



**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: February 14, 2019**

**REQUEST FOR REVIEW**  
**FOR SUFFICIENCY**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> AG. COMMISSIONER                  | <input type="checkbox"/> HIDDEN VALLEY CSD                   | <input type="checkbox"/> TRAFFIC ADV. COMM.                                   |
| <input checked="" type="checkbox"/> <b>AIR QUALITY MGMT</b>           | <input type="checkbox"/> LAKEBED MANAGEMENT                  | <input checked="" type="checkbox"/> <b>TRIBES:</b>                            |
| <input type="checkbox"/> ARMY CORPS                                   | <input checked="" type="checkbox"/> CITY OF LAKEPORT         | <input checked="" type="checkbox"/> <b>Big Valley Rancheria</b>               |
| <input checked="" type="checkbox"/> <b>ASSESSOR</b>                   | <input checked="" type="checkbox"/> LAKE TRANSIT             | <input checked="" type="checkbox"/> <b>Cortina Rancheria</b>                  |
| <input type="checkbox"/> BLM  | <input type="checkbox"/> NATIVE AM. HERITAGE                 | <input checked="" type="checkbox"/> <b>Elem Colony</b>                        |
| <input checked="" type="checkbox"/> <b>BUILDING DIVISION</b>          | <input type="checkbox"/> NRCS                                | <input checked="" type="checkbox"/> <b>Koi Nation</b>                         |
| <input checked="" type="checkbox"/> <b>CAL FIRE</b>                   | <input type="checkbox"/> OFFICE OF EDUCATION                 | <input checked="" type="checkbox"/> <b>Middletown Rancheria</b>               |
| <input checked="" type="checkbox"/> <b>CALTRANS</b>                   | <input checked="" type="checkbox"/> <b>PG&amp;E</b>          | <input checked="" type="checkbox"/> <b>Mishewal-Wappo of Alexander Valley</b> |
| <input type="checkbox"/> CLEARLAKE CITY                               | <input checked="" type="checkbox"/> <b>PUBLIC SERVICES</b>   | <input checked="" type="checkbox"/> <b>Redwood Valley</b>                     |
| <input checked="" type="checkbox"/> <b>CRWQCB</b>                     | <input checked="" type="checkbox"/> SHERIFF                  | <input checked="" type="checkbox"/> <b>Robinson Rancheria</b>                 |
| <input checked="" type="checkbox"/> <b>DPW ROADS: Todd Mansell</b>    | <input type="checkbox"/> SOLANO CO. WATER                    | <input checked="" type="checkbox"/> <b>Scotts Valley Band of Pomo</b>         |
| <input checked="" type="checkbox"/> CA FISH & WILDLIFE                | <input checked="" type="checkbox"/> <b>SONOMA STATE</b>      | <input checked="" type="checkbox"/> <b>Upper Lake Habematolel</b>             |
| <input type="checkbox"/> FISH & WILDLIFE SVC                          | <input checked="" type="checkbox"/> <b>SPECIAL DISTRICTS</b> | <input checked="" type="checkbox"/> <b>Yocha Dehe</b>                         |
| <input checked="" type="checkbox"/> <b>FIRE DIST: Kelseyville FPD</b> | <input type="checkbox"/> ST. DEPT. HLTH-Drnkng Wtr           | <input checked="" type="checkbox"/> <b>MATH</b>                               |
| <input checked="" type="checkbox"/> <b>HEALTH DEPT: Tina Rubin</b>    | <input checked="" type="checkbox"/> <b>SURVEYOR</b>          | <input checked="" type="checkbox"/> <b>RESOURCE PLANNING</b>                  |
| <input checked="" type="checkbox"/> <b>HEALTH DEPT: Craig W.</b>      | <input checked="" type="checkbox"/> <b>TAX COLLECTOR</b>     | <input checked="" type="checkbox"/> <b>WASTE DISPOSAL</b>                     |
| <input type="checkbox"/> HERITAGE COMMISSION                          |  | <input checked="" type="checkbox"/> <b>DEPT. WATER RESOURCES</b>              |

**\*Requested agencies designated in bold.**

FROM: Mireya G. Turner, Associate Planner  
PROJECT: Major Use Permit (UP 19-05) Initial Study (IS 19-09) for power generation facility  
OWNER: Scotts Valley Band of Pomo Indians, 1005 Parallel Dr., Lakeport, CA 95453  
APPLICANT: Thomas Jordan, Tribal Administrator, 1005 Parallel Dr., Lakeport, CA 95453  
APN: 009-021-07  
LOCATION: 7130 Red Hills Rd., Kelseyville  
PARCEL SIZE: ±38.38 acres  
ZONING: "RR-SC" Rural Residential-Scenic Combining AND "CH-DR" Highway Commercial-Design Review  
GENERAL PLAN: Rural Residential and Community Commercial  
HAZARDS: High Fire

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 **March 8, 2019**. Thank you.

**PROPOSAL:** The applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW. The byproduct of biochar will be sold as a soil amendment to a broker, to be picked up once a week, and used on the project parcel. Tree trimmings for the biomass facility will be delivered pre-chipped, or chipped on-site, and stored on ±1.3 acres next to the facility. A new water line would be installed to the biochar facility. The energy produced would be fed into the PG&E electric transmission grid via underground line, to the nearby power pole that transmits 8 megawatts of energy, located 100 feet from the main entrance of the parcel.

There are currently three dwellings on the parcel, supported by an existing well and two septic systems. There is also an existing 38-car space parking lot and public restroom. An older, non-producing walnut orchard covers most of the parcel, including the proposed location of the solar and biomass structures.

# COUNTY OF LAKE

255 N. FORBES STREET  
LAKEPORT, CA 95453  
(707) 263-2382

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING AND SAFETY DIVISION

16185 MAIN STREET  
LOWER LAKE, CA 95457  
(707) 994-6285

LEGAL OWNER	NAME & MAILING ADDRESS <b>SCOTTS VLY BND POMO INDIANS</b> <b>149 N MAIN ST #200 LAKEPORT, CA 277-8870</b>		TELEPHONE NO.	
	JOB ADDRESS <b>7130 RED HILLS RD KLSY</b>		SUBDIVISION	
JOB LOCATION	NEAREST CROSS STREET <b>HWY 29</b>		LOT	
	ASSESSOR'S PARCEL NO. <b>009-021-07</b>		BLOCK	
USE OF STRUCTURE <b>DEMO KITCHEN</b>				

PERMIT # **01-02-1537**  
Date Issued: **07/12/2002**  
Supv. Dist.: **5**  
Census: **0**  
Zoning: **RR**  
Valuation: **0**  
Issued By: **BONNERS**

CONTRACTOR'S NAME & ADDRESS LIC. NO.

ARCHITECT'S NAME & ADDRESS LIC. NO.

ENGINEER'S NAME & ADDRESS LIC. NO.

## CONTRACTOR

CONTRACTOR (Name) Phone Number

Mailing Address City State Zip

City Business License No. / Expires State Contractors License No. / Class / Expires

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor's Signature Date

## OWNER BUILDER DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5): Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

Please check one of the following:

☒ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of the property, who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

☐ I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I AM EXEMPT under Section B. & P.C. for this reason:

OWNER'S SIGNATURE *Shirley Hersh* Date *7/12/02*

## WORKERS' COMPENSATION DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY one of the following declarations:

☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Policy Number:  
(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☒ I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date: *7/12/02* Applicant's Signature: *Shirley Hersh*  
TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

## CONSTRUCTION LENDER

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that there is a construction lending agency for the performance of the work for which this permit is issued, (3097 civ. code)

Lender's Name

I certify that I have read this application and state that the above information is correct. I agree to comply with all Lake county ordinances and state laws.

Signature of Applicant or Agent *Shirley Hersh* Date *7/12/02*

Own: **SCOTTS VLY BND POMO INDIANS**

Permit #: **01-02-1537**

**149 N MAIN ST #200 LAKEPORT, CA 277-8870**

Cross: **HWY 29**

Issued: **07/12/2002**

Job: **7130 RED HILLS RD KLSY**

Per: **009-021-07**

Use: **DEMO KITCHEN**

Own: **SCOTTS VLY BND POMO INDIANS**

**149 N MAIN ST #200 LAKEPORT, CA 277-8870**

Cross: **HWY 29**

Issued: **07/12/2002**

Job: **7130 RED HILLS RD KLSY**

Per: **009-021-07**

Use: **DEMO KITCHEN**

CAT. QUAN. UNIT DESCRIPTION VALUATION COST

XX

Description Cost

Combination Permit Fee 34.56

Balance Due \$0.00

*R02000085*

COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING & SAFETY DIVISION

NORTHSHORE  
255 North Forbes Street  
Lakeport CA 95453  
(707) 263-2382  
FAX: (707) 262-5843



SOUTHSHORE  
16185 Main Street  
Lower Lake CA 95457  
(707) 994-6285  
FAX: (707) 994-7128

BUILDING PERMIT APPLICATION

01-02-1537

ASSESSORS PARCEL # <u>009-021-07</u>		APPL# <u>01-02-1537</u>		
OWNER: LAST NAME <u>Scolls Valley</u> FIRST NAME <u>Band of Pomo</u>				
SITE ADDRESS: <u>7130 Red Hills</u>				
CITY <u>Kelseyville</u>		CROSS STREET <u>Hwy 29</u>		
WORK DESCRIPTION: <u>DEMO Kitchen in SD</u> EST. COST <u>          </u>				
<b>MAILING INFORMATION</b>		<b>CONTRACTOR</b>		
Owner's Name <u>same</u>		Name: <u>Custom Manufacture Homes</u>		
Address: <u>                                </u>		Contact: <u>                                </u>		
City: <u>                                </u> Zip: <u>                                </u>		Address: <u>                                </u>		
State: <u>                                </u> Tel: ( ) <u>277-8870</u>		Lic. #: <u>                                </u> Class <u>                                </u>		
e-mail <u>Attn: Diana Hershey</u>		City: <u>Willits</u> St. <u>                                </u>		
		Zip: <u>                                </u> Tel: ( ) <u>                                </u>		
		e-mail <u>                                </u>		
<b>ARCHITECT</b>		<b>ENGINEER</b>		
Name: <u>                                </u>		Name: <u>                                </u>		
Lic#: <u>                                </u> Exp. Date <u>                                </u>		Contact: <u>                                </u>		
Address: <u>                                </u>		Lic#: <u>                                </u> Exp. Date <u>                                </u>		
Zip: <u>                                </u> Tel: ( ) <u>                                </u>		Address: <u>                                </u>		
		City: <u>                                </u> St. <u>                                </u>		
		Zip: <u>                                </u> Tel: ( ) <u>                                </u>		
		e-mail: <u>                                </u>		
<b>LENDER</b>				
Name: <u>                                </u>				
Address: <u>                                </u>				
City: <u>                                </u> St. <u>                                </u>				
Zip: <u>                                </u> Tel: ( ) <u>                                </u>				
APPLICANT'S SIGNATURE: <u>Diana L. Hershey</u> DATE: <u>12/14/01</u>				
<b>AGENCY APPROVALS</b>				
Prior to Plan Check	Init.	Date	Init.	Date
1. Special Districts:				
Sewer Fees: <u>                                </u>	(prior to plan check)	(prior to issuance)		
Water Fees: <u>                                </u>	FAXED TO SPECIAL DISTRICTS: <u>N/A</u>			
2. Env. Health Division:				
Well Permit: <u>                                </u>			Notes	<u>N/A</u>
Septic Permit: <u>                                </u>	Low Flush - YES		<u>NO CHANGE IN FOOTPRINT</u>	
2(A). EH APPROVAL REQUIRED PRIOR TO OCCUPANCY <u>PS.</u>				
3. Planning Division: <u>PS.</u> <u>6/12/02</u> <u>KITCHEN WILL NEED TO BE REMOVED</u>				
Zone <u>CR</u>	Max Hgt. <u>                                </u>			
Setbacks: F <u>                                </u>	Road C/L <u>                                </u>			
B <u>                                </u>	S1 <u>                                </u>	S2 <u>                                </u>		
4. Dept. of Public Works:				
Enc. Permit req.? Yes <u>                                </u>	No <u>                                </u>	Check Ex. <u>                                </u>		
Permit #: <u>                                </u>	<u>OK - ISSUED</u>			
5. Flood Control: <u>6/10/02</u> <u>PS</u> <u>FLOOD ZONE "D"</u>				
Prior to Issuance:				
6. Building Division				
Grading Permit	Yes	No		
Permit: # <u>                                </u>				
7. Lakebed Management: <u>                                </u>				
8. Ca. Dept. of Forestry: <u>                                </u>				
9. Local Fire District: <u>                                </u>				
10. Local School District: <u>                                </u>				



Own: SCOTTIS VLY BND POMO INDIANS

Perm #: 01-02-1537

149 N MAIN ST #200 LAKEPORT, CA 277-8870

Cross: HWY 29

Issued: 07/12/2002

Job: 7130 RED HILLS RD KLSY

Par: 009-021-07

Use: DEMO KITCHEN

\*9/23/02 SINK STILL IN PLACE, POTABLE  
WATER DISCONNECTED. *JM*

CLEARED FOR FINAL		
Date	By	Department
		Env. Health
		Spec. Districts
		D.P.W. Encroachment
		Calif. Dept. of Forestry
		Planning

Sept. 15<sup>th</sup>  
Deadline to get out  
of unit

FINALED

DATE

9/30/02 BY *JM*

## BUILDING

SETBACK & YARDS		
FOOTINGS & FORMS		
SLAB		
MASONRY FND. WALL		
REINFORCING STEEL		

DO NOT POUR CONCRETE UNTIL ABOVE HAS BEEN SIGNED BY INSPECTOR

FRAME		
EXT. LATH		
ROOF NAILING		
DRYWALL NAILING		
INSULATION		

DO NOT CONCEAL WORK UNTIL ABOVE HAS BEEN SIGNED BY INSPECTOR

## PLUMBING

UNDERFLOOR PLUMBING		
ROUGH PLUMBING		
GAS PIPE AIR TEST		
SEWER		

DO NOT CONCEAL PIPING UNTIL ABOVE HAS BEEN SIGNED BY INSPECTOR

## ELECTRIC

UNDERGROUND WIRING		
CONDUIT		
ROUGH WIRING		
METER SET		
TEMP POLE		
UFER GROUND		

DO NOT CONCEAL WIRING OR CONDUIT UNTIL ABOVE HAS BEEN SIGNED BY INSPECTOR

## MECHANICAL

FLUES & DUCTS		
WOODSTOVE / FIREPLACE		

DO NOT CONCEAL FLUES OR DUCTS UNTIL ABOVE IS SIGNED BY INSPECTOR

## MOBILE HOMES

LOT PREP.		
INSTALLATION		
CONTINUITY		
SEWER		

DO NOT OCCUPY UNTIL APPROVED BY INSPECTOR

## FINAL APPROVALS

DRIVEWAY ENCROACHMENT		
FINAL GRADING		
CALIF. DEPT. FORESTRY		
ENERGY COMPLIANCE		
FINAL BUILDING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL MOBILEHOME		
FINAL <i>DEMO KITCHEN SINK</i>		
PERMISSION TO OCCUPY		

*DM 9/30/02*

Own: SCOTTS VALLEY BAND OF POMO INDIANS

Perm #: 16-17-0428

9700 SODA BAY ROAD KELSEYVILLE, CA

Cross: Hwy 29

Issued: 03/08/2017

Job: 7130 RED HILLS RD KLSY

Par: 009-021-07

Bob 350.0155

Use: Exterior Bathroom

CLEARED FOR FINAL		
Date	By	Department
		Env. Health
		Spec. Districts
		D.P.W. Encroachment
		Calif. Dept. of Forestry
		Planning
		Caltrans

\* Correction notice 9/22/17 KAT  
NO water test - OK 9/22/17

2-5-18 - APA Corrections

**FINALED**  
DATE 2/20/18 BY KAT

Owner: SCOTT'S VALLEY BAND OF POMO INDIANS  
Permit #: 10-11-0591  
9700 SODA BAY ROAD, KELSEYVILLE, CA  
Cross: HWY 29  
Job: 7130 RED HILLS RD KLEY

Permit: 009-021-07

Grnd Mt Solar

3/3/11 POST OK  
TRENCHING TO SHALLOW

CLEARED FOR FINAL		
Date	By	Department
		Env. Health
		Spec. Districts
		D.P.W. Encroachment
		Calif. Dept. of Forestry
		Planning
		Caltrans

Plans Enclosed

~~POST~~  
FINALED

DATE

3/21/11

*[Signature]*

## Mireya Turner

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**From:** Peggy Barthel  
**Sent:** Friday, February 15, 2019 3:54 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Interesting project!

A grading permit will be required for tree (and other vegetation) removal and land preparation. Please be sure that the Initial Study includes potential impacts of the grading activities. I am happy to help answer questions.

Peggy Barthel  
Associate Resource Planner  
707-263-2221

**From:** Mireya Turner  
**Sent:** February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountyca.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; David Cowan <David.Cowan@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>  
**Subject:** FW: Request for Review - Power Generation Facility - Kelseyville

Good morning,  
I just sent this RFR out, but inadvertently omitted your email addresses. Sorry about that.  
Have a great weekend.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <dougg@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-



## Mireya Turner

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**From:** Ryan Lewelling  
**Sent:** Tuesday, March 5, 2019 3:15 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

This Assessor's Office review of the proposal for power generation facility located at APN 009-021-070-000 has identified no issues of note.

- No Tax Rate Area conflicts identified
- Property taxes are paid up and current.

Please proceed accordingly.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; Fahmy Attar <[FahmyA@lcaqmd.net](mailto:FahmyA@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Jack Smalley <[Jack.Smalley@lakecountyca.gov](mailto:Jack.Smalley@lakecountyca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Ward, Leishara@DOT <[leishara.ward@dot.ca.gov](mailto:leishara.ward@dot.ca.gov)>; centralvalleysac@waterboards.ca.gov; Todd Mansell <[Todd.Mansell@lakecountyca.gov](mailto:Todd.Mansell@lakecountyca.gov)>; Paul Bleuss <[PBleuss@Kelseyvillefire.com](mailto:PBleuss@Kelseyvillefire.com)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; Kati Galvani <[kati.Galvani@lakecountyca.gov](mailto:kati.Galvani@lakecountyca.gov)>; CHRIS <[NWIC@SONOMA.EDU](mailto:NWIC@SONOMA.EDU)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Sarah Ryan <[sryan@big-valley.net](mailto:sryan@big-valley.net)>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; env.tech.elem@gmail.com; Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; kkarolaepa@gmail.com; Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; admin@rvrpomo.net; Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA

Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



## **COUNTY OF LAKE**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

### **MEMORANDUM**

**TO:** Mireya Turner

**FROM:** Ron Yoder

**RE:** Scotts Valley Band of Pomo Indians

**DATE:** February 19, 2019

In response to your request for review I have the following recommendations regarding grading and stormwater issues.

Due to the overall project size (over one acre) the project requires a Stormwater Pollution Prevention Plan (SWPPP) The applicant also needs to prepare and submit detailed grading plans, separate from building plans, that includes all vegetation clearing, road widening, linear trenching for water and electrical utility lines. Pads for solar panels, storage sites, carports and building pads also need to be included in the detailed plans. The applicant will follow the Grading Design Standards listed in The Lake County Grading Ordinance to prepare the grading plans.

Ron Yoder  
Grading and Stormwater Inspector II



## Mireya Turner

---

**From:** Peggy Barthel  
**Sent:** Friday, February 15, 2019 3:54 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Interesting project!

A grading permit will be required for tree (and other vegetation) removal and land preparation. Please be sure that the Initial Study includes potential impacts of the grading activities. I am happy to help answer questions.

Peggy Barthel  
Associate Resource Planner  
707-263-2221

**From:** Mireya Turner  
**Sent:** February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountyca.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; David Cowan <David.Cowan@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>  
**Subject:** FW: Request for Review - Power Generation Facility - Kelseyville

Good morning,  
I just sent this RFR out, but inadvertently omitted your email addresses. Sorry about that.  
Have a great weekend.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
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707-263-2221  
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valley.net>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; [env.tech.elem@gmail.com](mailto:env.tech.elem@gmail.com); Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; [kkarolaepa@gmail.com](mailto:kkarolaepa@gmail.com); Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; [jsimon@middletownrancheria.com](mailto:jsimon@middletownrancheria.com); [mshaver@middletownrancheria.com](mailto:mshaver@middletownrancheria.com); [thpdnotices@middletownrancheria.com](mailto:thpdnotices@middletownrancheria.com); Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; [admin@rvrpomo.net](mailto:admin@rvrpomo.net); Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; [thomas.jordan@sv-nsn.gov](mailto:thomas.jordan@sv-nsn.gov); [lbill@yochadehe-nsn.gov](mailto:lbill@yochadehe-nsn.gov); [rrouse@yochadehe-nsn.gov](mailto:rrouse@yochadehe-nsn.gov); [jkinter@yochadehe-nsn.gov](mailto:jkinter@yochadehe-nsn.gov); [aroberts@yochadehe-nsn.gov](mailto:aroberts@yochadehe-nsn.gov)

**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>

**Subject:** Request for Review - Power Generation Facility - Kelseyville

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Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453

707-263-2221

Internal Extension: 37115

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## COUNTY OF LAKE

### HEALTH SERVICES DEPARTMENT

Division of Environmental Health

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

**Denise Pomeroy**  
Health Services Director

**Erin Gustafson MD, MPH**  
Public Health Officer

**Jasjit Kang**  
Environmental Health Director

## Memorandum

**DATE:** March 13, 2019

**TO:** Mireya G. Turner, Associate Planner

**FROM:** Tina Dawn-Rubin, Environmental Health Aide

**RE:** UP 19-05; IS 19-09 Major Use Permit for power generation facility

**APN:** 009-021-07, 7130 Red Hills Rd, Kelseyville

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

Our office has on file a 2016 Alteration Septic Permit (17439-A) designed to add flow (bathrooms) to existing 2001 septic permit (14161). The permit expired on 9/20/2017 and needs to be renewed and a final inspection requested to close out this septic permit.

An authorization inspection to connect a travel trailer to the existing permit (14161) was completed on 7/25/2017. Authorization inspections are valid for one year and expired on 7/28/2018. The applicant never contacted our office to perform a final inspection to validate setbacks and connection to the travel trailer.

Once these two items have been completed, the Environmental Health office will have no concerns on the solar panel array/grid with respect to setbacks from on-site wastewater treatment systems/septic systems.

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.

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*Our mission is to promote and protect the health of the people of Lake County through education and the enforcement of public health laws.*

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must be immediately reported to Lake County Environmental Health (LCEH).

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

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

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

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).

See attached email comments from CalRecycle. The facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.



## Tina Rubin

---

**From:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Sent:** Wednesday, March 13, 2019 3:34 PM  
**To:** Tina Rubin  
**Cc:** Kelli Hanlon; Christina Gearhart; Vlach, Diane@CalRecycle  
**Subject:** RE: Biomass facility

Hello all,

Looking at the project I think it fits under the exclusion of Title 14 CCR 17855 (a)(5)(C):  
"(C) the activity is located at the site of biomass conversion and is for use in biomass conversion as defined in Public Resources Code section 40106." This excludes the front end portion involving the storage of compostable materials (trees) and grinding the material on site.

[https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Per PRC 40106 I think it complies with this section because the material is clean tree waste. If the material had been curbside pickup from residential then it would conflict with this section, but in this case since it is solely trees and no other waste it would meet this exclusion. It also meets this exclusion because the biomass plant is not in combination with another solid waste facility. Normally the facilities that require permitting will be co-located with a transfer station or other type of solid waste facility/operation.

In conclusion it's an excluded operation. If you want to provide a comment on the proposed project, you can state that the facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=40106](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=40106)

Hope this helps!

Harprit Mattu, R.E.H.S.  
Environmental Scientist  
Department of Resources Recycling and Recovery (CalRecycle) Waste Permitting, Compliance and Mitigation Division  
Permitting and Assistance Branch - North Unit  
1001 I Street, Sacramento, CA 95814  
Office: (916) 341-6119 | Email: Harprit.Mattu@calrecycle.ca.gov

-----Original Message-----

From: Tina Rubin <Tina.Rubin@lakecountyca.gov>  
Sent: Wednesday, March 13, 2019 2:38 PM  
To: Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
Cc: Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>  
Subject: RE: Biomass facility

See attached CDD Review documents for 7130 Red Hill Rd

FEB 15 2019

## SCOTTS VALLEY BAND OF POMO INDIANS

### **Scotts Valley Indians Energy Project: Solar and Biomass Energy Production Facility**

#### **Project Summary:**

**Primary Elements:** Construct a solar collection grid with a capacity of 3 megawatts and a biomass utilization facility with a capacity of on up to 200kW with production of a byproduct (biochar) to be used as an agricultural or forestry soil amendment on 13 acres of land located on its Red Hills property (total of 35.38 acres)

**Secondary Elements:** Create a secondary exit from the property. Cover parking lot with solar panels for shade and energy production. Add additional low-height light poles to illuminate the road. Remove existing portion of fallow walnut orchard and re-level project area.

**Tertiary Elements:** Create an alternative to open-pile burning of woody biomass (Dead/diseased trees from private and public lands, trimmed and removed trees under power lines, agricultural pruning, etc).

#### **Description:**

Scotts Valley Band of Pomo Indians (SVBPI) owns approximately 35.380 acres of land contiguous to Highway 29 at Kits Korner at 7130 Red Hills Road. The Northwest corner of the property is aligned with the southeast corner of the intersection of Highway 29 and Red Hills Road. The property is rectangular in shape with the shorter sides running west to east and parallel to Highway 29; and the longer sides running north to south and parallel to Red Hills Road.

Adjacent to the eastern boundary is a public storage complex accessed via Eagles Nest Court. There is a line of chaparral on the boundary consisting of manzanita, madrone, scrub oak, buck brush, etc. masking the storage complex from the property. Adjacent to the southern boundary is agricultural land currently used for winegrape production. There was one housing unit next to the southern boundary line, but is no longer there. To the west on the west side of Red Hills road, the land is zoned CH and RR in a similar pattern to the SVBPI property.

The first 12 acres contiguous to Highway 29 and running north to south, are zoned Commercial Highway (CH); and the remaining 22+ acres are zoned Rural Residential.

The site is relatively level, following the contour of the grades established by Highway 29 & Red Hills Road, respectively.

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LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

Facilities existing on the property include:

- Two 3bedroom/bath residential homes and one accessory dwelling unit
- One accessible public restroom
- One water well and pump system
- Two water tanks and clean water lines to homes and public restroom
- Two septic systems with separate leach fields serving the homes and restroom
- One parking lot with 38 car spaces
- Two PG&E transformer units, one electric meter and transmission line from PG&E pole located on Red Hills Road and adjacent to boundary line near existing entrance
- One graveled lane from main entrance to parking lot
- Three low height profile street poles with downward facing light adjacent to drive lane
- Two small solar collection grids each serving one of the two houses
- The majority of the property is a fallow dry-farmed walnut orchard that is no longer in production
- Chain link fencing, 3 feet high, is located on all four property boundaries

The RR zone has a housing ratio of 1 unit to five acres. A unit is composed of a single-family home plus a "granny" unit.

Project Elements include:

- A 3-megawatt solar collection grid and a 200 kW biomass/bioenergy production facility interconnected to the PG&E transmission line
- Extending the graveled lane from the parking lot to an exit apron on Red Hills Road to create a "U" shaped roadway
- Placing seven street lights along the new roadway and corner of solar project area

The solar collection grid is a passive system comprised of panels that will be designed to track the sun pattern east to west. The tracking system allows for a tighter denser grid requiring less space. The energy collected will be changed from Direct Current to Alternating Current via energy inverters.

The AC energy will in turn be fed into the PG&E electric transmission grid via an underground line, to the third (counting from Highway 29 going west) PG&E power pole that transmits 8 megawatts of energy and is adjacent to the property's western boundary on the east side of Red Hills Road. The power pole is located 100 feet from the existing main entrance to the property.

The environmental impact to the property and surrounding properties is negligible. It creates minimal additional vehicular and no pedestrian traffic on the county road system and property other than the 2 or 3 employees retained to maintain both systems.

The grid creates no noise pollution and while the bioenergy facility creates no noise pollution, minimal noise will be created from chipping tree trimmings, the duration of chipping is minimal as most woody biomass will be delivered to the site pre-chipped.

The three housing units on the parcel are SVBPI units rented to tribal members. The 38-car parking lot and public restroom are used by tribal members visiting the parcel.

The solar portion of the project will produce no trash nor waste requiring disposal. The only possible impact will be light reflection of the collection panels during daylight hours.

The bioenergy portion of the project will produce a byproduct called biochar, which is used as a soil amendment for nutritive and water retention properties as well as sequester carbon. This byproduct will be picked up by a broker once per week and sold to a wholesaler. Trucks will deliver wood chips up to three trips per day, with an average of one.

The road work will include a minor widening of the current ungraveled portion of the lane starting at the existing paved parking lot, cutting a new section of lane to reach the property boundary at Red Hills Road with minor leveling and banking of the lane to mitigate erosion and placing gravel on the entire lane.

Seven (7) low height profile light poles with downward facing lite will be placed along the new portion of the lane as well as at the biochar facility and solar project area to provide safety in the event of an emergency exit required during night time hours. The design will be similar to the exiting 3 light poles.

The Bureau of Indian Affairs is supporting with both design work and financing to complete the drive lane extension and attendant light poles.

The proposed project requires no trash bins nor trash enclosures except for employee use as the facility will not generate except perhaps during the construction phase. Minimal signage, such as "Entrance" will be added to existing signage and no right-of-way dedications. There will be no landscaping.

## Mireya Turner

---

**From:** Todd Mansell  
**Sent:** Tuesday, February 19, 2019 1:35 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Please include a condition that they obtain an encroachment permit from Public Works for the new encroachment onto Red Hills Road and that it is constructed to commercial encroachment standards.

Todd.

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drovers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <Mireya.Turner@lakecountyca.gov>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

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Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street

Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

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## Mireya Turner

---

**From:** Yuliya Osetrova  
**Sent:** Tuesday, February 19, 2019 12:13 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Since the project proposes to disturb 7.3 acres (more than an acre) of soil, the applicant is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activities and develop the Storm Water Pollution Prevention Plan (SWPPP) and submit the copy to the county.

Also, the solar panels provide for the increase of the impermeable surface at the parcel and hydrology calculations and adequate BMPs would be a requirement for this project.

Best,

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

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountycalifornia.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; David Cowan <David.Cowan@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>  
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255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

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**From:** Mireya Turner

**Sent:** Friday, February 15, 2019 10:32 AM

**To:** Doug Gearhart <dougg@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drgers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov

**Cc:** Mireya Turner <Mireya.Turner@lakecountyca.gov>

**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453

707-263-2221

Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



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SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

February 22, 2019

File No.: 18-1569

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

re: UP 19-05, IS 19-09 / 7130 Red Hills Rd, APN 009-021-07 / Thomas Jordan, Tribal Administrator

Dear Mireya G. 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 applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW.

**Previous Studies:**

XX Studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), covering approximately 100% of the proposed project area, identified no archaeological resources (see recommendation below).

XX Studies #27154 (Haney 2001) and #19306 (Flaherty 1996), covering approximately 100% of the proposed project parcel, identified one or more cultural resources (see recommendation below).

XX Study #394 (Fredrickson 1976), covering approximately 40% of the proposed project area, identified no cultural resources (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

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

XX According to the results of studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for potential unrecorded cultural resources is recommended. However, there is one recorded cultural resource within the proposed project area (see below).

**Built Environment Recommendations:**

- XX The proposed project area contains one recorded non-archaeological resource, P-17-002165 (Farmstead), which consists of a farm/ranch, single-family home, and ancillary buildings. This resource is also listed in the OHP HPD as 7130 Red Hills Road, Prop #131820, DOE-17-01-0001-0000, FHWA010502C, HUD960528XX, with the status 6Y (evaluated and found ineligible for NR by consensus). Prior to commencement of project activities, it is recommended that a qualified professional reassess the status of this resource, update its current status on DPR 523 record forms, and provide project-specific 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 give us a call (707) 588-8455.

Sincerely,



Cameron Felt  
Researcher



RECEIVED

MAR 01 2019

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

February 26, 2019

County of Lake, Planning Division  
Attn: Mireya Turner, Associate Planner  
255 N. Forbes Street  
Lakeport, CA 95453

RE: Jordan Power Project Permit No: UP 19-05

Dear Ms. Turner:

Thank you for your project notification letter dated, February 14, 2019, regarding cultural information on or near the proposed Jordan Power Project, Kelseyville, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However based on the information provided, please defer correspondence to the following:

Middletown Rancheria  
Attn: Tribal Historic Preservation Officer  
PO Box 1035  
Middletown, CA 95461

Please refer to identification number YD - 02152019-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Burnam Lowell, Sr.  
Tribal Historic Preservation Officer



## 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: February 14, 2019**

### REQUEST FOR REVIEW FOR SUFFICIENCY

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> AG. COMMISSIONER                  | <input type="checkbox"/> HIDDEN VALLEY CSD                   | <input type="checkbox"/> TRAFFIC ADV. COMM.                                   |
| <input checked="" type="checkbox"/> <b>AIR QUALITY MGMT</b>           | <input type="checkbox"/> LAKEBED MANAGEMENT                  | <input checked="" type="checkbox"/> <b>TRIBES:</b>                            |
| <input type="checkbox"/> ARMY CORPS                                   | <input checked="" type="checkbox"/> CITY OF LAKEPORT         | <input checked="" type="checkbox"/> <b>Big Valley Rancheria</b>               |
| <input checked="" type="checkbox"/> <b>ASSESSOR</b>                   | <input checked="" type="checkbox"/> LAKE TRANSIT             | <input checked="" type="checkbox"/> <b>Cortina Rancheria</b>                  |
| <input type="checkbox"/> BLM  | <input type="checkbox"/> NATIVE AM. HERITAGE                 | <input checked="" type="checkbox"/> <b>Elem Colony</b>                        |
| <input checked="" type="checkbox"/> <b>BUILDING DIVISION</b>          | <input type="checkbox"/> NRCS                                | <input checked="" type="checkbox"/> <b>Koi Nation</b>                         |
| <input checked="" type="checkbox"/> <b>CAL FIRE</b>                   | <input type="checkbox"/> OFFICE OF EDUCATION                 | <input checked="" type="checkbox"/> <b>Middletown Rancheria</b>               |
| <input checked="" type="checkbox"/> <b>CALTRANS</b>                   | <input checked="" type="checkbox"/> <b>PG&amp;E</b>          | <input checked="" type="checkbox"/> <b>Mishewal-Wappo of Alexander Valley</b> |
| <input type="checkbox"/> CLEARLAKE CITY                               | <input checked="" type="checkbox"/> <b>PUBLIC SERVICES</b>   | <input checked="" type="checkbox"/> <b>Redwood Valley</b>                     |
| <input checked="" type="checkbox"/> <b>CRWQCB</b>                     | <input checked="" type="checkbox"/> SHERIFF                  | <input checked="" type="checkbox"/> <b>Robinson Rancheria</b>                 |
| <input checked="" type="checkbox"/> <b>DPW ROADS: Todd Mansell</b>    | <input type="checkbox"/> SOLANO CO. WATER                    | <input checked="" type="checkbox"/> <b>Scotts Valley Band of Pomo</b>         |
| <input checked="" type="checkbox"/> CA FISH & WILDLIFE                | <input checked="" type="checkbox"/> <b>SONOMA STATE</b>      | <input checked="" type="checkbox"/> <b>Upper Lake Habematolel</b>             |
| <input type="checkbox"/> FISH & WILDLIFE SVC                          | <input checked="" type="checkbox"/> <b>SPECIAL DISTRICTS</b> | <input checked="" type="checkbox"/> <b>Yocha Dehe</b>                         |
| <input checked="" type="checkbox"/> <b>FIRE DIST: Kelseyville FPD</b> | <input type="checkbox"/> ST. DEPT. HLTH-Dmkg Wtr             | <input checked="" type="checkbox"/> <b>MATH</b>                               |
| <input checked="" type="checkbox"/> <b>HEALTH DEPT: Tina Rubin</b>    | <input checked="" type="checkbox"/> <b>SURVEYOR</b>          | <input checked="" type="checkbox"/> <b>RESOURCE PLANNING</b>                  |
| <input checked="" type="checkbox"/> <b>HEALTH DEPT: Craig W.</b>      | <input checked="" type="checkbox"/> <b>TAX COLLECTOR</b>     | <input checked="" type="checkbox"/> <b>WASTE DISPOSAL</b>                     |
| <input type="checkbox"/> HERITAGE COMMISSION                          |  | <input checked="" type="checkbox"/> <b>DEPT. WATER RESOURCES</b>              |

**\*Requested agencies designated in bold.**

FROM: Mireya G. Turner, Associate Planner  
PROJECT: Major Use Permit (UP 19-05) Initial Study (IS 19-09) for power generation facility  
OWNER: Scotts Valley Band of Pomo Indians, 1005 Parallel Dr., Lakeport, CA 95453  
APPLICANT: Thomas Jordan, Tribal Administrator, 1005 Parallel Dr., Lakeport, CA 95453  
APN: 009-021-07  
LOCATION: 7130 Red Hills Rd., Kelseyville  
PARCEL SIZE: ±38.38 acres  
ZONING: "RR-SC" Rural Residential-Scenic Combining AND "CH-DR" Highway Commercial-Design Review  
GENERAL PLAN: Rural Residential and Community Commercial  
HAZARDS: High Fire

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 **March 8, 2019**. Thank you.

**PROPOSAL:** The applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW. The byproduct of biochar will be sold as a soil amendment to a broker, to be picked up once a week, and used on the project parcel. Tree trimmings for the biomass facility will be delivered pre-chipped, or chipped on-site, and stored on ±1.3 acres next to the facility. A new water line would be installed to the biochar facility. The energy produced would be fed into the PG&E electric transmission grid via underground line, to the nearby power pole that transmits 8 megawatts of energy, located 100 feet from the main entrance of the parcel.

There are currently three dwellings on the parcel, supported by an existing well and two septic systems. There is also an existing 38-car space parking lot and public restroom. An older, non-producing walnut orchard covers most of the parcel, including the proposed location of the solar and biomass structures.

The project parcel is adjacent to but outside of the Geothermal Setback Area, which prohibits power generation facilities. It contains no water ways. No serpentine soil is present. The potential for a sensitive plant species is noted at this location on the CNDDDB 2019 database.

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

cc: @ Supervisorial District 5 (RFR)  
Other (Examples): ☒ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR Only)

# 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:** March 8, 2019

**FROM:** Fahmy Attar, AQE



**SUBJECT:** Scotts Valley Band of Pomo Indians \*\*\* APN 009-021-07 \*\*\* UP 19-05, IS 19-09 \*\*\* Installation of an 11-acre solar collection grid and biomass utilization facility for the generation of power located at 7130 Red Hills Road, Kelseyville, CA 95451

Lake County Air Quality Management District received a Request for Review for Sufficiency from the County of Lake Community Development Department for Scotts Valley Band of Pomo Indians. The applicant proposes the installation of an 11-acre solar collection grid and biomass utilization facility for the generation of power located at 7130 Red Hills Road, Kelseyville, CA 95451.

Proactive dust mitigation practices can prevent most air quality issues during construction. Water or other palliative measures should be applied as necessary to control dust from disturbed surface areas. A dust mitigation plan should be required if work is to be performed in dry soil conditions. Exposed surfaces and stripped soil storage areas should be maintained through vegetation or other treatment to prevent wind erosion and fugitive dust. LCAQMD recommends cleaning smaller sections but leave wind breaks until soil is stabilized, then clear windbreaks.

The District recommends that removed vegetation be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors, smoke or dust. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency.

A complete list of all equipment utilized at the site with the potential to emit air contaminants should be submitted to the LCAQMD including diesel powered generators, pumps, off-road equipment, etc. Diesel powered equipment must meet

the requirements of the state ATCM's for CI engines (stationary and portable). An Authority to Construct permit application may be required for any diesel powered equipment, or other equipment with potential for air emissions. Contact the District for more information.

Significant impacts may be generated from 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 for primary access roads and parking. Paving with asphaltic concrete is preferred. 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/overflow driveways and 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.

Any demolition or major 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.

With Use Permit conditions addressing the above recommended mitigation measures and concerns during the construction phase and long term, the District supports a Mitigated Negative Declaration for this project.

## Mireya Turner

---

**From:** Ryan Lewelling  
**Sent:** Tuesday, March 5, 2019 3:15 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

This Assessor's Office review of the proposal for power generation facility located at APN 009-021-070-000 has identified no issues of note.

- No Tax Rate Area conflicts identified
- Property taxes are paid up and current.

Please proceed accordingly.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; Fahmy Attar <[FahmyA@lcaqmd.net](mailto:FahmyA@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Jack Smalley <[Jack.Smalley@lakecountyca.gov](mailto:Jack.Smalley@lakecountyca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Ward, Leishara@DOT <[leishara.ward@dot.ca.gov](mailto:leishara.ward@dot.ca.gov)>; centralvalleysac@waterboards.ca.gov; Todd Mansell <[Todd.Mansell@lakecountyca.gov](mailto:Todd.Mansell@lakecountyca.gov)>; Paul Bleuss <[PBleuss@Kelseyvillefire.com](mailto:PBleuss@Kelseyvillefire.com)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; Kati Galvani <[kati.Galvani@lakecountyca.gov](mailto:kati.Galvani@lakecountyca.gov)>; CHRIS <[NWIC@SONOMA.EDU](mailto:NWIC@SONOMA.EDU)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Sarah Ryan <[sryan@big-valley.net](mailto:sryan@big-valley.net)>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; env.tech.elem@gmail.com; Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; kkarolaepa@gmail.com; Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; admin@rvrpomo.net; Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA



Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



## **COUNTY OF LAKE**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

### **MEMORANDUM**

**TO:** Mireya Turner

**FROM:** Ron Yoder

**RE:** Scotts Valley Band of Pomo Indians

**DATE:** February 19, 2019

In response to your request for review I have the following recommendations regarding grading and stormwater issues.

Due to the overall project size (over one acre) the project requires a Stormwater Pollution Prevention Plan (SWPPP) The applicant also needs to prepare and submit detailed grading plans, separate from building plans, that includes all vegetation clearing, road widening, linear trenching for water and electrical utility lines. Pads for solar panels, storage sites, carports and building pads also need to be included in the detailed plans. The applicant will follow the Grading Design Standards listed in The Lake County Grading Ordinance to prepare the grading plans.

Ron Yoder  
Grading and Stormwater Inspector II

## Mireya Turner

---

**From:** Peggy Barthel  
**Sent:** Friday, February 15, 2019 3:54 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Interesting project!

A grading permit will be required for tree (and other vegetation) removal and land preparation. Please be sure that the Initial Study includes potential impacts of the grading activities. I am happy to help answer questions.

Peggy Barthel  
Associate Resource Planner  
707-263-2221

**From:** Mireya Turner  
**Sent:** February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountyca.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; David Cowan <David.Cowan@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>  
**Subject:** FW: Request for Review - Power Generation Facility - Kelseyville

Good morning,  
I just sent this RFR out, but inadvertently omitted your email addresses. Sorry about that.  
Have a great weekend.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>

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**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-

valley.net>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; [env.tech.elem@gmail.com](mailto:env.tech.elem@gmail.com); Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; [kkarolaepa@gmail.com](mailto:kkarolaepa@gmail.com); Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; [jsimon@middletownrancheria.com](mailto:jsimon@middletownrancheria.com); [mshaver@middletownrancheria.com](mailto:mshaver@middletownrancheria.com); [thpdnotices@middletownrancheria.com](mailto:thpdnotices@middletownrancheria.com); Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; [admin@rvrpomo.net](mailto:admin@rvrpomo.net); Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; [thomas.jordan@sv-nsn.gov](mailto:thomas.jordan@sv-nsn.gov); [lbill@yochadehe-nsn.gov](mailto:lbill@yochadehe-nsn.gov); [rrouse@yochadehe-nsn.gov](mailto:rrouse@yochadehe-nsn.gov); [jkinter@yochadehe-nsn.gov](mailto:jkinter@yochadehe-nsn.gov); [aroberts@yochadehe-nsn.gov](mailto:aroberts@yochadehe-nsn.gov)

**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>

**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453

707-263-2221

Internal Extension: 37115

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## COUNTY OF LAKE

### HEALTH SERVICES DEPARTMENT

Division of Environmental Health

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

**Denise Pomeroy**  
Health Services Director

**Erin Gustafson MD, MPH**  
Public Health Officer

**Jasjit Kang**  
Environmental Health Director

## Memorandum

**DATE:** March 13, 2019

**TO:** Mireya G. Turner, Associate Planner

**FROM:** Tina Dawn-Rubin, Environmental Health Aide

**RE:** UP 19-05; IS 19-09 Major Use Permit for power generation facility

**APN:** 009-021-07, 7130 Red Hills Rd, Kelseyville

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

Our office has on file a 2016 Alteration Septic Permit (17439-A) designed to add flow (bathrooms) to existing 2001 septic permit (14161). The permit expired on 9/20/2017 and needs to be renewed and a final inspection requested to close out this septic permit.

An authorization inspection to connect a travel trailer to the existing permit (14161) was completed on 7/25/2017. Authorization inspections are valid for one year and expired on 7/28/2018. The applicant never contacted our office to perform a final inspection to validate setbacks and connection to the travel trailer.

Once these two items have been completed, the Environmental Health office will have no concerns on the solar panel array/grid with respect to setbacks from on-site wastewater treatment systems/septic systems.

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.

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*Our mission is to promote and protect the health of the people of Lake County through education and the enforcement of public health laws.*

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must be immediately reported to Lake County Environmental Health (LCEH).

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

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

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

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).

See attached email comments from CalRecycle. The facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

## Tina Rubin

---

**From:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Sent:** Wednesday, March 13, 2019 3:34 PM  
**To:** Tina Rubin  
**Cc:** Kelli Hanlon; Christina Gearhart; Vlach, Diane@CalRecycle  
**Subject:** RE: Biomass facility

Hello all,

Looking at the project I think it fits under the exclusion of Title 14 CCR 17855 (a)(5)(C):  
"(C) the activity is located at the site of biomass conversion and is for use in biomass conversion as defined in Public Resources Code section 40106." This excludes the front end portion involving the storage of compostable materials (trees) and grinding the material on site.

[https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Per PRC 40106 I think it complies with this section because the material is clean tree waste. If the material had been curbside pickup from residential then it would conflict with this section, but in this case since it is solely trees and no other waste it would meet this exclusion. It also meets this exclusion because the biomass plant is not in combination with another solid waste facility. Normally the facilities that require permitting will be co-located with a transfer station or other type of solid waste facility/operation.

In conclusion it's an excluded operation. If you want to provide a comment on the proposed project, you can state that the facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=40106](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=40106)

Hope this helps!

Harprit Mattu, R.E.H.S.  
Environmental Scientist  
Department of Resources Recycling and Recovery (CalRecycle) Waste Permitting, Compliance and Mitigation Division  
Permitting and Assistance Branch - North Unit  
1001 I Street, Sacramento, CA 95814  
Office: (916) 341-6119 | Email: Harprit.Mattu@calrecycle.ca.gov

-----Original Message-----

From: Tina Rubin <Tina.Rubin@lakecountyca.gov>  
Sent: Wednesday, March 13, 2019 2:38 PM  
To: Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
Cc: Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>  
Subject: RE: Biomass facility

See attached CDD Review documents for 7130 Red Hill Rd

FEB 15 2019

## SCOTT'S VALLEY BAND OF POMO INDIANS

### **Scott's Valley Indians Energy Project: Solar and Biomass Energy Production Facility**

#### **Project Summary:**

**Primary Elements:** Construct a solar collection grid with a capacity of 3 megawatts and a biomass utilization facility with a capacity of on up to 200kW with production of a byproduct (biochar) to be used as an agricultural or forestry soil amendment on 13 acres of land located on its Red Hills property (total of 35.38 acres)

**Secondary Elements:** Create a secondary exit from the property. Cover parking lot with solar panels for shade and energy production. Add additional low-height light poles to illuminate the road. Remove existing portion of fallow walnut orchard and re-level project area.

**Tertiary Elements:** Create an alternative to open-pile burning of woody biomass (Dead/diseased trees from private and public lands, trimmed and removed trees under power lines, agricultural pruning, etc).

#### **Description:**

Scott's Valley Band of Pomo Indians (SVBPI) owns approximately 35.380 acres of land contiguous to Highway 29 at Kits Korner at 7130 Red Hills Road. The Northwest corner of the property is aligned with the southeast corner of the intersection of Highway 29 and Red Hills Road. The property is rectangular in shape with the shorter sides running west to east and parallel to Highway 29; and the longer sides running north to south and parallel to Red Hills Road.

Adjacent to the eastern boundary is a public storage complex accessed via Eagles Nest Court. There is a line of chaparral on the boundary consisting of manzanita, madrone, scrub oak, buck brush, etc. masking the storage complex from the property. Adjacent to the southern boundary is agricultural land currently used for winegrape production. There was one housing unit next to the southern boundary line, but is no longer there. To the west on the west side of Red Hills road, the land is zoned CH and RR in a similar pattern to the SVBPI property.

The first 12 acres contiguous to Highway 29 and running north to south, are zoned Commercial Highway (CH); and the remaining 22+ acres are zoned Rural Residential.

The site is relatively level, following the contour of the grades established by Highway 29 & Red Hills Road, respectively.

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LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.



Facilities existing on the property include:

- Two 3bedroom/bath residential homes and one accessory dwelling unit
- One accessible public restroom
- One water well and pump system
- Two water tanks and clean water lines to homes and public restroom
- Two septic systems with separate leach fields serving the homes and restroom
- One parking lot with 38 car spaces
- Two PG&E transformer units, one electric meter and transmission line from PG&E pole located on Red Hills Road and adjacent to boundary line near existing entrance
- One graveled lane from main entrance to parking lot
- Three low height profile street poles with downward facing light adjacent to drive lane
- Two small solar collection grids each serving one of the two houses
- The majority of the property is a fallow dry-farmed walnut orchard that is no longer in production
- Chain link fencing, 3 feet high, is located on all four property boundaries

The RR zone has a housing ratio of 1 unit to five acres. A unit is composed of a single-family home plus a "granny" unit.

Project Elements include:

- A 3-megawatt solar collection grid and a 200 kW biomass/bioenergy production facility interconnected to the PG&E transmission line
- Extending the graveled lane from the parking lot to an exit apron on Red Hills Road to create a "U" shaped roadway
- Placing seven street lights along the new roadway and corner of solar project area

The solar collection grid is a passive system comprised of panels that will be designed to track the sun pattern east to west. The tracking system allows for a tighter denser grid requiring less space. The energy collected will be changed from Direct Current to Alternating Current via energy inverters.

The AC energy will in turn be fed into the PG&E electric transmission grid via an underground line, to the third (counting from Highway 29 going west) PG&E power pole that transmits 8 megawatts of energy and is adjacent to the property's western boundary on the east side of Red Hills Road. The power pole is located 100 feet from the existing main entrance to the property.

The environmental impact to the property and surrounding properties is negligible. It creates minimal additional vehicular and no pedestrian traffic on the county road system and property other than the 2 or 3 employees retained to maintain both systems.

The grid creates no noise pollution and while the bioenergy facility creates no noise pollution, minimal noise will be created from chipping tree trimmings, the duration of chipping is minimal as most woody biomass will be delivered to the site pre-chipped.

The three housing units on the parcel are SVBPI units rented to tribal members. The 38-car parking lot and public restroom are used by tribal members visiting the parcel.

The solar portion of the project will produce no trash nor waste requiring disposal. The only possible impact will be light reflection of the collection panels during daylight hours.

The bioenergy portion of the project will produce a byproduct called biochar, which is used as a soil amendment for nutritive and water retention properties as well as sequester carbon. This byproduct will be picked up by a broker once per week and sold to a wholesaler. Trucks will deliver wood chips up to three trips per day, with an average of one.

The road work will include a minor widening of the current ungraveled portion of the lane starting at the existing paved parking lot, cutting a new section of lane to reach the property boundary at Red Hills Road with minor leveling and banking of the lane to mitigate erosion and placing gravel on the entire lane.

Seven (7) low height profile light poles with downward facing lite will be placed along the new portion of the lane as well as at the biochar facility and solar project area to provide safety in the event of an emergency exit required during night time hours. The design will be similar to the exiting 3 light poles.

The Bureau of Indian Affairs is supporting with both design work and financing to complete the drive lane extension and attendant light poles.

The proposed project requires no trash bins nor trash enclosures except for employee use as the facility will not generate except perhaps during the construction phase. Minimal signage, such as "Entrance" will be added to existing signage and no right-of-way dedications. There will be no landscaping.

## Mireya Turner

---

**From:** Todd Mansell  
**Sent:** Tuesday, February 19, 2019 1:35 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Please include a condition that they obtain an encroachment permit from Public Works for the new encroachment onto Red Hills Road and that it is constructed to commercial encroachment standards.

Todd.

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drgers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <Mireya.Turner@lakecountyca.gov>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street

Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>

## Mireya Turner

---

**From:** Yuliya Osetrova  
**Sent:** Tuesday, February 19, 2019 12:13 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Since the project proposes to disturb 7.3 acres (more than an acre) of soil, the applicant is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activities and develop the Storm Water Pollution Prevention Plan (SWPPP) and submit the copy to the county.

Also, the solar panels provide for the increase of the impermeable surface at the parcel and hydrology calculations and adequate BMPs would be a requirement for this project.

Best,

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

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountycalifornia.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; David Cowan <David.Cowan@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>  
**Subject:** FW: Request for Review - Power Generation Facility - Kelseyville

Good morning,

I just sent this RFR out, but inadvertently omitted your email addresses. Sorry about that.  
Have a great weekend.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
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**Sent:** Friday, February 15, 2019 10:32 AM

**To:** Doug Gearhart <dougg@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drgers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov

**Cc:** Mireya Turner <Mireya.Turner@lakecountyca.gov>

**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

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255 North Forbes Street

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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  
nwwic@sonoma.edu  
<http://www.sonoma.edu/nwwic>

February 22, 2019

File No.: 18-1569

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

re: UP 19-05, IS 19-09 / 7130 Red Hills Rd, APN 009-021-07 / Thomas Jordan, Tribal Administrator

Dear Mireya G. 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 applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW.

**Previous Studies:**

XX Studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), covering approximately 100% of the proposed project area, identified no archaeological resources (see recommendation below).

XX Studies #27154 (Haney 2001) and #19306 (Flaherty 1996), covering approximately 100% of the proposed project parcel, identified one or more cultural resources (see recommendation below).

XX Study #394 (Fredrickson 1976), covering approximately 40% of the proposed project area, identified no cultural resources (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

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

XX According to the results of studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for potential unrecorded cultural resources is recommended. However, there is one recorded cultural resource within the proposed project area (see below).

**Built Environment Recommendations:**

- XX The proposed project area contains one recorded non-archaeological resource, P-17-002165 (Farmstead), which consists of a farm/ranch, single-family home, and ancillary buildings. This resource is also listed in the OHP HPD as 7130 Red Hills Road, Prop #131820, DOE-17-01-0001-0000, FHWA010502C, HUD960528XX, with the status 6Y (evaluated and found ineligible for NR by consensus). Prior to commencement of project activities, it is recommended that a qualified professional reassess the status of this resource, update its current status on DPR 523 record forms, and provide project-specific 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 give us a call (707) 588-8455.

Sincerely,



Cameron Felt  
Researcher





YOCHA DEHE  
CULTURAL RESOURCES

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MAR 01 2019

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

February 26, 2019

County of Lake, Planning Division  
Attn: Mireya Turner, Associate Planner  
255 N. Forbes Street  
Lakeport, CA 95453

RE: Jordan Power Project Permit No: UP 19-05

Dear Ms. Turner:

Thank you for your project notification letter dated, February 14, 2019, regarding cultural information on or near the proposed Jordan Power Project, Kelseyville, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However based on the information provided, please defer correspondence to the following:

Middletown Rancheria  
Attn: Tribal Historic Preservation Officer  
PO Box 1035  
Middletown, CA 95461

Please refer to identification number YD - 02152019-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Burnam Lowell, Sr.  
Tribal Historic Preservation Officer



## 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: February 14, 2019

### REQUEST FOR REVIEW FOR SUFFICIENCY

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> AG. COMMISSIONER           | <input type="checkbox"/> HIDDEN VALLEY CSD            | <input type="checkbox"/> TRAFFIC ADV. COMM.                            |
| <input checked="" type="checkbox"/> AIR QUALITY MGMT           | <input type="checkbox"/> LAKEBED MANAGEMENT           | <input checked="" type="checkbox"/> TRIBES:                            |
| <input type="checkbox"/> ARMY CORPS                            | <input checked="" type="checkbox"/> CITY OF LAKEPORT  | <input checked="" type="checkbox"/> Big Valley Rancheria               |
| <input checked="" type="checkbox"/> ASSESSOR                   | <input checked="" type="checkbox"/> LAKE TRANSIT      | <input checked="" type="checkbox"/> Cortina Rancheria                  |
| <input type="checkbox"/> BLM                                   | <input type="checkbox"/> NATIVE AM. HERITAGE          | <input checked="" type="checkbox"/> Elem Colony                        |
| <input checked="" type="checkbox"/> BUILDING DIVISION          | <input type="checkbox"/> NRCS                         | <input checked="" type="checkbox"/> Koi Nation                         |
| <input checked="" type="checkbox"/> CAL FIRE                   | <input type="checkbox"/> OFFICE OF EDUCATION          | <input checked="" type="checkbox"/> Middletown Rancheria               |
| <input checked="" type="checkbox"/> CALTRANS                   | <input checked="" type="checkbox"/> PG&E              | <input checked="" type="checkbox"/> Mishewal-Wappo of Alexander Valley |
| <input type="checkbox"/> CLEARLAKE CITY                        | <input checked="" type="checkbox"/> PUBLIC SERVICES   | <input checked="" type="checkbox"/> Redwood Valley                     |
| <input checked="" type="checkbox"/> CRWQCB                     | <input checked="" type="checkbox"/> SHERIFF           | <input checked="" type="checkbox"/> Robinson Rancheria                 |
| <input checked="" type="checkbox"/> DPW ROADS: Todd Mansell    | <input type="checkbox"/> SOLANO CO. WATER             | <input checked="" type="checkbox"/> Scotts Valley Band of Pomo         |
| <input checked="" type="checkbox"/> CA FISH & WILDLIFE         | <input checked="" type="checkbox"/> SONOMA STATE      | <input checked="" type="checkbox"/> Upper Lake Habematolel             |
| <input type="checkbox"/> FISH & WILDLIFE SVC                   | <input checked="" type="checkbox"/> SPECIAL DISTRICTS | <input checked="" type="checkbox"/> Yocha Dehe                         |
| <input checked="" type="checkbox"/> FIRE DIST: Kelseyville FPD | <input type="checkbox"/> ST. DEPT. HLTH-Dmkg Wtr      | <input checked="" type="checkbox"/> MATH                               |
| <input checked="" type="checkbox"/> HEALTH DEPT: Tina Rubin    | <input checked="" type="checkbox"/> SURVEYOR          | <input checked="" type="checkbox"/> RESOURCE PLANNING                  |
| <input checked="" type="checkbox"/> HEALTH DEPT: Craig W.      | <input checked="" type="checkbox"/> TAX COLLECTOR     | <input checked="" type="checkbox"/> WASTE DISPOSAL                     |
| <input type="checkbox"/> HERITAGE COMMISSION                   |   | <input checked="" type="checkbox"/> DEPT. WATER RESOURCES              |

**\*Requested agencies designated in bold.**

FROM: Mireya G. Turner, Associate Planner  
PROJECT: Major Use Permit (UP 19-05) Initial Study (IS 19-09) for power generation facility  
OWNER: Scotts Valley Band of Pomo Indians, 1005 Parallel Dr., Lakeport, CA 95453  
APPLICANT: Thomas Jordan, Tribal Administrator, 1005 Parallel Dr., Lakeport, CA 95453  
APN: 009-021-07  
LOCATION: 7130 Red Hills Rd., Kelseyville  
PARCEL SIZE: ±38.38 acres  
ZONING: "RR-SC" Rural Residential-Scenic Combining AND "CH-DR" Highway Commercial-Design Review  
GENERAL PLAN: Rural Residential and Community Commercial  
HAZARDS: High Fire

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 **March 8, 2019**. Thank you.

**PROPOSAL:** The applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW. The byproduct of biochar will be sold as a soil amendment to a broker, to be picked up once a week, and used on the project parcel. Tree trimmings for the biomass facility will be delivered pre-chipped, or chipped on-site, and stored on ±1.3 acres next to the facility. A new water line would be installed to the biochar facility. The energy produced would be fed into the PG&E electric transmission grid via underground line, to the nearby power pole that transmits 8 megawatts of energy, located 100 feet from the main entrance of the parcel.

There are currently three dwellings on the parcel, supported by an existing well and two septic systems. There is also an existing 38-car space parking lot and public restroom. An older, non-producing walnut orchard covers most of the parcel, including the proposed location of the solar and biomass structures.

The project parcel is adjacent to but outside of the Geothermal Setback Area, which prohibits power generation facilities. It contains no water ways. No serpentine soil is present. The potential for a sensitive plant species is noted at this location on the CNDDB 2019 database.

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

cc: @ Supervisorial District 5 (RFR)  
Other (Examples): ☒ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR Only)

## Mark Roberts

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**From:** Scott DeLeon  
**Sent:** Thursday, July 18, 2019 2:45 PM  
**To:** Mark Roberts  
**Subject:** FW: Letter to Community Development Regarding Scotts Valley's Major Use Permit

As you can see below I'm being asked to certify the encroachment at their property on Red Hills is suitable for commercial traffic. According to staff, the horizontal layout of the encroachment is sufficient for truck traffic, however we are unable to confirm the structural section of the work (the thickness of asphalt and baserock). Considering the poor condition of Red Hills Road, it's likely the encroachment is more capable of supporting the traffic than the road is. Which brings me to a larger concern...in an earlier email from the Tribal Administrator, he claims that the commercial vehicles that will be accessing the site are "2 to 5 tons". That's not a very big vehicle, so I'm a little skeptical about what they plan to bring in there. Red Hills Road has been destroyed by fire cleanup vehicles and it cannot handle additional large commercial trucks like dump trucks, so can you confirm what type of trucks they plan to use?

Thanks

Scott De Leon

**From:** Thomas Jordan [mailto:thomas.jordan@sv-nsn.gov]  
**Sent:** Wednesday, July 17, 2019 3:47 PM  
**To:** Scott DeLeon <Scott.DeLeon@lakecountyca.gov>  
**Subject:** Letter to Community Development Regarding Scotts Valley's Major Use Permit

Scott, good afternoon,

I know you are overloaded and I hate to keep asking but your letter regarding the ingress/egress apron at 7130 Red Hills Road is the last piece of information needed for the supplemental documentation sought by Community Development staff.

I sent you a draft to facilitate the process and am hoping that you can send it to me via email or send it directly to Mark Roberts at CCD.

Let me know how I can help including should I be approaching someone else in your department?

Many thanks for your understanding

Tom Jordan  
Tribal Administrator  
Scotts Valley Band of Pomo Indians



## Scotts Valley Band of Pomo Indians

1005 Parallel Drive, Lakeport, California 95453  
707-263-4220 (office) / 707-533-2879 (fax)

July 1, 2019

Mr. Mark Roberts  
Senior Planner  
Lake County Community Development Department  
255 N. Forbes Street  
Lakeport CA 95453

Mark Roberts,

**Re: Major Use Permit #19-05; Initial Study 19-09, Supplemental Information**

Attached please find documents intended to provide clarification and information to our Major Use Permit and Initial Study for our bioenergy project proposed for our property located at 7130 Red Hills, Kelseyville, as outlined in the March 14, 2019 memo from former Associate Planner Mireya Turner.

Please also be advised that we are requesting an amendment to the original application by removing three components and scaling back the project. These components encompassed over seven acres of the rural residential section of the parcel. The revised or amended use permit now encompasses less than one acre of land disturbance, which in turn reduces some of the requirements originally proposed, such as a storm drain run-off prevention plan. We are removing:

- The ingress/egress apron connection to Red Hills Road (current one will be utilized).
- The drive lane to connect to the ingress/egress apron
- The solar photovoltaic collection system

We would be grateful to know the next steps in the approval process; and the attendant timeline.

If any questions or concerns arise, please feel free to contact me or Ms. Logsdon.

Respectfully submitted,

Tom Jordan, Tribal Administrator

Cc: T. Logsdon

**RECEIVED**

**'JUL 15 2019**

**LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.**



# 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:** March 8, 2019

**FROM:** Fahmy Attar, AQE



**SUBJECT:** Scotts Valley Band of Pomo Indians ••• APN 009-021-07 ••• UP 19-05, IS 19-09 ••• Installation of an 11-acre solar collection grid and biomass utilization facility for the generation of power located at 7130 Red Hills Road, Kelseyville, CA 95451

Lake County Air Quality Management District received a Request for Review for Sufficiency from the County of Lake Community Development Department for Scotts Valley Band of Pomo Indians. The applicant proposes the installation of an 11-acre solar collection grid and biomass utilization facility for the generation of power located at 7130 Red Hills Road, Kelseyville, CA 95451.

Proactive dust mitigation practices can prevent most air quality issues during construction. Water or other palliative measures should be applied as necessary to control dust from disturbed surface areas. A dust mitigation plan should be required if work is to be performed in dry soil conditions. Exposed surfaces and stripped soil storage areas should be maintained through vegetation or other treatment to prevent wind erosion and fugitive dust. LCAQMD recommends cleaning smaller sections but leave wind breaks until soil is stabilized, then clear windbreaks.

The District recommends that removed vegetation be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors, smoke or dust. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency.

A complete list of all equipment utilized at the site with the potential to emit air contaminants should be submitted to the LCAQMD including diesel powered generators, pumps, off-road equipment, etc. Diesel powered equipment must meet



the requirements of the state ATCM's for CI engines (stationary and portable). An Authority to Construct permit application may be required for any diesel powered equipment, or other equipment with potential for air emissions. Contact the District for more information.

Significant impacts may be generated from 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 for primary access roads and parking. Paving with asphaltic concrete is preferred. 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/overflow driveways and 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.

Any demolition or major 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.

With Use Permit conditions addressing the above recommended mitigation measures and concerns during the construction phase and long term, the District supports a Mitigated Negative Declaration for this project.

**From:** [Ryan Lewelling](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: Request for Review (RFR) major Use Permit, UP 19-22 (Joseph Gustafson)  
**Date:** Monday, July 22, 2019 2:58:17 PM

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Mark,

This Assessor's Office review of proposed development at APN 012-045-400, 012-045-410, 012-059-100, 012-059-110, 012-059-120, 012-059-130, 012-059-140, 012-045-430, 012-045-420, 012-045-390, GUSTAFSON, has no comments.

**Ryan Lewelling**  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

---

**From:** Mark Roberts

**Sent:** Wednesday, July 10, 2019 1:03 PM

**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Melissa.M.France@usace.army.mil; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; mike.wink@fire.ca.gov; Suzanne.Gilmore@wildlife.ca.gov; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Sheri.Miller@waterboards.ca.gov; Fdchf700@yahoo.com; Lori Baca <Lori.Baca@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; PGENorthernAgencyIns@pge.com; centralvalleysac@waterboards.ca.gov; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; nwic@sonoma.edu; ron.parsons@parks.ca.gov; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonocitwines.com; president@redbudaudubon.org; vbrandon@lakelive.info; mrmelsanders@gmail.com

**Subject:** Request for Review (RFR) major Use Permit, UP 19-22 (Joseph Gustafson)

**Importance:** High

Good Afternoon All,

This email is in regards to the Request for review (RFR) for major Use Permit, UP 19-22, Early Activation, EA 19-55 and Initial Study, IS 19-40 to allow up to 25 Type 3 Cannabis Licenses. Please refer to the above attachment for further information. Additional for your convenience, I have include a brief summary of the applicants request. If you need further information and/or have any questions/concerns, please let me know.

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 **Monday, July 22, 2019.**

### **Project Summary:**

**Type 3 (Outdoor):** Outdoor cultivation of cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre (43,560 square feet), inclusive, of total canopy size on one premises.

The applicant is requesting approval of a Major Use Permit to allow up to 25 Type 3 license for outdoor cultivation of cannabis. According to the applicant's application packet, the applicant is proposing the following: **Please refer to attached site plans for further information and supporting informational documents for further information.**

- The project parcel is current assessable through an existing access road/easement located off of approximately 8 feet in width. Said easement is that is approximately eight (8) feet in width.
- The applicant is anticipating approximately nine (9) vehicle trip per day
- According to the applicant's project description, the overall cultivation area would be approximately 25 acres in size.
- 4,500 square foot barn for processing and storage roads
- No artificial lighting would be utilized at this time.
- Conex Storage containers (shipping containers) may be used for the storage of supporting operational materials, chemicals, and garden compounds.
- An existing 4,500 square foot barn on parcel number 012-059-11 would be used for cannabis processing and/or storage. An office and/or small nursery may be used within the structure as well.
- A portable toilet for staff would be located near the cultivation area.
- Each cannabis cultivation area would be enclosed by a 6-8 foot tall chain link fence.

### Water Supply:

- The proposed use would draw water from an existing onsite well which is operate by a solar-powered pump.
- A drip irrigation system would deliver water to each cultivation area
- Two – 5,000 gallon water storage tanks located on parcel number 012-045-42
- Three- 2,500 gallon water storage tanks located just north of the cultivation area
- Two – 2,500 gallon nutrient mixing tanks would be ;located within the enclosed cultivation area

Sincerely,

*Mark Roberts – Senior Planner*

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

CALIFORNIA  
HISTORICAL  
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INFORMATION  
SYSTEM



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SAN FRANCISCO  
SAN MATEO  
SANTA CLATA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

February 22, 2019

File No.: 18-1569

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

re: UP 19-05, IS 19-09 / 7130 Red Hills Rd, APN 009-021-07 / Thomas Jordan, Tribal Administrator

Dear Mireya G. 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 applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW.

**Previous Studies:**

XX Studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), covering approximately 100% of the proposed project area, identified no archaeological resources (see recommendation below).

XX Studies #27154 (Haney 2001) and #19306 (Flaherty 1996), covering approximately 100% of the proposed project parcel, identified one or more cultural resources (see recommendation below).

XX Study #394 (Fredrickson 1976), covering approximately 40% of the proposed project area, identified no cultural resources (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

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

XX According to the results of studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for potential unrecorded cultural resources is recommended. However, there is one recorded cultural resource within the proposed project area (see below).

**Built Environment Recommendations:**

- XX The proposed project area contains one recorded non-archaeological resource, P-17-002165 (Farmstead), which consists of a farm/ranch, single-family home, and ancillary buildings. This resource is also listed in the OHP HPD as 7130 Red Hills Road, Prop #131820, DOE-17-01-0001-0000, FHWA010502C, HUD960528XX, with the status 6Y (evaluated and found ineligible for NR by consensus). Prior to commencement of project activities, it is recommended that a qualified professional reassess the status of this resource, update its current status on DPR 523 record forms, and provide project-specific 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 give us a call (707) 588-8455.

Sincerely,



Cameron Felt  
Researcher

**From:** [Scott DeLeon](#)  
**To:** [Mark Roberts](#)  
**Subject:** FW: Letter to Community Development Regarding Scotts Valley's Major Use Permit  
**Date:** Thursday, July 18, 2019 2:45:14 PM

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Thanks

Scott De Leon

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Let me know how I can help including should I be approaching someone else in your department?

Many thanks for your understanding

Tom Jordan  
Tribal Administrator  
Scotts Valley Band of Pomo Indians



**COUNTY OF LAKE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2221 FAX 707/263-2225

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FEB 15 2019

Lake County  
Environmental Health

DISTRIBUTION DATE: February 14, 2019

**REQUEST FOR REVIEW**  
**FOR SUFFICIENCY**

<input checked="" type="checkbox"/> @ AG. COMMISSIONER	<input type="checkbox"/> HIDDEN VALLEY CSD	<input type="checkbox"/> TRAFFIC ADV. COMM.
<input checked="" type="checkbox"/> @ <b>AIR QUALITY MGMT</b>	<input type="checkbox"/> LAKEBED MANAGEMENT	<input checked="" type="checkbox"/> <b>TRIBES:</b>
<input type="checkbox"/> ARMY CORPS	<input checked="" type="checkbox"/> @ CITY OF LAKEPORT	<input checked="" type="checkbox"/> @ <b>Big Valley Rancheria</b>
<input checked="" type="checkbox"/> @ <b>ASSESSOR</b>	<input checked="" type="checkbox"/> @ LAKE TRANSIT	<input checked="" type="checkbox"/> @ <b>Cortina Rancheria</b>
<input type="checkbox"/> BLM	<input type="checkbox"/> NATIVE AM. HERITAGE	<input checked="" type="checkbox"/> @ <b>Elem Colony</b>
<input checked="" type="checkbox"/> @ <b>BUILDING DIVISION</b>	<input type="checkbox"/> NRCS	<input checked="" type="checkbox"/> @ <b>Koi Nation</b>
<input checked="" type="checkbox"/> @ <b>CAL FIRE</b>	<input type="checkbox"/> OFFICE OF EDUCATION	<input checked="" type="checkbox"/> @ <b>Middletown Rancheria</b>
<input checked="" type="checkbox"/> @ <b>CALTRANS</b>	<input checked="" type="checkbox"/> @ <b>PG&amp;E</b>	<input checked="" type="checkbox"/> @ <b>Mishewal-Wappo of Alexander Valley</b>
<input type="checkbox"/> CLEARLAKE CITY	<input checked="" type="checkbox"/> @ <b>PUBLIC SERVICES</b>	<input checked="" type="checkbox"/> @ <b>Redwood Valley</b>
<input checked="" type="checkbox"/> @ <b>CRWQCB</b>	<input checked="" type="checkbox"/> @ SHERIFF	<input checked="" type="checkbox"/> @ <b>Robinson Rancheria</b>
<input checked="" type="checkbox"/> @ <b>DPW ROADS: Todd Mansell</b>	<input type="checkbox"/> SOLANO CO. WATER	<input checked="" type="checkbox"/> @ <b>Scotts Valley Band of Pomo</b>
<input checked="" type="checkbox"/> @ <b>CA FISH &amp; WILDLIFE</b>	<input checked="" type="checkbox"/> @ <b>SONOMA STATE</b>	<input checked="" type="checkbox"/> @ <b>Upper Lake Habematolel</b>
<input type="checkbox"/> FISH & WILDLIFE SVC	<input checked="" type="checkbox"/> @ <b>SPECIAL DISTRICTS</b>	<input checked="" type="checkbox"/> @ <b>Yocha Dehe</b>
<input checked="" type="checkbox"/> @ <b>FIRE DIST: Kelseyville FPD</b>	<input type="checkbox"/> ST. DEPT. HLTH-Drnkng Wtr	<input checked="" type="checkbox"/> @ <b>MATH</b>
<input checked="" type="checkbox"/> @ <b>HEALTH DEPT: Tina Rubin</b>	<input checked="" type="checkbox"/> @ <b>SURVEYOR</b>	<input checked="" type="checkbox"/> @ <b>RESOURCE PLANNING</b>
<input checked="" type="checkbox"/> @ <b>HEALTH DEPT: Craig W.</b>	<input checked="" type="checkbox"/> @ <b>TAX COLLECTOR</b>	<input checked="" type="checkbox"/> @ <b>WASTE DISPOSAL</b>
<input type="checkbox"/> HERITAGE COMMISSION		<input checked="" type="checkbox"/> @ <b>DEPT. WATER RESOURCES</b>

**\*Requested agencies designated in bold.**

FROM: Mireya G. Turner, Associate Planner  
PROJECT: Major Use Permit (UP 19-05) Initial Study (IS 19-09) for power generation facility  
OWNER: Scotts Valley Band of Pomo Indians, 1005 Parallel Dr., Lakeport, CA 95453  
APPLICANT: Thomas Jordan, Tribal Administrator, 1005 Parallel Dr., Lakeport, CA 95453  
APN: 009-021-07  
LOCATION: 7130 Red Hills Rd., Kelseyville  
PARCEL SIZE: ±38.38 acres  
ZONING: "RR-SC" Rural Residential-Scenic Combining AND "CH-DR" Highway Commercial-Design Review  
GENERAL PLAN: Rural Residential and Community Commercial  
HAZARDS: High Fire

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 **March 8, 2019**. Thank you.

**PROPOSAL:** The applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW. The byproduct of biochar will be sold as a soil amendment to a broker, to be picked up once a week, and used on the project parcel. Tree trimmings for the biomass facility will be delivered pre-chipped, or chipped on-site, and stored on ±1.3 acres next to the facility. A new water line would be installed to the biochar facility. The energy produced would be fed into the PG&E electric transmission grid via underground line, to the nearby power pole that transmits 8 megawatts of energy, located 100 feet from the main entrance of the parcel.

There are currently three dwellings on the parcel, supported by an existing well and two septic systems. There is also an existing 38-car space parking lot and public restroom. An older, non-producing walnut orchard covers most of the parcel, including the proposed location of the solar and biomass structures.

SR0003323

The project parcel is adjacent to but outside of the Geothermal Setback Area, which prohibits power generation facilities. It contains no water ways. No serpentine soil is present. The potential for a sensitive plant species is noted at this location on the CNDDDB 2019 database.

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

COMMENTS:

See attached memorandum

NAME

Eina Rubin

DATE

3/14/19

cc:

@ Supervisorial District 5 (RFR)

Other

Sierra

Farm Bureau/etc. (RFR

(Examples):



Club



HOA



Bus. Assoc.



Only)



**COUNTY OF LAKE**  
**HEALTH SERVICES DEPARTMENT**  
Division of Environmental Health  
922 Bevins Court, Lakeport, CA 95453-9739  
Telephone 707/ 263-1164 FAX: 263-1681

**Denise Pomeroy**  
Health Services Director

**Erin Gustafson MD, MPH**  
Public Health Officer

**Jasjit Kang**  
Environmental Health Director

## Memorandum

**DATE:** March 13, 2019  
**TO:** Mireya G. Turner, Associate Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 19-05; IS 19-09 Major Use Permit for power generation facility  
**APN:** 009-021-07, 7130 Red Hills Rd, Kelseyville

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

Our office has on file a 2016 Alteration Septic Permit (17439-A) designed to add flow (bathrooms) to existing 2001 septic permit (14161). The permit expired on 9/20/2017 and needs to be renewed and a final inspection requested to close out this septic permit.

An authorization inspection to connect a travel trailer to the existing permit (14161) was completed on 7/25/2017. Authorization inspections are valid for one year and expired on 7/28/2018. The applicant never contacted our office to perform a final inspection to validate setbacks and connection to the travel trailer.

Once these two items have been completed, the Environmental Health office will have no concerns on the solar panel array/grid with respect to setbacks from on-site wastewater treatment systems/septic systems.

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.

---

*Our mission is to promote and protect the health of the people of Lake County through education and the enforcement of public health laws.*

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must be immediately reported to Lake County Environmental Health (LCEH).

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

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

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

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).

See attached email comments from CalRecycle. The facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.



## Tina Rubin

---

**From:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Sent:** Wednesday, March 13, 2019 3:34 PM  
**To:** Tina Rubin  
**Cc:** Kelli Hanlon; Christina Gearhart; Vlach, Diane@CalRecycle  
**Subject:** RE: Biomass facility

Hello all,

Looking at the project I think it fits under the exclusion of Title 14 CCR 17855 (a)(5)(C):

"(C) the activity is located at the site of biomass conversion and is for use in biomass conversion as defined in Public Resources Code section 40106." This excludes the front end portion involving the storage of compostable materials (trees) and grinding the material on site.

[https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Per PRC 40106 I think it complies with this section because the material is clean tree waste. If the material had been curbside pickup from residential then it would conflict with this section, but in this case since it is solely trees and no other waste it would meet this exclusion. It also meets this exclusion because the biomass plant is not in combination with another solid waste facility. Normally the facilities that require permitting will be co-located with a transfer station or other type of solid waste facility/operation.

In conclusion it's an excluded operation. If you want to provide a comment on the proposed project, you can state that the facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=40106](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=40106)

Hope this helps!

Harprit Mattu, R.E.H.S.  
Environmental Scientist  
Department of Resources Recycling and Recovery (CalRecycle) Waste Permitting, Compliance and Mitigation Division  
Permitting and Assistance Branch - North Unit  
1001 I Street, Sacramento, CA 95814  
Office: (916) 341-6119 | Email: Harprit.Mattu@calrecycle.ca.gov

-----Original Message-----

**From:** Tina Rubin <Tina.Rubin@lakecountyca.gov>  
**Sent:** Wednesday, March 13, 2019 2:38 PM  
**To:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Cc:** Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>  
**Subject:** RE: Biomass facility

See attached CDD Review documents for 7130 Red Hill Rd

## SCOTTS VALLEY BAND OF POMO INDIANS

### **Scotts Valley Indians Energy Project: Solar and Biomass Energy Production Facility**

#### **Project Summary:**

**Primary Elements:** Construct a solar collection grid with a capacity of 3 megawatts and a biomass utilization facility with a capacity of on up to 200kW with production of a byproduct (biochar) to be used as an agricultural or forestry soil amendment on 13 acres of land located on its Red Hills property (total of 35.38 acres)

**Secondary Elements:** Create a secondary exit from the property. Cover parking lot with solar panels for shade and energy production. Add additional low-height light poles to illuminate the road. Remove existing portion of fallow walnut orchard and re-level project area.

**Tertiary Elements:** Create an alternative to open-pile burning of woody biomass (Dead/diseased trees from private and public lands, trimmed and removed trees under power lines, agricultural pruning, etc).

#### **Description:**

Scotts Valley Band of Pomo Indians (SVBPI) owns approximately 35.380 acres of land contiguous to Highway 29 at Kits Korner at 7130 Red Hills Road. The Northwest corner of the property is aligned with the southeast corner of the intersection of Highway 29 and Red Hills Road. The property is rectangular in shape with the shorter sides running west to east and parallel to Highway 29; and the longer sides running north to south and parallel to Red Hills Road.

Adjacent to the eastern boundary is a public storage complex accessed via Eagles Nest Court. There is a line of chaparral on the boundary consisting of manzanita, madrone, scrub oak, buck brush, etc. masking the storage complex from the property. Adjacent to the southern boundary is agricultural land currently used for winegrape production. There was one housing unit next to the southern boundary line, but is no longer there. To the west on the west side of Red Hills road, the land is zoned CH and RR in a similar pattern to the SVBPI property.

The first 12 acres contiguous to Highway 29 and running north to south, are zoned Commercial Highway (CH); and the remaining 22+ acres are zoned Rural Residential.

The site is relatively level, following the contour of the grades established by Highway 29 & Red Hills Road, respectively.

RECEIVED

FEB 11 2019

The project parcel is adjacent to but outside of the Geothermal Setback Area, which prohibits power generation facilities. It contains no water ways. No serpentine soil is present. The potential for a sensitive plant species is noted at this location on the CNDDDB 2019 database.

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

cc:      @ Supervisorial District 5 (RFR)  
Other      Sierra  
(Examples):      ☒ Club      ☐ HOA      ☐ Bus. Assoc.      ☐ Farm Bureau/etc. (RFR Only)

Facilities existing on the property include:

- Two 3bedroom/bath residential homes and one accessory dwelling unit
- One accessible public restroom
- One water well and pump system
- Two water tanks and clean water lines to homes and public restroom
- Two septic systems with separate leach fields serving the homes and restroom
- One parking lot with 38 car spaces
- Two PG&E transformer units, one electric meter and transmission line from PG&E pole located on Red Hills Road and adjacent to boundary line near existing entrance
- One graveled lane from main entrance to parking lot
- Three low height profile street poles with downward facing light adjacent to drive lane
- Two small solar collection grids each serving one of the two houses
- The majority of the property is a fallow dry-farmed walnut orchard that is no longer in production
- Chain link fencing, 3 feet high, is located on all four property boundaries

The RR zone has a housing ratio of 1 unit to five acres. A unit is composed of a single-family home plus a "granny" unit.

Project Elements include:

- A 3-megawatt solar collection grid and a 200 kW biomass/bioenergy production facility interconnected to the PG&E transmission line
- Extending the graveled lane from the parking lot to an exit apron on Red Hills Road to create a "U" shaped roadway
- Placing seven street lights along the new roadway and corner of solar project area

The solar collection grid is a passive system comprised of panels that will be designed to track the sun pattern east to west. The tracking system allows for a tighter denser grid requiring less space. The energy collected will be changed from Direct Current to Alternating Current via energy inverters.

The AC energy will in turn be fed into the PG&E electric transmission grid via an underground line, to the third (counting from Highway 29 going west) PG&E power pole that transmits 8 megawatts of energy and is adjacent to the property's western boundary on the east side of Red Hills Road. The power pole is located 100 feet from the existing main entrance to the property.

The environmental impact to the property and surrounding properties is negligible. It creates minimal additional vehicular and no pedestrian traffic on the county road system and property other than the 2 or 3 employees retained to maintain both systems.

The grid creates no noise pollution and while the bioenergy facility creates no noise pollution, minimal noise will be created from chipping tree trimmings, the duration of chipping is minimal as most woody biomass will be delivered to the site pre-chipped.

The three housing units on the parcel are SVBPI units rented to tribal members. The 38-car parking lot and public restroom are used by tribal members visiting the parcel.

The solar portion of the project will produce no trash nor waste requiring disposal. The only possible impact will be light reflection of the collection panels during daylight hours.

The bioenergy portion of the project will produce a byproduct called biochar, which is used as a soil amendment for nutritive and water retention properties as well as sequester carbon. This byproduct will be picked up by a broker once per week and sold to a wholesaler. Trucks will deliver wood chips up to three trips per day, with an average of one.

The road work will include a minor widening of the current ungraveled portion of the lane starting at the existing paved parking lot, cutting a new section of lane to reach the property boundary at Red Hills Road with minor leveling and banking of the lane to mitigate erosion and placing gravel on the entire lane.

Seven (7) low height profile light poles with downward facing lite will be placed along the new portion of the lane as well as at the biochar facility and solar project area to provide safety in the event of an emergency exit required during night time hours. The design will be similar to the exiting 3 light poles.

The Bureau of Indian Affairs is supporting with both design work and financing to complete the drive lane extension and attendant light poles.

The proposed project requires no trash bins nor trash enclosures except for employee use as the facility will not generate except perhaps during the construction phase. Minimal signage, such as "Entrance" will be added to existing signage and no right-of-way dedications. There will be no landscaping.



## **COUNTY OF LAKE**

### **COMMUNITY DEVELOPMENT DEPARTMENT**

#### **Planning Division**

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

## **MEMORANDUM**

**TO:** Mireya Turner

**FROM:** Ron Yoder

**RE:** Scotts Valley Band of Pomo Indians

**DATE:** February 19, 2019

In response to your request for review I have the following recommendations regarding grading and stormwater issues.

Due to the overall project size (over one acre) the project requires a Stormwater Pollution Prevention Plan (SWPPP) The applicant also needs to prepare and submit detailed grading plans, separate from building plans, that includes all vegetation clearing, road widening, linear trenching for water and electrical utility lines. Pads for solar panels, storage sites, carports and building pads also need to be included in the detailed plans. The applicant will follow the Grading Design Standards listed in The Lake County Grading Ordinance to prepare the grading plans.

Ron Yoder  
Grading and Stormwater Inspector II

## Mireya Turner

---

**From:** Ryan Lewelling  
**Sent:** Tuesday, March 5, 2019 3:15 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

This Assessor's Office review of the proposal for power generation facility located at APN 009-021-070-000 has identified no issues of note.

- No Tax Rate Area conflicts identified
- Property taxes are paid up and current.

Please proceed accordingly.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <[doug@lcaqmd.net](mailto:doug@lcaqmd.net)>; Fahmy Attar <[FahmyA@lcaqmd.net](mailto:FahmyA@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Jack Smalley <[Jack.Smalley@lakecountyca.gov](mailto:Jack.Smalley@lakecountyca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Ward, Leishara@DOT <[leishara.ward@dot.ca.gov](mailto:leishara.ward@dot.ca.gov)>; centralvalleysac@waterboards.ca.gov; Todd Mansell <[Todd.Mansell@lakecountyca.gov](mailto:Todd.Mansell@lakecountyca.gov)>; Paul Bleuss <[PBleuss@Kelseyvillefire.com](mailto:PBleuss@Kelseyvillefire.com)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; Kati Galvani <[kati.Galvani@lakecountyca.gov](mailto:kati.Galvani@lakecountyca.gov)>; CHRIS <[NWIC@SONOMA.EDU](mailto:NWIC@SONOMA.EDU)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Sarah Ryan <[sryan@big-valley.net](mailto:sryan@big-valley.net)>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; env.tech.elem@gmail.com; Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; kkarolaepa@gmail.com; Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; admin@rvrpomo.net; Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA

Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



# 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:** March 8, 2019

**FROM:** Fahmy Attar, AQE



**SUBJECT:** Scotts Valley Band of Pomo Indians \*\*\* APN 009-021-07 \*\*\* UP 19-05,  
IS 19-09 \*\*\* Installation of an 11-acre solar collection grid and biomass  
utilization facility for the generation of power located at 7130 Red Hills  
Road, Kelseyville, CA 95451

Lake County Air Quality Management District received a Request for Review for Sufficiency from the County of Lake Community Development Department for Scotts Valley Band of Pomo Indians. The applicant proposes the installation of an 11-acre solar collection grid and biomass utilization facility for the generation of power located at 7130 Red Hills Road, Kelseyville, CA 95451.

Proactive dust mitigation practices can prevent most air quality issues during construction. Water or other palliative measures should be applied as necessary to control dust from disturbed surface areas. A dust mitigation plan should be required if work is to be performed in dry soil conditions. Exposed surfaces and stripped soil storage areas should be maintained through vegetation or other treatment to prevent wind erosion and fugitive dust. LCAQMD recommends cleaning smaller sections but leave wind breaks until soil is stabilized, then clear windbreaks.

The District recommends that removed vegetation be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors, smoke or dust. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency.

A complete list of all equipment utilized at the site with the potential to emit air contaminants should be submitted to the LCAQMD including diesel powered generators, pumps, off-road equipment, etc. Diesel powered equipment must meet

the requirements of the state ATCM's for CI engines (stationary and portable). An Authority to Construct permit application may be required for any diesel powered equipment, or other equipment with potential for air emissions. Contact the District for more information.

Significant impacts may be generated from 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 for primary access roads and parking. Paving with asphaltic concrete is preferred. 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/overflow driveways and 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.

Any demolition or major 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.

With Use Permit conditions addressing the above recommended mitigation measures and concerns during the construction phase and long term, the District supports a Mitigated Negative Declaration for this project.



## COUNTY OF LAKE

### HEALTH SERVICES DEPARTMENT

Division of Environmental Health

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

**Denise Pomeroy**  
Health Services Director

**Erin Gustafson MD, MPH**  
Public Health Officer

**Jasjit Kang**  
Environmental Health Director

## Memorandum

**DATE:** March 13, 2019

**TO:** Mireya G. Turner, Associate Planner

**FROM:** Tina Dawn-Rubin, Environmental Health Aide

**RE:** UP 19-05; IS 19-09 Major Use Permit for power generation facility

**APN:** 009-021-07, 7130 Red Hills Rd, Kelseyville

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

Our office has on file a 2016 Alteration Septic Permit (17439-A) designed to add flow (bathrooms) to existing 2001 septic permit (14161). The permit expired on 9/20/2017 and needs to be renewed and a final inspection requested to close out this septic permit.

An authorization inspection to connect a travel trailer to the existing permit (14161) was completed on 7/25/2017. Authorization inspections are valid for one year and expired on 7/28/2018. The applicant never contacted our office to perform a final inspection to validate setbacks and connection to the travel trailer.

Once these two items have been completed, the Environmental Health office will have no concerns on the solar panel array/grid with respect to setbacks from on-site wastewater treatment systems/septic systems.

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.

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must be immediately reported to Lake County Environmental Health (LCEH).

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

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

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

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).

See attached email comments from CalRecycle. The facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

## Tina Rubin

---

**From:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Sent:** Wednesday, March 13, 2019 3:34 PM  
**To:** Tina Rubin  
**Cc:** Kelli Hanlon; Christina Gearhart; Vlach, Diane@CalRecycle  
**Subject:** RE: Biomass facility

Hello all,

Looking at the project I think it fits under the exclusion of Title 14 CCR 17855 (a)(5)(C):  
"(C) the activity is located at the site of biomass conversion and is for use in biomass conversion as defined in Public Resources Code section 40106." This excludes the front end portion involving the storage of compostable materials (trees) and grinding the material on site.

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Per PRC 40106 I think it complies with this section because the material is clean tree waste. If the material had been curbside pickup from residential then it would conflict with this section, but in this case since it is solely trees and no other waste it would meet this exclusion. It also meets this exclusion because the biomass plant is not in combination with another solid waste facility. Normally the facilities that require permitting will be co-located with a transfer station or other type of solid waste facility/operation.

In conclusion it's an excluded operation. If you want to provide a comment on the proposed project, you can state that the facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=40106](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=40106)

Hope this helps!

Harprit Mattu, R.E.H.S.  
Environmental Scientist  
Department of Resources Recycling and Recovery (CalRecycle) Waste Permitting, Compliance and Mitigation Division  
Permitting and Assistance Branch - North Unit  
1001 I Street, Sacramento, CA 95814  
Office: (916) 341-6119 | Email: Harprit.Mattu@calrecycle.ca.gov

-----Original Message-----

From: Tina Rubin <Tina.Rubin@lakecountyca.gov>  
Sent: Wednesday, March 13, 2019 2:38 PM  
To: Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
Cc: Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>  
Subject: RE: Biomass facility

See attached CDD Review documents for 7130 Red Hill Rd

## Mireya Turner

---

**From:** Todd Mansell  
**Sent:** Tuesday, February 19, 2019 1:35 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Please include a condition that they obtain an encroachment permit from Public Works for the new encroachment onto Red Hills Road and that it is constructed to commercial encroachment standards.

Todd.

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; Mary Jane Montana <MaryJane.Montana@lakecountycalifornia.gov>; Jack Smalley <Jack.Smalley@lakecountycalifornia.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountycalifornia.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountycalifornia.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountycalifornia.gov>; Lars Ewing <Lars.Ewing@lakecountycalifornia.gov>; Kati Galvani <kati.Galvani@lakecountycalifornia.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drgers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <Mireya.Turner@lakecountycalifornia.gov>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>

## Mireya Turner

---

**From:** Yuliya Osetrova  
**Sent:** Tuesday, February 19, 2019 12:13 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

Since the project proposes to disturb 7.3 acres (more than an acre) of soil, the applicant is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activities and develop the Storm Water Pollution Prevention Plan (SWPPP) and submit the copy to the county.

Also, the solar panels provide for the increase of the impermeable surface at the parcel and hydrology calculations and adequate BMPs would be a requirement for this project.

Best,

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

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:35 AM  
**To:** Rob Brown <Rob.Brown@lakecountycalifornia.gov>; vbrandon@lakelive.info; Ed Robey <edrobey@wildblue.net>; Peggy Barthel <Peggy.Barthel@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; David Cowan <David.Cowan@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>  
**Subject:** FW: Request for Review - Power Generation Facility - Kelseyville

Good morning,

I just sent this RFR out, but inadvertently omitted your email addresses. Sorry about that.  
Have a great weekend.

Cordially,  
Mireya G. Turner, MPA  
Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



**From:** Mireya Turner

**Sent:** Friday, February 15, 2019 10:32 AM

**To:** Doug Gearhart <dougg@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Kati Galvani <kati.Galvani@lakecountyca.gov>; CHRIS <NWIC@SONOMA.EDU>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Ryan <sryan@big-valley.net>; Charlie Wright, Cortina Rancheria <cww281@gmail.com>; env.tech.elem@gmail.com; Augustin Garcia <a.garcia@elemindiancolony.org>; kkarolaepa@gmail.com; Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Dino Beltran <kn@koination.com>; Middletown Rancheria <tc@middletownrancheria.com>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <btorres@middletownrancheria.com>; Sally Peterson <speterson@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; admin@rvrpomo.net; Dean Rogers <drgers@robinsonrancheria.org>; Terre Logsdon <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov

**Cc:** Mireya Turner <Mireya.Turner@lakecountyca.gov>

**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Associate Planner

Community Development Department

County of Lake

255 North Forbes Street

Lakeport, CA 95453

707-263-2221

Internal Extension: 37115

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SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

February 22, 2019

File No.: 18-1569

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

re: UP 19-05, IS 19-09 / 7130 Red Hills Rd, APN 009-021-07 / Thomas Jordan, Tribal Administrator

Dear Mireya G. 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 applicant proposes the installation of an 11-acres solar collection grid and biomass utilization facility for the generation of power for sale to utilities companies. The solar grid will have a capacity of 3 megawatts, and the biomass utilization will have a capacity of 200kW.

**Previous Studies:**

XX Studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), covering approximately 100% of the proposed project area, identified no archaeological resources (see recommendation below).

XX Studies #27154 (Haney 2001) and #19306 (Flaherty 1996), covering approximately 100% of the proposed project parcel, identified one or more cultural resources (see recommendation below).

XX Study #394 (Fredrickson 1976), covering approximately 40% of the proposed project area, identified no cultural resources (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

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

XX According to the results of studies #33467 (Haney and Dwyer 2006) and #27157 (Haney 2003), the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for potential unrecorded cultural resources is recommended. However, there is one recorded cultural resource within the proposed project area (see below).

### **Built Environment Recommendations:**

- XX The proposed project area contains one recorded non-archaeological resource, P-17-002165 (Farmstead), which consists of a farm/ranch, single-family home, and ancillary buildings. This resource is also listed in the OHP H<sup>2</sup>D as 7130 Red Hills Road, Prop #131820, DOE-17-01-0001-0000, FHWA010502C, HUD960528XX, with the status 6Y (evaluated and found ineligible for NR by consensus). Prior to commencement of project activities, it is recommended that a qualified professional reassess the status of this resource, update its current status on DPR 523 record forms, and provide project-specific 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 give us a call (707) 588-8455.

Sincerely,



Cameron Felt  
Researcher



YOCHA DEHE  
CULTURAL RESOURCES

RECEIVED

MAR 01 2019

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

February 26, 2019

County of Lake, Planning Division  
Attn: Mireya Turner, Associate Planner  
255 N. Forbes Street  
Lakeport, CA 95453

RE: Jordan Power Project Permit No: UP 19-05

Dear Ms. Turner:

Thank you for your project notification letter dated, February 14, 2019, regarding cultural information on or near the proposed Jordan Power Project, Kelseyville, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However based on the information provided, please defer correspondence to the following:

Middletown Rancheria  
Attn: Tribal Historic Preservation Officer  
PO Box 1035  
Middletown, CA 95461

Please refer to identification number YD - 02152019-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Burnam Lowell, Sr.  
Tribal Historic Preservation Officer

## Mark Roberts

---

**From:** Benato, Cynthia@DTSC <Cynthia.Benato@dtsc.ca.gov>  
**Sent:** Monday, February 10, 2020 3:36 PM  
**To:** Mark Roberts  
**Cc:** 'State.clearinghouse@opr.ca.gov'; Jameson, Lora@DTSC; Kereazis, Dave@DTSC; McCreary, Gavin@DTSC  
**Subject:** [EXTERNAL]Red Hills BioEnergy Project (Major Use Permit UP 19\_05 and Initial Study IS 19-09)  
**Attachments:** Red Hills BioEnergy Project (Major Use Permit UP 19\_05 and Initial Study IS 19-09).pdf

Good Afternoon,

Please see the attached PDF copy of the Mitigated Negative Declaration for the Subject Site. The signed original will be sent to the addressee via USPS mail.

If you have any questions, please contact Project Manager, Gavin McCreary, at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Regards,

*Cynthia Benato*  
*Office Technician*  
*Department of Toxic Substances Control*  
*S.S.F.L. and Northern California Schools Unit*  
*(916)255-6521*  
*[cynthia.benato@dtsc.ca.gov](mailto:cynthia.benato@dtsc.ca.gov)*

## Mark Roberts

---

**From:** Ryan Lewelling  
**Sent:** Tuesday, February 11, 2020 4:28 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Mark,

The Assessor's Office has no comments regarding the proposed development.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; mike.wink@fire.ca.gov; skrul@chp.ca.gov; pbleuss@kelseyvillefire.com; Rex.Jackman@dot.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Richard Ford <Richard.Ford@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Imccollough@candswaste.com; PGENorthernAgencyIns@pge.com; rlk7@pge.com; T4b5@pge.com; Melissa.M.France@usace.army.mil; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonocitwines.com; president@redbudaudubon.org; vbrandon@lakelive.info  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-09 will begin on January 28, 2020 and end on February 28, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than **5:00 PM on February 28, 2020.**

I have attached a copy of the Notice of Intent (NOI\_) above, along with the Initial Study and supporting attachments for you to review/comment. 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](http://www.lakecountyca.gov)

## Mark Roberts

---

**From:** Lucas Bingham  
**Sent:** Friday, January 31, 2020 2:05 PM  
**To:** Mark Roberts  
**Subject:** FW: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05  
**Attachments:** UP 19-05.doc

Lt. Bingham

**From:** Chris Macedo  
**Sent:** Monday, January 27, 2020 12:28 PM  
**To:** Lucas Bingham <Lucas.Bingham@lakecountyca.gov>  
**Subject:** FW: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

For you review.

Undersheriff Chris Macedo  
Lake County Sheriff's Office  
1220 Martin Street  
Lakeport, California 95453  
707-262-4201 VOICE  
707-262-4095 FAX  
[chris.macedo@lakecountyca.gov](mailto:chris.macedo@lakecountyca.gov) EMAIL  
[www.lakesheriff.com](http://www.lakesheriff.com)

**CONFIDENTIALITY NOTICE:** This communication with its content may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov); [DLRP@conservation.ca.gov](mailto:DLRP@conservation.ca.gov); [Sheri.Miller@waterboards.ca.gov](mailto:Sheri.Miller@waterboards.ca.gov); [mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov); [skrul@chp.ca.gov](mailto:skrul@chp.ca.gov); [pbleuss@kelseyvillefire.com](mailto:pbleuss@kelseyvillefire.com); [Rex.Jackman@dot.ca.gov](mailto:Rex.Jackman@dot.ca.gov); Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net); Richard Ford <[Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; David Casian <[David.Casian@lakecountyca.gov](mailto:David.Casian@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Brian Martin <[Brian.Martin@lakecountyca.gov](mailto:Brian.Martin@lakecountyca.gov)>; Chris Macedo <[Chris.Macedo@lakecountyca.gov](mailto:Chris.Macedo@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Yuliya Osetrova <[Yuliya.Osetrova@lakecountyca.gov](mailto:Yuliya.Osetrova@lakecountyca.gov)>; [lmccollough@candswaste.com](mailto:lmccollough@candswaste.com); [PGENorthernAgencyIns@pge.com](mailto:PGENorthernAgencyIns@pge.com); [rlk7@pge.com](mailto:rlk7@pge.com); [T4b5@pge.com](mailto:T4b5@pge.com); [Melissa.M.France@usace.army.mil](mailto:Melissa.M.France@usace.army.mil); [Ryan\\_olah@fws.gov](mailto:Ryan_olah@fws.gov); [lcfarmbureau@sbcglobal.net](mailto:lcfarmbureau@sbcglobal.net); [dave.rosenthal@sbcglobal.net](mailto:dave.rosenthal@sbcglobal.net); [robert@mtkonoctiwin.es.com](mailto:robert@mtkonoctiwin.es.com); [president@redbudaudubon.org](mailto:president@redbudaudubon.org); [vbrandon@lakelive.info](mailto:vbrandon@lakelive.info)  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

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I have attached a copy of the Notice of Intent (NOI\_) above, along with the Initial Study and supporting attachments for you to review/comment. 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](http://www.lakecountyca.gov)  
Phone: (707) 263-2221



## Mark Roberts

---

**From:** Yuliya Osetrova  
**Sent:** Thursday, January 30, 2020 4:32 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Mark,  
I am not sure whether my comments were required for this project, however I reviewed it and all looked adequate.

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

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; mike.wink@fire.ca.gov; skrul@chp.ca.gov; pbleuss@kelseyvillefire.com; Rex.Jackman@dot.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Richard Ford <Richard.Ford@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; lmccollough@candswaste.com; PGENorthernAgencyIns@pge.com; rlk7@pge.com; T4b5@pge.com; Melissa.M.France@usace.army.mil; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonocitwines.com; president@redbudaudubon.org; vbrandon@lakelive.info  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

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*Mark Roberts – Principal Planner*

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255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Mark Roberts

---

**From:** Gordon Haggitt  
**Sent:** Wednesday, January 29, 2020 12:14 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

No concerns other than to make sure the project complies with the setbacks. A survey may be needed.

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

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; mike.wink@fire.ca.gov; skrul@chp.ca.gov; pbleuss@kelseyvillefire.com; Rex.Jackman@dot.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Richard Ford <Richard.Ford@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Imccollough@candswaste.com; PGENorthernAgencyIns@pge.com; rlk7@pge.com; T4b5@pge.com; Melissa.M.France@usace.army.mil; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonociwines.com; president@redbudaudubon.org; vbrandon@lakelive.info  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-09 will begin on January 28, 2020 and end on February 28, 2020. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than 5:00 PM on February 28, 2020.**

I have attached a copy of the Notice of Intent (NOI\_) above, along with the Initial Study and supporting attachments for you to review/comment. If you have any questions, please let me know.

*Mark Roberts – Principal Planner*

---

Lake County – Community Development Department  
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## **COUNTY OF LAKE**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

### **MEMORANDUM**

**TO:** Mireya Turner

**FROM:** Ron Yoder

**RE:** Scotts Valley Band of Pomo Indians

**DATE:** February 19, 2019

In response to your request for review I have the following recommendations regarding grading and stormwater issues.

Due to the overall project size (over one acre) the project requires a Stormwater Pollution Prevention Plan (SWPPP) The applicant also needs to prepare and submit detailed grading plans, separate from building plans, that includes all vegetation clearing, road widening, linear trenching for water and electrical utility lines. Pads for solar panels, storage sites, carports and building pads also need to be included in the detailed plans. The applicant will follow the Grading Design Standards listed in The Lake County Grading Ordinance to prepare the grading plans.

Ron Yoder  
Grading and Stormwater Inspector II

## Mireya Turner

---

**From:** Ryan Lewelling  
**Sent:** Tuesday, March 5, 2019 3:15 PM  
**To:** Mireya Turner  
**Subject:** RE: Request for Review - Power Generation Facility - Kelseyville

Mireya,

This Assessor's Office review of the proposal for power generation facility located at APN 009-021-070-000 has identified no issues of note.

- No Tax Rate Area conflicts identified
- Property taxes are paid up and current.

Please proceed accordingly.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mireya Turner  
**Sent:** Friday, February 15, 2019 10:32 AM  
**To:** Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; Fahmy Attar <[FahmyA@lcaqmd.net](mailto:FahmyA@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Jack Smalley <[Jack.Smalley@lakecountyca.gov](mailto:Jack.Smalley@lakecountyca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Ward, Leishara@DOT <[leishara.ward@dot.ca.gov](mailto:leishara.ward@dot.ca.gov)>; centralvalleysac@waterboards.ca.gov; Todd Mansell <[Todd.Mansell@lakecountyca.gov](mailto:Todd.Mansell@lakecountyca.gov)>; Paul Bleuss <[PBleuss@Kelseyvillefire.com](mailto:PBleuss@Kelseyvillefire.com)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; Kati Galvani <[kati.Galvani@lakecountyca.gov](mailto:kati.Galvani@lakecountyca.gov)>; CHRIS <[NWIC@SONOMA.EDU](mailto:NWIC@SONOMA.EDU)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Sarah Ryan <[sryan@big-valley.net](mailto:sryan@big-valley.net)>; Charlie Wright, Cortina Rancheria <[cww281@gmail.com](mailto:cww281@gmail.com)>; env.tech.elem@gmail.com; Augustin Garcia <[a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org)>; kkarolaepa@gmail.com; Anthony Arroyo <[aarroyosr@hpultribe-nsn.gov](mailto:aarroyosr@hpultribe-nsn.gov)>; Linda Rosas <[lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov)>; Dino Beltran <[kn@koination.com](mailto:kn@koination.com)>; Middletown Rancheria <[tc@middletownrancheria.com](mailto:tc@middletownrancheria.com)>; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; thpdnotices@middletownrancheria.com; Brenda Torres <[btorres@middletownrancheria.com](mailto:btorres@middletownrancheria.com)>; Sally Peterson <[speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)>; Scott Gabaldon <[scottg@mishewalwappotribe.com](mailto:scottg@mishewalwappotribe.com)>; admin@rvrpomo.net; Dean Rogers <[drogers@robinsonrancheria.org](mailto:drogers@robinsonrancheria.org)>; Terre Logsdon <[terre.logsdon@sv-nsn.gov](mailto:terre.logsdon@sv-nsn.gov)>; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Cc:** Mireya Turner <[Mireya.Turner@lakecountyca.gov](mailto:Mireya.Turner@lakecountyca.gov)>  
**Subject:** Request for Review - Power Generation Facility - Kelseyville

Good morning,

Attached please find a Request for Review for a major use permit to operate a power general facility consisting of an 11-acre solar panel grid and a biomass facility. The project parcel is 7130 Red Hills Road, Kelseyville (APN 009-021-07); Applicant is Thomas Jordan.

Please let me know if you have difficulty opening the attachments.

Your consideration and comments on this project no later than Friday March 8, are greatly appreciated.

Cordially,  
Mireya G. Turner, MPA

Associate Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
707-263-2221  
Internal Extension: 37115

Find out more about Lake County: <https://www.lakecochamber.com/destinations2019/>



## LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

**Administration**  
(707) 262-4200

**Central Dispatch**  
(707) 263-2690

**Coroner**  
(707) 262-4215

**Corrections**  
(707) 262-4240

**Patrol/Investigation**  
(707) 262-4200

**Substation**  
(707) 994-6433

**To** : Mark Roberts – Principal Planner  
Community Development Department

**From** : Lieutenant Luke Bingham  
Lake County Sheriff's Office

**Date** : January 31<sup>st</sup>, 2020

**Subject** : UP 19-05

I reviewed UP 19-05, I do not believe this project would have a significant impact on the service provided by our office and I support the issuance of the permit.

If you have any questions, please contact me at 707-262-4082.

LJB/ljb

## Mark Roberts

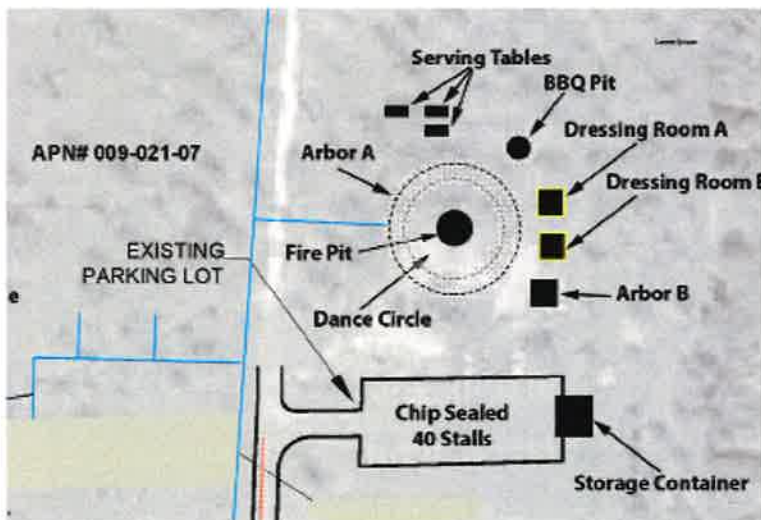
---

**From:** Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>  
**Sent:** Wednesday, February 12, 2020 2:07 PM  
**To:** Mark Roberts; Sateur Ham  
**Cc:** Gronemeyer, Brett A@DOT  
**Subject:** [EXTERNAL]RFR: UP 19-05, Red Hills Bioenergy Project on Hwy 29 - information requested (LAK-29-27.735-27.89)  
**Attachments:** Notice of Intent (Major Use Permit, UP 19-05).pdf; Attachment A.pdf

Good Afternoon Mark,

This project was reviewed by our divisions, and we have some questions relating to the fire pit/dance circle shown on site plans (attached, and below). Please provide more information to assist in our review of the project:

- How frequently the activities would be held
- How many people would typically be in attendance, and
- Times and days of the week the activities would occur.



Thank you,

**Saskia Rymer-Burnett**  
Caltrans District 1  
Transportation Planning  
Ph: (707) 441-2009  
[saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)





**Jared Blumenfeld**  
Secretary for  
Environmental Protection

## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

**RECEIVED**

FEB 13 2020

February 10, 2020

Mr. Mark Roberts  
County of Lake  
255 N. Forbes Street  
Lakeport, California 95453

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

MITIGATED NEGATIVE DECLARATION FOR RED HILLS BIOENERGY PROJECT  
(MAJOR USE PERMIT, UP 19-05 AND INITIAL STUDY, IS 19-09) – DATED  
JANUARY 21, 2020 (STATE CLEARINGHOUSE NUMBER: UNK)

Dear Mr. Roberts:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for (MND) for Red Hills BioEnergy Project (Major Use Permit, UP 19-05 and Initial Study, IS 19-09).

The proposed project is the approval of a Major Use Permit (UP 19-05) to allow for the development of a small-scale bioenergy production facility using woody biomass to produce syngas and biochar. The total footprint of the project is 43,350 square feet.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to

DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml\\_handbook.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf)).

3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance\\_Lead Contamination\\_050118.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)).
4. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).
5. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Mr. Mark Roberts  
February 10, 2020  
Page 3

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Ms. Lora Jameson, Chief  
Site Evaluation and Remediation Unit  
Department of Toxic Substances Control  
[Lora.Jameson@dtsc.ca.gov](mailto:Lora.Jameson@dtsc.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)



## LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

---

**Administration**  
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**Substation**  
(707) 994-6433

**To** : Mark Roberts – Principal Planner  
Community Development Department

**From** : Lieutenant Luke Bingham  
Lake County Sheriff's Office

**Date** : January 31<sup>st</sup>, 2020

**Subject** : UP 19-05

I reviewed UP 19-05, I do not believe this project would have a significant impact on the service provided by our office and I support the issuance of the permit.

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LJB/ljb

## Mark Roberts

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**Sent:** Wednesday, January 29, 2020 12:14 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

No concerns other than to make sure the project complies with the setbacks. A survey may be needed.

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

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**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

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*Mark Roberts – Principal Planner*

---

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255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Mark Roberts

---

**From:** Lucas Bingham  
**Sent:** Friday, January 31, 2020 2:05 PM  
**To:** Mark Roberts  
**Subject:** FW: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05  
**Attachments:** UP 19-05.doc

[Lt. Bingham](#)

**From:** Chris Macedo  
**Sent:** Monday, January 27, 2020 12:28 PM  
**To:** Lucas Bingham <Lucas.Bingham@lakecountyca.gov>  
**Subject:** FW: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

[For you review.](#)

Undersheriff Chris Macedo  
Lake County Sheriff's Office  
1220 Martin Street  
Lakeport, California 95453  
707-262-4201 VOICE  
707-262-4095 FAX  
[chris.macedo@lakecountyca.gov](mailto:chris.macedo@lakecountyca.gov) EMAIL  
[www.lakesheriff.com](http://www.lakesheriff.com)

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**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov); [DLRP@conservation.ca.gov](mailto:DLRP@conservation.ca.gov); [Sheri.Miller@waterboards.ca.gov](mailto:Sheri.Miller@waterboards.ca.gov); [mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov); [skrul@chp.ca.gov](mailto:skrul@chp.ca.gov); [pbleuss@kelseyvillefire.com](mailto:pbleuss@kelseyvillefire.com); [Rex.Jackman@dot.ca.gov](mailto:Rex.Jackman@dot.ca.gov); Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net); Richard Ford <[Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; David Casian <[David.Casian@lakecountyca.gov](mailto:David.Casian@lakecountyca.gov)>; Craig Wetherbee <[Craig.Wetherbee@lakecountyca.gov](mailto:Craig.Wetherbee@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Brian Martin <[Brian.Martin@lakecountyca.gov](mailto:Brian.Martin@lakecountyca.gov)>; Chris Macedo <[Chris.Macedo@lakecountyca.gov](mailto:Chris.Macedo@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Yuliya Osetrova <[Yuliya.Osetrova@lakecountyca.gov](mailto:Yuliya.Osetrova@lakecountyca.gov)>; [lmccollough@candswaste.com](mailto:lmccollough@candswaste.com); [PGENorthernAgencyIns@pge.com](mailto:PGENorthernAgencyIns@pge.com); [rlk7@pge.com](mailto:rlk7@pge.com); [T4b5@pge.com](mailto:T4b5@pge.com); [Melissa.M.France@usace.army.mil](mailto:Melissa.M.France@usace.army.mil); [Ryan\\_olah@fws.gov](mailto:Ryan_olah@fws.gov); [lcfarmbureau@sbcglobal.net](mailto:lcfarmbureau@sbcglobal.net); [dave.rosenthal@sbcglobal.net](mailto:dave.rosenthal@sbcglobal.net); [robert@mtkonociwines.com](mailto:robert@mtkonociwines.com); [president@redbudaudubon.org](mailto:president@redbudaudubon.org); [vbrandon@lakelive.info](mailto:vbrandon@lakelive.info)  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

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***Mark Roberts - Principal Planner***

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255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Mark Roberts

---

**From:** Yuliya Osetrova  
**Sent:** Thursday, January 30, 2020 4:32 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Mark,  
I am not sure whether my comments were required for this project, however I reviewed it and all looked adequate.

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

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; mike.wink@fire.ca.gov; skrul@chp.ca.gov; pbleuss@kelseyvillefire.com; Rex.Jackman@dot.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Richard Ford <Richard.Ford@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Imccollough@candswaste.com; PGENorthernAgencyIns@pge.com; rlk7@pge.com; T4b5@pge.com; Melissa.M.France@usace.army.mil; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonocitwines.com; president@redbudaudubon.org; vbrandon@lakelive.info  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-09 will begin on January 28, 2020 and end on February 28, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than **5:00 PM on February 28, 2020.**

I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study and supporting attachments for you to review/comment. If you have any questions, please let me know.

*Mark Roberts - Principal Planner*





## Mark Roberts

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**From:** Ryan Lewelling  
**Sent:** Tuesday, February 11, 2020 4:07 PM  
**To:** Mark Roberts  
**Subject:** RE: Review Period - Notice of Intent for Proposed Parcel Map, PM 19-02

Mark,

The Assessor's Office has no comments of note regarding the proposed Parcel Map. There were no tax rate area conflicts identified.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mark Roberts  
**Sent:** Tuesday, December 31, 2019 12:24 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; greg.bertelli@fire.ca.gov; bill.solinsky@fire.ca.gov; kim.sone@fire.ca.gov; Rex.Jackman@dot.ca.gov; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Fdchf700@yahoo.com; Doug Gearhart <doug@lcaqmd.net>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; davem@kvusd.org; ron.parsons@parks.ca.gov; mike.wink@fire.ca.gov; Ryan\_olah@fws.gov; Melissa.M.France@usace.army.mil; Donna Cloninger <Donna.Cloninger@lakecountyca.gov>; Jasjit Kang <Jasjit.Kang@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; spekaj@dow-associates.com; laketransit@comcast.net; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; fahmya@lcaqmd.net  
**Subject:** Review Period - Notice of Intent for Proposed Parcel Map, PM 19-02

Hello,

The below Notice is a Notice of Intent to Adopt a Mitigated Negative Declaration for proposed parcel map located at 5400 Gaddy Lane in Kelseyville, CA. I have copied and pasted the notice of intent below and have attached the Initial Study for your convenience. Please Note: **The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-16 will begin on January 6, 2020 and end on February 8, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than **5:00 PM on February 8, 2020.** If you have any questions please let me know.

**COUNTY OF LAKE  
NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Project Title:** Lori Koester Parcel Map (Kelseyville Family Apartment)

**Project Location:** 5400 Gaddy Lane, Kelseyville, California 95451.

**Project Description:** The applicant is requesting approval of a Parcel Map (PM 19-02) to allow one (1) parcel to be divided into two (2) parcels. According to the Tentative Parcel Map the applicant is proposing the following:

- Lot 1 would contain the previously approved Minor Use Permit, MUP 18-13, which is currently under construction for the Kelseyville Apartments and would be approximately 5.70 acres in size.
- Lot 2 would remain vacant and would be approximately 4.82 acres in size (please note: Lot 2 would not be part of the Kelseyville Family Apartments Development).

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-16 will begin on January 6, 2020 and end on February 8, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than **5:00 PM on February 8, 2020.** Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to [Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov).



*Mark Roberts - Principal Planner*

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

## Mark Roberts

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**From:** Ryan Lewelling  
**Sent:** Tuesday, February 11, 2020 4:28 PM  
**To:** Mark Roberts  
**Subject:** RE: Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Mark,

The Assessor's Office has no comments regarding the proposed development.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mark Roberts  
**Sent:** Monday, January 27, 2020 12:07 PM  
**To:** R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; Sheri.Miller@waterboards.ca.gov; mike.wink@fire.ca.gov; skrul@chp.ca.gov; pbleuss@kelseyvillefire.com; Rex.Jackman@dot.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Richard Ford <Richard.Ford@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Chris Macedo <Chris.Macedo@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Imccollough@candswaste.com; PGENorthernAgencyIns@pge.com; rlk7@pge.com; T4b5@pge.com; Melissa.M.France@usace.army.mil; Ryan\_olah@fws.gov; lcfarmbureau@sbcglobal.net; dave.rosenthal@sbcglobal.net; robert@mtkonnoctiwines.com; president@redbudaudubon.org; vbrandon@lakelive.info  
**Subject:** Notice of Intent to Adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05

Good Morning All,

This email is in regards to the Notice of Intent (NOI) to adopted a Mitigated Negative Declaration for Major Use Permit, UP 19-05 located at 7130 Red Hills Rd, Kelseyville, CA. The Project Site is located approximately 6 miles east of Kelseyville, on the southeast corner of the intersection of State Highway 29 and Red Hills Rd, approximately 900 feet south of the intersection; APN: 009-021-07.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 19-09 will begin on January 28, 2020 and end on February 28, 2020. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department, no later than 5:00 PM on February 28, 2020.**

I have attached a copy of the Notice of Intent (NOI\_) above, along with the Initial Study and supporting attachments for you to review/comment. If you have any questions, please let me know.

*Mark Roberts – Principal Planner*

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Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)

## Mark Roberts

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**From:** Ryan Lewelling  
**Sent:** Tuesday, February 11, 2020 4:10 PM  
**To:** Mark Roberts  
**Subject:** RE: RFR - Minor Modification (MMU 19-07) to Use Permit, UP 87-15 & Use Permit Extension, UPX

Mark,

The Assessor's Office has no comments regarding the battery storage site.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Mark Roberts  
**Sent:** Tuesday, January 07, 2020 5:15 PM  
**To:** Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; mike.wink@fire.ca.gov; Greg Peters <Greg.Peters@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; andersonspringscsd@gmail.com; jsusanbartlett@gmail.com; craigw318@aol.com; kirbyveach@gmail.com; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; R2CEQA@wildlife.ca.gov; Sheri.Miller@waterboards.ca.gov; Kelsey.Vella@wildlife.ca.gov; andersonspringscsd@gmail.com; rjdavis260@gmail.com; craigw318@aol.com; ceengels@aol.com  
**Subject:** RFR - Minor Modification (MMU 19-07) to Use Permit, UP 87-15 & Use Permit Extension, UPX

Hello Fellow Agencies,

Please review the above Request for review and Site plans as the applicant is requesting approval of a Minor Modification (MMU 19-07) to Use Permit, UP 87-15 & Use Permit Extension, UPX 17-02 to allow the following:

- Installation of a power plant battery storage within an existing facility. The output generation from the batteries would not exceed the current permit capacity of twenty (20) megawatts.
- Additionally, there will be no expansion of the authorized use under the existing permits, nor any request to change any of the other terms and conditions of the existing permits.

Please advise if your agency recommends any modifications to the project. 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 24, 2020**. Please email your comments to Mark Roberts at [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above. If you have any questions, please let me know.

Sincerely,

***Mark Roberts - Principal Planner***

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

## Mark Roberts

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**From:** THPO <thpo@big-valley.net>  
**Sent:** Thursday, January 23, 2020 4:54 PM  
**To:** Mark Roberts  
**Cc:** Sarah Ryan  
**Subject:** [EXTERNAL]RE: Ab 52 Consultation Notification

Hello Mr. Roberts,

This proposed project is located outside of our Historical Tribal Territorial Boundaries and will not require Tribal Consultation from the Big Valley Band of Pomo Indians.

Thank you,

Ronald Montez  
Tribal Historic Preservation Officer  
The Big Valley Band of Pomo Indians  
2726 Mission Rancheria Rd.  
Lakeport, CA 95453  
Thpo@big-valley.net  
707-263-3924 ext. 13  
541-570-5799 cell

**From:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Sent:** Thursday, January 23, 2020 10:51 AM  
**To:** Sarah Ryan <sryan@big-valley.net>; THPO <thpo@big-valley.net>; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; rpeterson@middletownrancheria.com; sshope@middletownrancheria.com; speterson@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov  
**Subject:** Ab 52 Consultation Notification

Hi All,

This email is regarding AB 52 tribal consultation regarding a project located at 7130 Red Hills Rd., Kelseyville, further described as accessor parcel number 009-021-07. Please see the above Ab 52 Tribal Notification. Please refer to the above attachments for further details. If you have any questions, please let me know.

*Mark Roberts - Principal Planner*

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

## Mark Roberts

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**From:** Linda Rosas <lrosas@hpultribe-nsn.gov>  
**Sent:** Tuesday, February 11, 2020 5:48 PM  
**To:** Mark Roberts  
**Subject:** [EXTERNAL]Re: Ab 52 Consultation Notification

Good Evening Mr. Roberts,

Habematolel Pomo of Upper Lake defers to Scotts Valley Band of Pomo Indians and or Big Valley Rancheria for Cultural and Environmental Concerns.

Habematolel Thank You for this opportunity to comment on this project.

If there is anything we can assist with, please do not hesitate to contact me.

Respectfully,

Linda D. Rosas-Bill  
Environmental Director  
Habematolel Pomo of Upper Lake  
9470 Main Street  
P.O Box 516  
Upper Lake, California  
95485  
(707) 348-8892 - Direct line  
(707) 275-0737 - Tribal Office  
(707) 275-0757 - Fax

***This electronic message contains information generated by Habematolel Pomo of Upper Lake Environmental Department solely for the intended recipient(s). Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete email immediately.***

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**From:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Sent:** Thursday, January 23, 2020 10:50 AM  
**To:** sryan@big-valley.net <sryan@big-valley.net>; thpo@big-valley.net <thpo@big-valley.net>; cww281@gmail.com <cww281@gmail.com>; a.tyler@elemindiancolony.org <a.tyler@elemindiancolony.org>; Anthony Arroyo, Sr <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; kn@koination.com <kn@koination.com>; tc@middletownrancheria.com <tc@middletownrancheria.com>; jsimon@middletownrancheria.com <jsimon@middletownrancheria.com>; mshaver@middletownrancheria.com <mshaver@middletownrancheria.com>; THPO@middletownrancheria.com <THPO@middletownrancheria.com>; btorres@middletownrancheria.com <btorres@middletownrancheria.com>; rpeterson@middletownrancheria.com <rpeterson@middletownrancheria.com>; sshope@middletownrancheria.com <sshope@middletownrancheria.com>; speterson@middletownrancheria.com <speterson@middletownrancheria.com>; scottg@mishewalwappotribe.com <scottg@mishewalwappotribe.com>; admin@rvrpomo.net <admin@rvrpomo.net>; drogers@robinsonrancheria.org <drogers@robinsonrancheria.org>; terre.logsdon@sv-nsn.gov <terre.logsdon@sv-nsn.gov>; thomas.jordan@sv-nsn.gov <thomas.jordan@sv-nsn.gov>; lbill@yochadehe-nsn.gov <lbill@yochadehe-nsn.gov>; jkinter@yochadehe-nsn.gov <jkinter@yochadehe-nsn.gov>;

aroberts@yochadehe-nsn.gov <aroberts@yochadehe-nsn.gov>

**Subject:** Ab 52 Consultation Notification

Hi All,

This email is regarding AB 52 tribal consultation regarding a project located at 7130 Red Hills Rd., Kelseyville, further described as accessor parcel number 009-021-07. Please see the above Ab 52 Tribal Notification. Please refer to the above attachments for further details. If you have any questions, please let me know.

*Mark Roberts – Principal Planner*

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*Lake County – Community Development Department*

*255 N. Forbes Street, Lakeport, CA 95453*

*County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)*

*Phone: (707) 263-2221*





**COUNTY OF LAKE**  
**HEALTH SERVICES DEPARTMENT**  
Division of Environmental Health  
922 Bevins Court, Lakeport, CA 95453-9739  
Telephone 707/ 263-1164 FAX: 263-1681

**Denise Pomeroy**  
Health Services Director

**Erin Gustafson MD, MPH**  
Public Health Officer

**Jasjit Kang**  
Environmental Health Director

## Memorandum

**DATE:** March 13, 2019  
**TO:** Mireya G. Turner, Associate Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 19-05; IS 19-09 Major Use Permit for power generation facility  
**APN:** 009-021-07, 7130 Red Hills Rd, Kelseyville

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

Our office has on file a 2016 Alteration Septic Permit (17439-A) designed to add flow (bathrooms) to existing 2001 septic permit (14161). The permit expired on 9/20/2017 and needs to be renewed and a final inspection requested to close out this septic permit.

An authorization inspection to connect a travel trailer to the existing permit (14161) was completed on 7/25/2017. Authorization inspections are valid for one year and expired on 7/28/2018. The applicant never contacted our office to perform a final inspection to validate setbacks and connection to the travel trailer.

Once these two items have been completed, the Environmental Health office will have no concerns on the solar panel array/grid with respect to setbacks from on-site wastewater treatment systems/septic systems.

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.

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must be immediately reported to Lake County Environmental Health (LCEH).

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

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

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

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).

See attached email comments from CalRecycle. The facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

## Tina Rubin

---

**From:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Sent:** Wednesday, March 13, 2019 3:34 PM  
**To:** Tina Rubin  
**Cc:** Kelli Hanlon; Christina Gearhart; Vlach, Diane@CalRecycle  
**Subject:** RE: Biomass facility

Hello all,

Looking at the project I think it fits under the exclusion of Title 14 CCR 17855 (a)(5)(C):  
"(C) the activity is located at the site of biomass conversion and is for use in biomass conversion as defined in Public Resources Code section 40106." This excludes the front end portion involving the storage of compostable materials (trees) and grinding the material on site.

[https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I3A8C5D5F906D496AB5610EA03179C184?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Per PRC 40106 I think it complies with this section because the material is clean tree waste. If the material had been curbside pickup from residential then it would conflict with this section, but in this case since it is solely trees and no other waste it would meet this exclusion. It also meets this exclusion because the biomass plant is not in combination with another solid waste facility. Normally the facilities that require permitting will be co-located with a transfer station or other type of solid waste facility/operation.

In conclusion it's an excluded operation. If you want to provide a comment on the proposed project, you can state that the facility does not require a solid waste permit as long as it complies with PRC 40106 and Title 14 CCR Section 17855.

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=40106](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=40106)

Hope this helps!

Harprit Mattu, R.E.H.S.  
Environmental Scientist  
Department of Resources Recycling and Recovery (CalRecycle) Waste Permitting, Compliance and Mitigation Division  
Permitting and Assistance Branch - North Unit  
1001 I Street, Sacramento, CA 95814  
Office: (916) 341-6119 | Email: Harprit.Mattu@calrecycle.ca.gov

-----Original Message-----

**From:** Tina Rubin <Tina.Rubin@lakecountyca.gov>  
**Sent:** Wednesday, March 13, 2019 2:38 PM  
**To:** Mattu, Harprit@CalRecycle <Harprit.Mattu@calrecycle.ca.gov>  
**Cc:** Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>  
**Subject:** RE: Biomass facility

See attached CDD Review documents for 7130 Red Hill Rd

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 1, P.O. BOX 3700

PHONE (707) 441-4693

FAX (707) 445-6314

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

February 27, 2020

1-LAK-29-27.735

Red Hills BioEnergy Project, UP, IS 19-09

7130 Red Hills Rd/SR-29, APN 009-021-07

Mr. Mark Roberts  
Community Development Department  
County of Lake  
255 N. Forbes Street  
Lakeport, CA 95453

Dear Mr. Roberts,

Thank you for giving us the opportunity to comment on the Major Use Permit and Initial Study/ Mitigated Negative Declaration for the Red Hills BioEnergy project located in the Kelseyville area, Lake County. The project site of less than one acre is on property owned by the Scotts Valley Ban of Pomo Indians and located on the southeast corner of the intersection of Red Hills Road and State Highway 29. The project is accessed via a private driveway to Red Hills Road, about 1,000 feet from Highway 29 and Caltrans' Lake 29 Expressway project.

The applicant proposes to develop and operate a small-scale, bioenergy production plant that would use woody biomass to produce syngas that would be used to power generators that run the facility, and biochar by-products used as soil amendments. Proposed project improvements include: site grading and construction of a new 2,000 sf production plant building; 28,000 sf of biomass storage; access ways, fencing, lighting, small structures, and utilities. The facility would operate 24 hours per day, 5-7 days per week, have 1-2 employees, and use 2-3 trucks. Plans also show a communal gathering space located next to a 40-space parking lot. We have the following comments.

General Comments.

The project did not provide estimates of vehicle trips or frequency for all the uses on the property, such as the housing and communal gathering area, which limited our review of traffic impacts for the project site. However, the District concurs with Lake County's Initial Study significance determination that transportation impacts from the proposed bioenergy plant would be less than significant. The project is small in scale and an increase of 12 additional vehicle trips per day is considered minor and consistent with commercial activities allowed at the property. We recommend providing bicycle parking on-site to reduce vehicle trips and emissions. Given the project's size, operation and the driveway location on Red Hills Road, we do not expect significant impacts to SR-29.

Caltrans Lake County State Route-29 Expressway Project.

The subject property has frontage along the proposed Lake 29 Expressway project. Please note the following:

- The Lake 29 Expressway project is currently in the design stage, and funding or a specific construction date has not yet been identified. The earliest likely date for the project's construction could be Spring of 2024. The applicant may request updated plans of the

2/27/20

Page 2


Expressway project as the design progresses. For information about the Expressway project, please contact the Project Manager, Cathy McKeon at (707) 498-7635.

- The site plan shows that the property is developed with several structures, including a well and water tank, septic and solar systems, lighting and fencing. We recommend that any planning for these items be coordinated with construction of the Caltrans project, based on Caltrans's current project design and construction.
- Staff identified some inconsistencies relating to structures and setbacks in the application materials that should be addressed in final plans. For example, the page 51 map in Attachment "D" identifies a construction area north of the proposed production plant with a minimal setback along Red Hills Road, while Attachment "A" plans show a 140-foot building setback. We recommend that the developer provides final plans and closely coordinates with District staff on the locations of driveways and improvements, based on the current Lake 29 expressway design.
- Utilities and service connections should be coordinated with District Project Management staff. The proposed 12KV point that interconnects with PGE pole on Red Hills Road could potentially conflict with the proposed Red Hills Road reconstruction, as part of the Expressway project. This issue needs to be addressed prior to completion of Caltrans construction of the project. Service connections required for the applicant's project in the north area of the property will need to be transferred at the time that the utilities are revised for the Lake 29 Expressway project. This will be done as part of the Caltrans project.

Caltrans right of way. Access to the property is from Red Hills Road. However, if any work is anticipated or proposed within Caltrans right of way, including intersection improvements or surveying and traffic studies, an approved Caltrans Encroachment Permit is required. Prior to permit application submittal, the applicant is required to attend a pre-submittal meeting with the Caltrans Encroachment Permits staff in Ukiah. For more information or to request an encroachment permit, please contact Amber McCall or Jim Shupe at the Ukiah Permits Office at 707-463-4743. For future reference, the Caltrans Encroachment Permit is available online at: <http://www.dot.ca.gov/trafficops/ep/manual.html>.

Please contact me at (707) 441-2009, or Cathy McKeon, District 1 project Manager at (707) 498-7635 with project questions or for further assistance.

Sincerely,



**Saskia Rymer-Burnett**  
Transportation Planning  
District 1 Caltrans