



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: December 11, 2018

REQUEST FOR REVIEW
FOR SUFFICIENCY

- @ AG. COMMISSIONER
- @ AIR QUALITY MGMT
- ARMY CORPS
- @ ASSESSOR
- BLM
- @ BUILDING DIVISION
- @ CAL FIRE
- @ CALTRANS
- CLEARLAKE CITY
- @ CRWQCB
- @ DPW ROADS: Todd Mansell
- @ CA FISH & WILDLIFE
- FISH & WILDLIFE SVC
- @ FIRE DIST: Northshore FPD
- @ HEALTH DEPT: Tina Rubin
- @ HEALTH DEPT: Craig W.
- HERITAGE COMMISSION

- HIDDEN VALLEY CSD
- LAKEBED MANAGEMENT
- @ CITY OF LAKEPORT
- @ LAKE TRANSIT
- NATIVE AM. HERITAGE
- NRCS
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- @ SONOMA STATE
- @ SPECIAL DISTRICTS
- STATE DEPT. HEALTH
- @ SURVEYOR
- @ TAX COLLECTOR

- TRAFFIC ADV. COMM.
- TRIBES:
- @ Big Valley Rancheria
- @ Elem Colony
- @ Koi Nation
- @ Middletown Rancheria
- @ Robinson Rancheria
- @ Scotts Valley Band of Pomo
- @ Upper Lake Habematolel
- @ Cortina Rancheria
- @ Yocha Dehe
- @ WASTE DISPOSAL
- @ DEPT. WATER RESOURCES
- @ MATH
- @ RESOURCE PLANNING
- @ HIDDEN VALLEY LAKE CSD

RECEIVED

AUG 14 2019

Lake County
Environmental Health

***Requested agencies designated in bold.**

FROM: Mireya G. Turner, Associate Planner *Byron Turner*

PROJECT: Major Use Permit (UP 18-47) Initial Study (IS 18-70); Design Review (DR 18-11) for Golf Course and Private Airport

OWNER: Garden Rd, a Del LLC, 51 Garden Rd., Scarsdale, NY 10583

APPLICANT: Brambles Development, LLC, c/o Garden Rd, 51 Garden Rd., Scarsdale, NY 10583

APN: 014-280-18

LOCATION: 19970 So. State Hwy. 29, Middletown, CA 95461

PARCEL SIZE: ±496.69 acres

ZONING: "M2-DR-FF-SC-WW" Heavy Industrial-Design Review-Floodway Fringe-Scenic Combining- Water way AND "RR-FF-SC-WW" Rural Residential-Floodway Fringe-Scenic Combining-Water way

GENERAL PLAN: Industrial, Rural Residential and Resource Conservation

HAZARDS: High Fire; Special Flood Hazard

Please review this proposal and advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **January 5, 2019**. Thank you.

PROPOSAL: The applicant proposes installation of an 18-hole golf course and the operation of a private airport at the existing landing strip, formerly used as the Crazy Creek Glider Port. The golf course would be mostly membership based, with limited public access. The ongoing livestock grazing would continue. Future golf lodging, as noted on the Site Plan, is not included in this project. The Proposed Gliderport Replacement Building is included in this project, but may be constructed as a primary residence and converted to a commercial building to support the golf course in the future. Also proposed is the construction of a golf course and aircraft maintenance compound. The private airport would be used by golfing guests and friends.

Serpentine soils are present throughout the parcel. Crazy Creek and its tributaries meander through the parcel. Two areas of wetland have been identified, totaling 30.18 acres, as well as numerous serpentine outcrops and other areas with sensitive species. Cultural resources have been identified.

Most of the parcel is relatively flat, with steeper slopes in the Northern and Western regions of the parcel. A major portion of the parcel is within the Crazy Creek water basin.

The parcel has two existing wells and proposes on-site septic systems. Encroachment is off of State Highway 29. There is also access to the parcel via an easement from Grange Road.

Attached please find the Vicinity Map, Site Plan, Project Description, and Biological Study.

COMMENTS: _____
See attached Memorandum

NAME Tina Rubin DATE 9/25/19

cc: @ Supervisorial District 1 (RFR)
Other Sierra Farm Bureau/etc. (RFR
(Examples): Club HOA Bus. Assoc. Only



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

Denise Pomeroy
Health Services Director

Gary Pace, MD
Interim Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: September 25, 2019
TO: Byron Turner, Principal Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: UP 18-47 Major Use Permit; IS 18-70, DR 18-11 for
Golf Course and Private Airport
APN: 014-280-18 19970 S State Hwy 29, Middletown

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

Environmental Health is currently working with the applicant to bring septic system on line and the applicant has applied for a major repair permit with site evaluation and a minor repair permit.

If the applicant stores hazardous materials (defined as either virgin or waste materials) equal to 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 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 amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site. If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

All wells shall be located an adequate horizontal distance from potential sources of contamination and pollution. The storage of hazardous materials shall be located a safe distance from any water well to prevent contamination. The applicant is required to implement measures to prevent contamination of the well(s).



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.

Mark Roberts

From: Hensley, Jordan@Waterboards <Jordan.Hensley@Waterboards.ca.gov>
Sent: Wednesday, January 8, 2020 10:29 AM
To: James Duncan
Cc: Mark Roberts; Eric Berridge
Subject: [EXTERNAL]RE: Brambles Golf Course, Middletown (IS18-70, UP18-47, DR18-11)

Hi James,

Thanks so much for reaching out and the information. I forwarded your email to our Stormwater unit and they will contact you to help you with the Construction Stormwater General Permit.

I would love to discuss the 401/WDR and 404 process with you. Please note that USACE does 404 permits so I cannot guarantee a full and accurate synopsis of all that they do, and they do a lot! But I can definitely discuss the 401/WDR permit process and the relationship to the 404 permit.

If my memory is correct, there are quite a number of tributaries/swales going through this property and would like to hear how the project is avoiding them.

You are more than welcome to come to the office to discuss the project, but a phone call might suffice. This way I can look at project files and aerial images on my computer as we talk. Would you be open to a phone call first, and then we can set up an in-person meeting if you would still like to after the call?

Thanks,

Jordan Hensley

Environmental Scientist
401 Water Quality Certification Unit
Central Valley Regional Water Quality Control Board - Sacramento
(916) 464-4812
Jordan.hensley@waterboards.ca.gov

From: James Duncan <james_h_duncan@me.com>
Sent: Wednesday, January 8, 2020 4:17 AM
To: Hensley, Jordan@Waterboards <Jordan.Hensley@Waterboards.ca.gov>
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Eric Berridge <erictberridge@gmail.com>
Subject: Brambles Golf Course, Middletown (IS18-70, UP18-47, DR18-11)

EXTERNAL:

Dear Jordan Hensley—

Mark Roberts of Lake County Community Development Department (copied herein) has forwarded me your comments regarding the above-referenced project, for which I am the primary contact. Thank you for your comments, they are clear, timely and helpful. Mark encouraged me to reach out to you now, since we are in the last furlongs of the permit process and wish to get in position to utilize the 2020 grading season and have all relevant permits in place. Specifically:

- Construction Storm Water General Permit. Would be great if we can get that process started;
- We are not planning on filling any waters of the US or tributaries but I would like to understand the 401 and 404 processes in case either of these or both become relevant after all. Hopefully we can review. We have reached out to Fish & Wildlife already. Kelsey Valle is our contact there.

Considering the many nuances of these types of projects, it might be useful to meet in your office in Rancho Cordova to discuss the specific permits requirements. Might we be able to do this?

Please consider and advise.

Kind regards

James Duncan
(408) 409-0689
For Brambles Development, LLC
Cc: Mark Roberts, Eric Berridge

Mark Roberts

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Monday, February 24, 2020 4:33 PM
To: Mark Roberts
Cc: Doug Gearhart; Lori Baca; Kelli Hanlon
Subject: [EXTERNAL]Re: Important!! Regarding Brambles gold course located at 014-208-18 (UP 18-47, DR 18-11 and IS 18-70)
Attachments: Brambles_09062019.pdf
Importance: High

Mark,

Attached are the comments sent previously. (My records show that there are comments from September of 2019. I believe it was sent again after December 2018)

A few things could of changed since then, so here is a list of Air Quality requirements that may also be applicable to the site location:

1. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
3. If the construction activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
4. Any stationary prime power or backup diesel generator requires an application submitted to LCAQMD. All engines must be notified to LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
5. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.

6. 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 should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

Fahmy Attar

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 263-7000 | fahmya@lcaqmd.net

On Feb 24, 2020, at 1:33 PM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hello fellow Agencies,

This email is in regards to the above project located on parcel number 014-208-18. The RFR was sent out in December of 2018. Would you please resend any agency comments/concerns your department may have by end of the week. I know if us short notice and I apologize for this inconvenience. It is scheduled to go before the PC on March 19, 2020 and I need to have the documents ready within the next week. If you have any questions, please let me know.

Mark Roberts – Principal Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Byron Turner, Principal Planner
LC Community Development Dept.

DATE: September 6, 2019

FROM: Fahmy Attar, Air Quality Engineer



SUBJECT: Brambles Development, LLC ••• APN: 014-280-18 ••• Major UP 18-47, DR 18-11, IS 18-70 ••• Golf Course and Private Airport located at 19970 South State Highway 29, Middletown, CA 95461

Lake County Air Quality Management District received a Request for Review for Sufficiency from Lake County Community Development. Brambles Development, LLC proposes the installation of a Golf Course and a Private Airport at the existing landing strip (formally used as the Crazy Creek Glider Port) located at 19970 South State Highway 29, Middletown, CA 95461

Private airport right of way, golf cart paths, and road must be adequately surfaced to prevent serpentine exposure. appropriate measures must be taken in areas where serpentine is present and it must be prevented from becoming airborne.

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.

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

The construction site address contains Serpentine, a Serpentine control plan is required unless otherwise determined by LCAQMD. Please contact LCAQMD for more details.

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

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

Given the above concerns are adequately addressed, the project as proposed with mitigation measures, can be supported for air quality concerns.

Mark Roberts

From: Kelli Hanlon
Sent: Monday, February 24, 2020 2:41 PM
To: Mark Roberts
Subject: RE: Important!! Regarding Brambles gold course located at 014-208-18 (UP 18-47, DR 18-11 and IS 18-70)
Attachments: 014-280-18 19970 S State Hwy 29, Middletown Golf Course & Airport.doc

Please let me know if you need anything else or if you have any questions. Thank you.

Kelli Hanlon
Office Services Supervisor
County of Lake, Department of Health Services
Environmental Health Division
922 Bevins Court, Lakeport, CA 95453
707-263-1164
kelli.hanlon@lakecountyca.gov



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From: Mark Roberts
Sent: Monday, February 24, 2020 1:34 PM
To: Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Lori Baca <Lori.Baca@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>
Subject: Important!! Regarding Brambles gold course located at 014-208-18 (UP 18-47, DR 18-11 and IS 18-70)
Importance: High

Hello fellow Agencies,

This email is in regards to the above project located on parcel number 014-208-18. The RFR was sent out in December of 2018. Would you please resend any agency comments/concerns your department may have by end of the week. I know

if us short notice and I apologize for this inconvenience. It is scheduled to go before the PC on March 19, 2020 and I need to have the documents ready within the next week. If you have any questions, please let me know.

Mark Roberts - Principal Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*



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

Denise Pomeroy
Health Services Director

Gary Pace, MD
Interim Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: February 25, 2020

TO: Byron Turner, Principal Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-47 Major Use Permit; IS 18-70, DR 18-11 for
Golf Course and Private Airport

APN: 014-280-18 19970 S State Hwy 29, Middletown

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

Environmental Health is currently working with the applicant to bring septic system on line and the applicant has applied for a major repair permit with site evaluation and a minor repair permit.

If the applicant stores hazardous materials (defined as either virgin or waste materials) equal to 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 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 amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site. If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

All wells shall be located an adequate horizontal distance from potential sources of contamination and pollution. The storage of hazardous materials shall be located a safe distance from any water well to prevent contamination. The applicant is required to implement measures to prevent contamination of the well(s).





Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

December 3, 2019

Byron Turner
Lake County
255 N. Forbes St.
Lakeport, CA 95453

Subject: Brambles Golf
SCH#: 2019119002

Dear Byron Turner:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 12/2/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: <https://ceqanet.opr.ca.gov/2019119002/2> for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse



RECEIVED

Central Valley Regional Water Quality Control Board
DEC 02 2019

18 November 2019

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts
County of Lake
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

CERTIFIED MAIL
7019 0700 0002 0111 6005

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, BRAMBLES GOLF COURSE (IS18-70; UP 18-47; DR 18-11)
PROJECT, SCH#2019119002, LAKE COUNTY**

Pursuant to the County of Lake Community Development Department's 1 November 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Brambles Golf Course (IS18-70; UP 18-47; DR 18-11) Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Any work within the wetlands or tributaries of Crazy Creek will require coverage under Clean Water Sections 404 and 401 or under Waste Discharge Requirements. Further, any activities, such as but not limited to discing, grading and installing mole-drains, that alters the course of on-site drainage patterns is subject to the previously mentioned permits. Information on these permits is found below.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards.

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities

(Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed

project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Waste Discharge Requirements – Discharges to Land

Pursuant to the State Board's Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency's management program.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

Dewatering Permit

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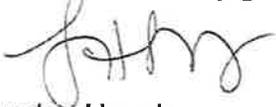
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If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

To: Mr. Ron Yoder
From: James Duncan
Date: January 22, 2019
Re: Golf course feature shaping

Dear Ron—

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With my advance thanks, and kind regards

James

James Duncan
(408) 409-0689
james_h_duncan@mac.com



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Central Valley Regional Water Quality Control Board
DEC 02 2019

18 November 2019

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts
County of Lake
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

CERTIFIED MAIL
7019 0700 0002 0111 6005

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, BRAMBLES GOLF COURSE (IS18-70; UP 18-47; DR 18-11)
PROJECT, SCH#2019119002, LAKE COUNTY**

Pursuant to the County of Lake Community Development Department's 1 November 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Brambles Golf Course (IS18-70; UP 18-47; DR 18-11) Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Any work within the wetlands or tributaries of Crazy Creek will require coverage under Clean Water Sections 404 and 401 or under Waste Discharge Requirements. Further, any activities, such as but not limited to discing, grading and installing mole-drains, that alters the course of on-site drainage patterns is subject to the previously mentioned permits. Information on these permits is found below.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards.

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

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In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities

(Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed

project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

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Pursuant to the State Board's Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency's management program.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

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If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

December 3, 2019

Byron Turner
Lake County
255 N. Forbes St.
Lakeport, CA 95453

Subject: Brambles Golf
SCH#: 2019119002

Dear Byron Turner:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 12/2/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: <https://ceqanet.opr.ca.gov/2019119002/2> for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse



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Central Valley Regional Water Quality Control Board

DEC 02 2019

18 November 2019

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts
County of Lake
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

CERTIFIED MAIL
7019 0700 0002 0111 6005

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, BRAMBLES GOLF COURSE (IS18-70; UP 18-47; DR 18-11) PROJECT, SCH#2019119002, LAKE COUNTY

Pursuant to the County of Lake Community Development Department's 1 November 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Brambles Golf Course (IS18-70; UP 18-47; DR 18-11) Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

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Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

To: Mr. Ron Yoder
From: James Duncan
Date: January 22, 2019
Re: Golf course feature shaping

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With my advance thanks, and kind regards

James

James Duncan
(408) 409-0689
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