REQUEST OF RICHARD A. BARBER

DOUGLAS W. WACKER COUNTY ASSESSOR-RECORDER
FEE \$105 FILE NO. 03-02154
BY: [Signature] DEPUTY



RUZICKA ASSOCIATES
CONSULTING ENGINEERS
ONE CALIFORNIA PLAZA SUITE 200
LAKELAND, CA 94043 (925) 263-6425
FAX (925) 263-0788

PARCEL MAP

OF THE N.E. 1/4 OF THE S.W. 1/4, THE SOUTH 1/2 OF THE S.W. 1/4, AND THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 10, T.11 N, R.6 W, M.D.B. & M. COUNTY OF LAKE, CALIFORNIA
PM 02-03

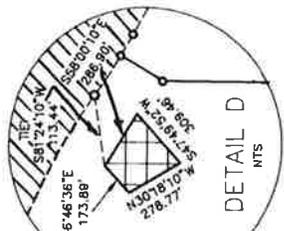
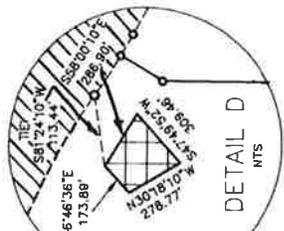
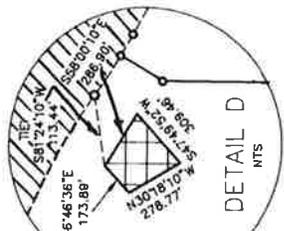
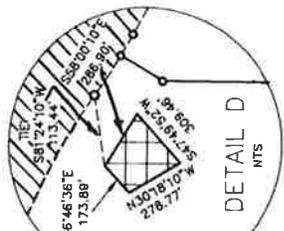
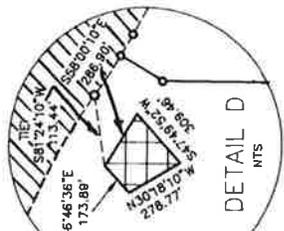
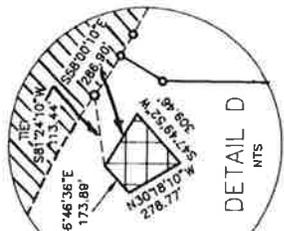
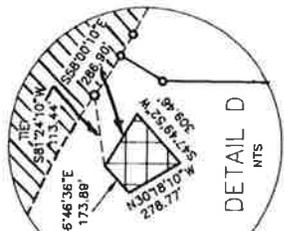
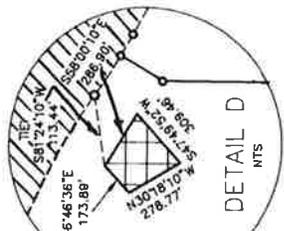
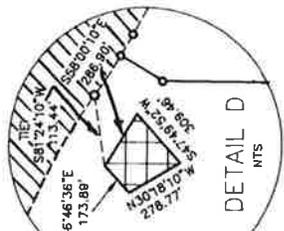
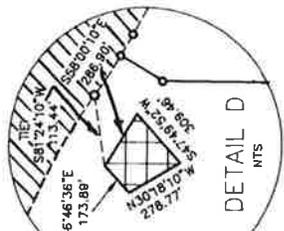
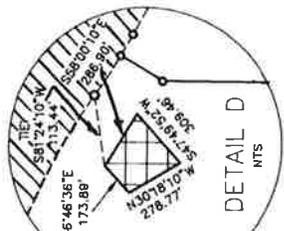
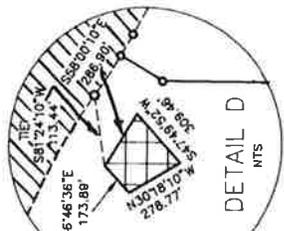
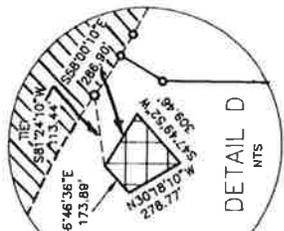
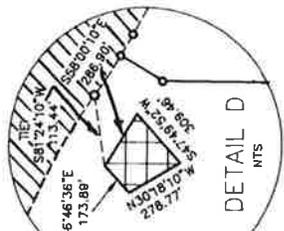
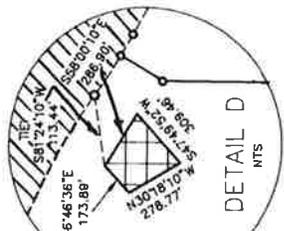
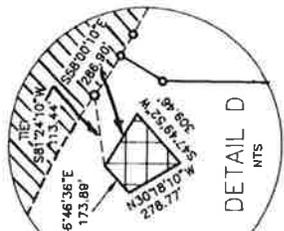
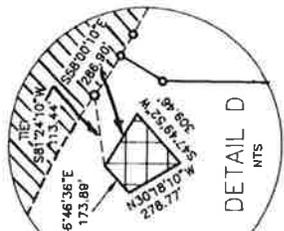
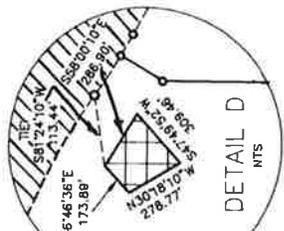
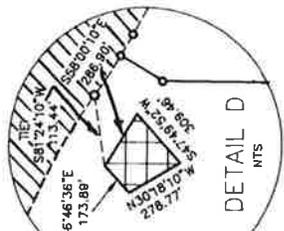
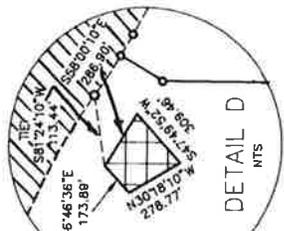
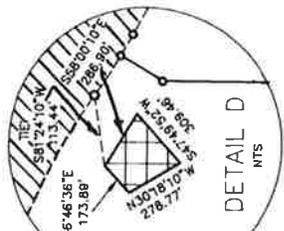
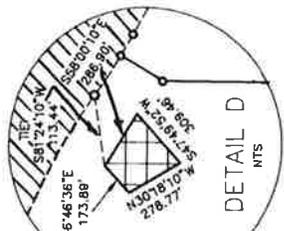
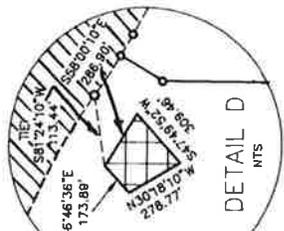
BAISIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 NOTED AS N 88° 37' 17" W PER 15-PM-24.

APPROX. LOCATION OF ACCESS EASEMENT PER DOC. #00-020096
S88°37'17"E 1298.69'

[26-PM-33]

C/L JERUSALEM GRADE

DOC. #00-008580





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: April 9, 2019

REQUEST FOR REVIEW
FOR SUFFICIENCY

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- @ WATER RESOURCES

FROM: Eric Porter, Associate Planner
 REQUEST: Minor Use Permit 18-14 – **M-Type 2 (outdoor)**, Initial Study 18-18
 APPLICANT/OWNER: Robert Lipari
 APNs: 013-013-49
 LOCATION: 21715 Jerusalem Grade Rd., Middletown
 ZONING: RL-WW - Rural Lands-Water way
 GENERAL PLAN: Rural Lands
 FLOOD ZONE: D – Project area not in flood zone
 PROPOSAL: Permit to operate an M-Type 2 (Outdoor) commercial cannabis cultivation

Note: This Request for Review was sent out for the first time on May 1, 2018, about the same time the application was deemed 'incomplete'. Due to the passage of almost 1 year and the lack of comments received from agencies and departments regarding this proposal, I am re-sending it for agency comments. Due date for comments is April 23, 2019.

Description of the type of requested permit:

M - Type 2: "small outdoor": Outdoor cultivation for medicinal cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time between 5,001 and 10,000 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.

SR0003394

A biological study has not been submitted for this project.

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.

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 **April 23, 2019**. Please email your comments to Eric Porter at eric.porter@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____
See attached memorandum

NAME Aina Rabin DATE 4/25/19

cc: 3 Supervisorial District (RFR Only) X Steele 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

Erin Gustafson, MD, MPH
Public Health Officer

Jasjit Kang
Environmental Health Director

Memorandum

DATE: April 25, 2019

TO: Eric Porter, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: MUP 18-14 A type 2 (outdoor); IS 18-18 Commercial Cannabis

APN: 013-013-49 21715 Jerusalem Grade Rd, Middletown

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 1999 well permit (WE-1765) for a domestic well, a 2015 well permit (WE-4604) for an AG well, and a 2002 soils site evaluation for septic.

At this time Environmental Health has no concerns regarding on-site sewage as there is not a wastewater proposal. If the applicant wants to install a septic system for commercial processing with bathroom or a single family dwelling, the applicant would be required to apply and pay for a septic permit.

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.

Robert Lipari

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Management plans

21715 Jerusalem Grade Rd

013-013-49

- 1) **Air quality management plan:** Given the isolated location and extensive distances from any dwelling, there is little to no chance that odor from the cultivation site can reach any dwelling. The only other impact to air quality might be the burning of decayed material on an annual basis with a legal burn permit from the South Lake county Fire District. I have a letter of approval from my one and only neighbor stating his understanding of the proposed operation and that they have no concerns regarding odor.
- 2) **Waste management plan:** The only paper & glass will be as a result of typical garbage associated with working on the site. This garbage is collected in a trash bin and taken to the dump for recycling or disposal. Any non-recyclable waste is taken to the dump. There is no metal used on a regular basis and waste metal from fabrication has already been taken to the recycling plant. There are no waste electronics at the site. 75 yards of bulk soil was used for the initial soil fill. This is augmented annually with bagged manure and work castings. These materials are typically sold in plastic bags which are taken to the dump for either recycling or dump as specified by the county dump operators. Plastic netting is also employed and waste plastic is taken to the dump/recycling center. When available, bulk deliveries are preferred as they do not utilize plastic bags. There are no other waste products. The spend and dried cannabis plants are burned during the rainy season under a South Lake County burn permit.
- 3) **Cultural resources management plan:** In 2002 a Cultural Resources Evaluation was conducted by Archaeological Resource Services (see attached). No cultural artifacts or indications of tribal activity were identified. The proposed cultivation site is not located near any of the 3 minor sites of interest that were identified as being not occupied prior to ~1930. Since there is no requirements to dig or grade at the cultivation site, no ground will be disturbed. The report gives clear indications that if any artifacts are discovered then any digging would immediately cease and an archeologist be consulted. This is now part of our cultural resources management plan.
- 4) **Energy management plan:** The cultivation site requires no electricity for irrigation. The plants are gravity feed from our water storage tanks. The controllers are battery operated. No additional lighting is used for cultivation. There is a shed with power that has a fan and lights. This shed will also be used to operate the security system.
- 5) **Fertilizer management plan:** After the initial (one time) soil purchase of 75 cubic yards of soil, we amend the soil annually with 100 cubic ft of steer manure, 50 cubic ft of organic chicken manure, 50 cubic ft of worm castings. If needed up to another 50 cubic ft of steer manure is applied mid-late season. The fertilizer is applied as needed and not generally stored on site. These materials readily commercially available and are locally purchased. As of 2018, the soil is in its second year and we anticipate it to have a lifetime of at least 3 years, with annual amendments as described above. After 3 years the soil will be composted/amended and reused.

- 6) **Fish & Wildlife management plan:** There are no fish on the subject parcel at any time of the year. There is a class 3 creek, over 100 ft from the cultivation site. The 10,000 sq ft cultivation site comprises much less than 1% of the 140 acres and as such represent no impact to the native wildlife. No trails are blocked and no vegetation or other natural conditions are disturbed as a result of the cultivation site. The bulk of the parcel are simply used as buffer and animal habitat. In order to encourage birds to visit the cultivation site and act as natural pest control, a small bird sanctuary (water feature) is installed at the site.
- 7) **Operations manual:** Under development
- 8) **Pest/pesticide management plan:** Only CA approved pesticide controls are employed. Organic food grade Diatomaceous earth quantity 20lbs, stored on site. Sulfur powder 20 lbs, stored on site, citric acid 10 lbs stored on site, isopropyl alcohol, 1 gal. Stored on site. 5 gal Roots Organic Budda Bloom, stored on site. Botanicare, 2.5 gal pure blend pro bloom stored on site. These materials are stored in a locked shed at the cultivation site. No rodenticides are used. No other chemical are used.
- 9) **Property Management plan:** The cannabis cultivation project is only a very small part of a larger CCOF certified organic farm operation. There is a 10 ac organic olive orchard on the parcel which produces certified organic olive oil. The property is actively managed on a daily basis. We have been a certified organic farm for over 12 years and as such do not use or store any pesticides, herbicides or other hazardous material. All inputs to the cannabis plants are approved for use in CA. A complete list can be found in the pest and pesticide section and an MSDS for all materials is also provided along with this application. The bulk of the land is buffer and wildlife area. The roads to all areas were established long ago to support the olive growing operation. There are no current plans to expand the operation beyond what is already established or requested in the current application.
- 10) **Water resources and use management plan:** The water utilized for the cultivation is drawn from a County approved ground well. The well is rated at over 100 gal per min and is used for both the cultivation of cannabis as well as olive trees. The water is stored in 2ea, 5,000 gal water tanks located near and uphill from the cultivation site. The water is gravity feed to the cultivation site and controlled using battery powered timers. The water used for the cannabis cultivation is metered. A log is maintained and updated on a monthly basis to document the water usage. Water is required from mid-May thru October. The water is delivered to each above ground pot using drip irrigation with 10 emitters per pot. A total of 10gal of water per day is applied to each plant. Given the raised pots and the white rock it is very easy to locate any leaks or other failures of the water system. In total approximately 80,000 gal of water are required to irrigate 48 plants for one season. You will be hard pressed to find another commercial agricultural endeavor that utilizes such a low volume of water.
- 11) **Security plan:** The cultivation site is located well within the property boundary (>0.25mi from public road) and out of sight of any county maintained road. The first entry gate to the property is located on Jerusalem Grade Rd. This gate is locked with heavy duty chain and key lock. This entry is currently under 7/24 surveillance with a high resolution 1080 low light capable camera with recording and storage of data. There are an additional 2 locked gates before you arrive at the cultivation site. These gates are chain link and locked with heavy duty chains and combination locks. The cultivation site is fenced with 6ft chain link and locked with heavy duty chain and combination lock. There is also an adjacent parcel gate which is locked with heavy duty chain and combination lock. Upon approval of a cultivation license the cultivation site will also have a 1080 high resolution, digital (low light) 7/24hr camera monitoring system to capture the entire 10,000 sq ft fenced cultivation area, any processing areas as well as the storage shed. The data storage will be located in a locked cabinet in the storage shed located at the site. We

are on the list for wireless communication to be provided by Lake County Wireless Broadband. Once that service is available we will be able to monitor the site remotely. Access to the parcel and the cultivation site will be limited by the locks and gates. Emergency contact information will be located on site and part of the operations manual.

- 12) Storm water management plan:** The cultivation site meets or exceeds all requirements of the Central Valley Regional Water Quality Control Board. The site has been issued water board permit number R5-2015-0113-0636. Water board best practices are employed at the site. The entire 10,000 sq ft cultivation site is first covered with ground cloth and then covered in rock to prevent erosion and degradation of the surrounding area as a result of rain/storm or irrigation runoff. The site is located on a 0-10% slope and no grading or disturbance to the soil was needed to locate the cultivation site. The plants are drip irrigation in above ground pots so there is virtually no runoff from the irrigation system.
- 13) Hazardous materials management plan:** Only CA approved pesticide controls are employed. Organic food grade Diatomaceous earth quantity 20lbs, stored on site. Sulfur powder 20 lbs, stored on site, citric acid 10 lbs stored on site, isopropyl alcohol, 1 gal. Stored on site. 5 gal Roots Organic Budda Bloom, stored on site. Botanicare, 2.5 gal pure blend pro bloom stored on site. These materials are stored in a locked shed at the cultivation site. No rodenticides are used. No other chemical are used. The cannabis cultivation project is only a very small part of a larger CCOF certified organic farm operation. There is a 10 ac organic olive orchard on the parcel which produces certified organic olive oil. The property is actively managed on a daily basis. We have been a certified organic farm for over 12 years and as such do not use or store any pesticides, herbicides or other hazardous material.

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

April 11, 2019

Via Electronic Mail

Mr. Eric Porter
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

Request: Minor Use Permit 18-14 – M-Type 2 (outdoor), Initial Study 18-18
Applican/Owner: Robert Lipari
Location: 21715 Jerusalem Grade Rd., Middletown
APN: 013-013-49

Dear Mr. Porter:

The Middletown Rancheria (Tribe) is in receipt of your notification dated April 9, 2019 regarding the above referenced matter.

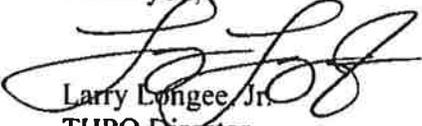
Thank you for the opportunity to provide comments to the above referenced project. We do have cultural resources and/or sites in the area.

We are requesting the following conditions:

- o A copy of the 2002 cultural resource study
- o An updated cultural resource study as the Jerusalem Fire has affected the proposed area.
- o Site Visit

Please let me know if you have any questions and/or concerns. Please reference THPD File Number 19-04-016.

Thank you


Larry Longee, Jr.
THPO Director
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