



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy

Health Services Director

Sara Goldgraben, MD, MPH, MBA

Public Health Officer

Jasjit Kang

Environmental Health Director

Memorandum

DATE: May 4, 2018

TO: Mireya Turner, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-12; UP 18-10; UP 18-12, IS 18-16, EA 18-06
Cannabis Cultivation

APN: 012-056-44 16983 Hoffacker Lane, Lower Lake

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

There are 2 existing permitted on-site wastewater treatment systems on the parcel. There is a 2002 Permit #13337 for a standard 3 bedroom OWTS and a 2005 Permit #20096 for a 3 bedroom Aerobic Treatment System with subsurface drip disposal.

The Aerobic Treatment System requires continuous operation, regularly scheduled maintenance, and a maintenance agreement in place with an authorized manufacturer representative. Proof of maintenance record may be requested.

An additional OTWS may be required to accommodate the proposed project.

An on-site field inspection may be required to verify the required setbacks of the OWTS systems to the proposed project are being met.

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 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.

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 Registration form.

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

DATE: May 11, 2018

FROM: Van Tsan, AQE

SUBJECT: Stephen Sandtner and Jason Oram *** APN: 012-056-44 *** Major UP 18-12-M-Type 3A (Indoor), Minor UP 18-10-A-Type 2B (mixed), Initial Study 18-16 and Early Activation 18-06 *** Operate a M-Type 3 and A-Type 2B (mixed) commercial cannabis cultivation 16983 Hofacker Ln, Lower Lake 94559

This project has a high potential for air quality impacts. Mitigation measures should be in place prior to operation. The applicant indicates one canopy area from 10,001 sq. ft. to 22,000 sq. ft., inclusive, of total canopy size and a greenhouse, glasshouse, conservatory, hothouse, or other similar structure between 5,001 and 10,000 sq. ft. An odor control plan is required. Air emission control equipment is required. During operation, odor controls must be utilized to prevent offsite odors and air emissions. Using in-line fans coupled with HEPA filters with the addition of activated carbon filter equipment, as well a maintenance log are highly recommended. After construction, the applicant should use a HVAC system with activated carbon filters or better.

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

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

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

MAY 15 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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, and waste material, including removed vegetation and construction debris, must not be burned as a means of disposal.

Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. 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.

Close proximity to residences to the north causes concern. Concern exists from concentrating facilities on one parcel. Should operations and/or odor control plans failed, there could be a significant impact.

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



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DISTRIBUTION DATE: May 2, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

☒ @ AG. COMMISSIONER
☒ @ AIR QUALITY MGMT
☐ ARMY CORPS
ASSESSOR
☐ BLM
☒ @ BUILDING DIVISION
☒ @ CAL FIRE
☒ @ CALTRANS
☒ @ CDFA
☒ @ FIRE DIST: Upper Lake
☒ @ CRWQCB
☒ @ CA FISH & WILDLIFE
☒ @ DPW ROADS
☒ @ ENVIRONMENTAL
HEALTH DEPARTMENT

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

☒ @ SONOMA STATE
☒ @ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
☒ @ SURVEYOR

☒ @ TAX COLLECTOR

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

☒ @ Upper Lake Habematolel

☒ @ WATER RESOURCES

FROM: Mireya Turner, Associate Planner

REQUEST: Major Use Permit UP 18-12 – **A-Type 3A (Indoor)**, Minor Use Permit 18-10 – **A-Type 2B (mixed)**, Initial Study 18-16 and Early activation 18-06

APPLICANT/OWNER: Stephen Sandtner and Jason Oram

APNs: 012-056-44

LOCATION: 16983 Hofacker Ln, Lower Lake (APN 012-056-44)

ZONING: RL-SC - Rural Lands-Scenic Combining

GENERAL PLAN: Rural Lands

FLOOD ZONE: D – Project area not in flood zone

PROPOSAL: Permits to operate an A-Type 3A (Indoor), A-Type 2B (mixed light) commercial cannabis cultivation

Description of the type of requested permit:

A - Type 3A: "indoor": Indoor cultivation for adult use cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

A - Type 2B: "small 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 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.

The biological study found no rare, threatened, endangered species in or adjacent to the cultivation area. Additionally, the study observed no critical or sensitive habitat in or adjacent to the cultivation area.

The cultivation sites are required to meet the following **access standards**: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body. The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district. Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public.

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

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

An Initial Study will be prepared for the project, in compliance with the California Environmental Quality Act. Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Thursday 5/15/2018**. Please email your comments to Mireya Turner at Mireya.Turner@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: I have no comments about this proposal

NAME Steve Hajik DATE May 2, 2018

cc: 3 Supervisorial District (RFR Only) X Steele Redbud Audubon
Other (Examples: X Sierra Club X Admin Farm Bureau / etc.) (RFR Only)

Eric Porter

From: Scott Webb
Sent: Thursday, October 11, 2018 12:18 PM
To: Eric Porter
Subject: RE: APN: 012-056-44 - any well test data in the vicinity?
Attachments: 012-056-44.pdf

The nearest gw monitoring well is approx. 3.5 miles from the parcels of interest. Also, there is not a defined groundwater basin in that area (see attached map). If you need any more info regarding this, please let me know.

Scott

From: Eric Porter
Sent: Thursday, October 11, 2018 11:33 AM
To: Scott Webb <Scott.Webb@lakecountyca.gov>
Subject: APN: 012-056-44 - any well test data in the vicinity?

Hi Scott,

I've got a cannabis application on the APN listed in the subject line. The neighbors are claiming that their wells are almost dry, and that no new drawdowns to the aquifer should be allowed.

Do you happen to have any well tests in this vicinity? The address is 16983 Hofacker Lane, Lower Lake.

Thanks,

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



BURNS VALLEY

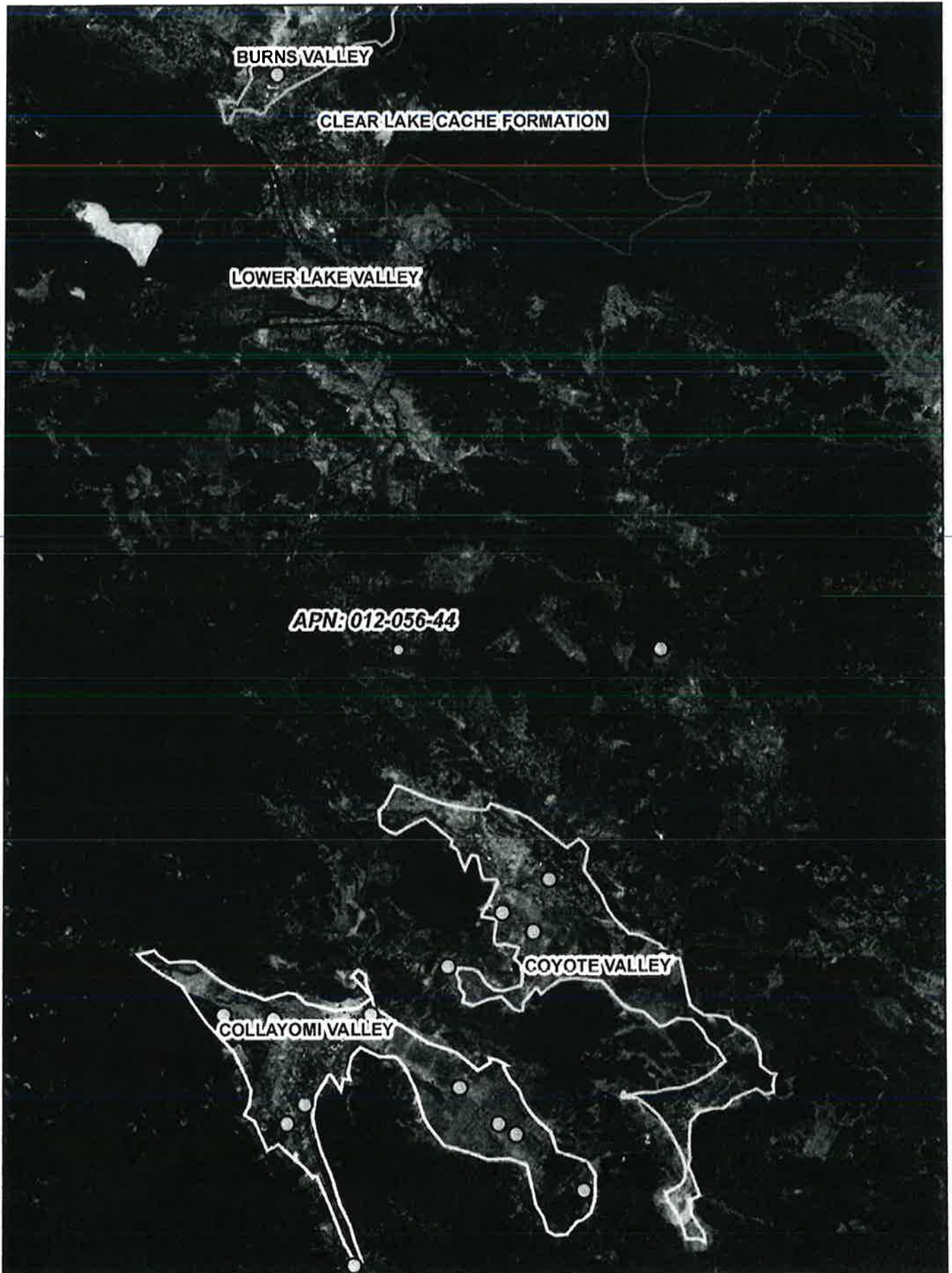
CLEAR LAKE CACHE FORMATION

LOWER LAKE VALLEY

APN: 012-056-44

COYOTE VALLEY

COLLAYOMI VALLEY



Eric Porter

From: Jill Shaul
Sent: Wednesday, October 03, 2018 1:40 PM
To: Eric Porter
Cc: Lori Baca
Subject: RE: Sandtner major use permit (UP 18-12) - Initial Study attached for your review
Attachments: Attached Image; Attached Image

Eric,

The subject parcel is outside any Special District's service areas, however it is in the vicinity of the Southeast Geysers Effluent Pipeline. Please see the attached scanned maps; one of the pipeline route overview, and one of Sheet P2-520 showing the pipeline at Hofacker Lane. Excavation at the site needs to be broadcast in compliance with the USA (Underground Service Alert) notification requirement.

Thank you,

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountyca.gov
phone #263-0119
fax #263-3836

From: Eric Porter
Sent: Monday, October 01, 2018 1:26 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Casey Moreno <Casey.Moreno@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; Vella, Kelsey@Wildlife <Kelsey.Vella@wildlife.ca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; 'nwc@sonoma.edu' <nwc@sonoma.edu>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; sryan@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterson@middletownrancheria.com; jsimon@middletownrancheria.com; btorres@middletownrancheria.com; speterson@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; lrenia.quitiquit@sv-nsn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; centralvalleysac@waterboards.ca.gov; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>
Cc: Byron Turner <Byron.Turner@lakecountyca.gov>
Subject: Sandtner major use permit (UP 18-12) - Initial Study attached for your review

Good afternoon all,

Please see the attached Initial Study; this is for a Major Use permit for a commercial cannabis grow operation. This is scheduled for hearing on Dec. 13, 2018 (Planning Commission).

Please have your comments back to me on or before Nov. 1, 2018 if possible.

Thank you,

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



May 2, 2018

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

Subject: Major Use Permit UP 18-12 – A-Type 3A (Indoor), Minor Use Permit 18-10 – A-Type 2B (mixed), Initial Study 18-16 and Early Activation 18-06

APN: 012-056-44

Mireya,

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

The Director of the Department of Forestry and Fire Protection has designated the Fire Hazard Severity Zone for this project area as being classified as being both High and Moderate as specified in Public Resources Code Sections 4201 thru 4204.

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

Public Resources Code 4290

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

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

Article 2: Emergency Access and Egress

§1273.00: Intent

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

§1273.01: Road Width

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

§1273.02: Roadway Surface

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

§1273.03: Roadway Grades

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

§1273.04: Roadway Radius

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

§1273.05: Roadway Turnarounds

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

§1273.06: Roadway Turnouts

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

§1273.07: Roadway Structures

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

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

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

§1273.08: One Way Roads

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

§1273.09: Dead End Roads

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

parcels zoned for less than one acre – 800 feet

parcels zoned for 1 acre to 4.99 acres – 1320 feet

parcels zoned for 5 acres to 19.99 acres – 2640 feet

parcels zoned for 20 acres or larger – 5280 feet

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

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

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

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

§1273.10: Driveways

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

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

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

§1273.11 Gate Entrances

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

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

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

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

Article 3: Signing and Building Numbering

§1274.00 Intent

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

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

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

Size of letters, numbers, and symbols for street and road signs shall be a minimum 4-inch letter height, ½ inch stroke, reflectorized, contrasting with the background color of the sign.

§1274.02: Visibility and Legibility of Street and Road Signs

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

§1274.03: Height of Street and Road Signs

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

§1274.04: Names and Numbers on Street and Road Signs

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

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

§1274.05: Intersecting Roads, Streets and Private Lanes

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

§ 1274.06: Signs Identifying Traffic Access Limitations

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

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

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

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

§1274.08: Addresses for Buildings

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

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

Size of letters, numbers and symbols for addresses shall be a minimum 4-inch letter height, ½ inch stroke, reflectorized, contrasting with the background color of the sign. Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

1274.10: Installation, Location and Visibility of Addresses

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

thereafter, and the address shall be visible and legible from the road on which the address is located.

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

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

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

Article 4: Emergency Water Standards

§1275.00: Intent

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

§1275.01: Application

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

§1275.10: General Standards

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California Fire Code, California Code of Regulations title 24, part 9, shall be accepted as meeting the requirements of this article. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, if the specified quantity is immediately available. Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.

§1275.15: Hydrant/Fire Valve

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

The hydrant serving any building shall:

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

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

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

§1275.20: Signing of Water Sources

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

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

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

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

Article 5: Fuel Modification Standards

§1276.00: Intent

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

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

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

§1276.01 Setback for Structure Defensible Space

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

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

§1276.02 Disposal of Flammable Vegetation and Fuels

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

§1276.03 Greenbelts

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

Public Resources Code 4291

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

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion.

For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

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

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

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

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

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

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

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

Article 3: Fire Hazard Reduction Around Buildings and Structures

§1299.03: Requirements

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained in two distinct "Zones" as follows: "Zone 1" extends thirty feet (30 ft.) out from each "Building or Structure," or to the property line, whichever comes first; "Zone 2" extends from thirty feet (30 ft.) to one hundred feet (100 ft.) from each "Building or Structure," but not beyond the property line. The vegetation treatment requirements for Zone 1 are more restrictive than for Zone 2, as provided in (a) and (b) below. The

Department of Forestry and Fire Protection's "Property Inspection Guide, 2000 version, April 2000," provides additional guidance on vegetation treatment within Zone 1 and Zone 2, but is not mandatory and is not intended as a substitute for these regulations.

(a) Zone 1 Requirements:

(1) Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles from the Zone whether such vegetation occurs in yard areas around the "Building or Structure," on the roof or rain gutters of the "Building or Structure," or any other location within the Zone.

(2) Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces, and keep all branches a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets.

(3) Relocate exposed firewood piles outside of Zone 1 unless they are completely covered in a fire resistant material.

(4) Remove flammable vegetation and items that could catch fire which are adjacent to or under combustible decks, balconies and stairs.

(b) Zone 2 Requirements:

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

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

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

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

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

(c) For both Zones 1 and 2:

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

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

§1299.04: Additional Clearances

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

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

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

Public Resources Code 4291.3

Subject to any other applicable provision of law, a state or local fire official, at his or her discretion, may authorize an owner of property, or his or her agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that defensible space is adequate for the protection of a hospital, adult residential care facility, school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the facility, or to the property line, whichever distance is shorter.

Public Resources Code 4292

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

Name: Sandtner & Oram
APN:012-056-44
RFR: MUP 18-12, MUP 18-10, IS 18-16, EA 18-06

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classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

Public Resources Code 4293

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

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

(b) For any line which is operating at 72,000 or more volts, but less than 110,000 volts, six feet.

(c) For any line which is operating at 110,000 or more volts, 10 feet.

In every case, such distance shall be sufficiently great to furnish the required clearance at any position of the wire, or conductor when the adjacent air temperature is 120 degrees Fahrenheit, or less. Dead trees, old decadent or rotten trees, trees weakened by decay or disease and trees or portions thereof that are leaning toward the line which may contact the line from the side or may fall on the line shall be felled, cut, or trimmed so as to remove such hazard. The director or the agency which has primary responsibility for the fire protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

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

Regards,



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

Name: Sandtner & Oram

APN:012-056-44

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Cc: Greg Bertelli, Division Chief, LNU North Division

William Sapeta, Fire Chief, Lake County Fire Protection District

LNU PRC 4290 File

Mireya Turner

From: Jill Shaul
Sent: Wednesday, May 2, 2018 2:23 PM
To: Mireya Turner
Subject: RE: Request for Review - UP 18-12 Sandtner/Oram - Commercial cannabis cultivation - Lower Lake

Mireya,

The subject parcel is outside any Special Districts service areas. No Impact.

Thank you!

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountycalifornia.gov
phone #263-0119
fax #263-3836

From: Mireya Turner
Sent: Wednesday, May 02, 2018 10:24 AM
To: Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Anthony Roberts <aroberts@hochadehe-nsn.gov>; Augustin Garcia <a.garcia@elemindiancolony.org>; Barbara Ringen <Barbara.Ringen@lakecountycalifornia.gov>; Batsulwin Brown <bbrown@big-valley.net>; Brenda Torres <btorres@middletownrancheria.com>; Brian Martin <Brian.Martin@lakecountycalifornia.gov>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; Chris Macedo <Chris.Macedo@lakecountycalifornia.gov>; Chris Vallerga <Chris.Vallerga@fire.ca.gov>; David Cowan <David.Cowan@lakecountycalifornia.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountycalifornia.gov>; Dean Rogers <dgers@robinsonrancheria.org>; Dino Beltran <kn@koination.com>; Doug Gearhart <doug@lcaqmd.net>; Ed Robey <edrobey@wildblue.net>; James Kinter <jkinter@hochadehe-nsn.gov>; James Scott <James.Scott@lakecountycalifornia.gov>; Jill Shaul <Jill.Shaul@lakecountycalifornia.gov>; Justin Lord <jlord@middletownrancheria.com>; Karola Kennedy <kkarolaepa@gmail.com>; Lamont Brown <l.brown.elem@gmail.com>; Laverne Bill <lbill@hochadehe-sns.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Lucas Bingham <Lucas.Bingham@lakecountycalifornia.gov>; Marilyn Delgado <mdelgado@hochadehe-nsn.gov>; Mary Jane Montana <MaryJane.Montana@lakecountycalifornia.gov>; Mike Schaver <mschaver@robinsonrancheria.org>; Moke Simon <jsimon@middletownrancheria.com>; Paula Glavin <Paula.Glavin@lakecountycalifornia.gov>; Reunabb Riyse <rrouse@hochadehe-nsn.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@lakecountycalifornia.gov>; Steve Navarez <admin@rvrpomo.net>; Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Steven Herdt <Steven.Herd@lakecountycalifornia.gov>; T Martin <tmartin@hultribe-nsn.gov>; Tina Rubin <Tina.Rubin@lakecountycalifornia.gov>; Todd Mansell <Todd.Mansell@lakecountycalifornia.gov>; Victoria Brandon (vbrandon@lakelive.info) <vbrandon@lakelive.info>
Cc: fdchf700@yahoo.com; Moke Simon <Moke.Simon@lakecountycalifornia.gov>
Subject: Request for Review - UP 18-12 Sandtner/Oram - Commercial cannabis cultivation - Lower Lake

Good morning,

Attached please find a request for review for Stephen Sandtner and Jason Oram, proposing commercial cannabis cultivation at 16983 Hofacker Ln, Lower Lake (APN 012-056-44).

The site plans are also attached.

The project application includes a Property Management Plan which is available upon request.

Your consideration and input regarding this project no later than Thursday, 5/2/2018, is greatly appreciated.

Mireya G. Turner, MPA - Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

Phone: (707) 263-2221

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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>

May 29, 2018

File No.: 17-2813

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

re: County File Number UP 18-12, 18-10, 18-16, and 18-06 / 16983 Hofacker Lane, Lower Lake / Stephen Sandtner and Jason Oram

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: The proposed project entails permits to operate an A-Type 3A (Indoor) and A-Type 2B (Mixed Light) commercial cannabis cultivation.

Previous Studies:

XX Studies S-44878 (Dougherty et al. 2008) and S-47190 (Whatford 2015), covering approximately 65% of the proposed project area, identified no cultural resources (see recommendations below).

Archaeological and Native American Resources Recommendations:

XX Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Lake County have been found along watercourses in fertile valleys and in areas populated by oak, madrone, buckeye, and pine. Sites are also found near a variety of plant and animal resources. The proposed project area is located in a hilly, wooded area adjacent to Coyote Creek. The project area is also in proximity to several other watercourses and several small bodies of water. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

We therefore recommend that a qualified archaeologist conduct further archival and field study of the unsurveyed portions of the project area to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

XX We recommend that 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.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, 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.

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 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. If you have any questions, please contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns
Researcher