

## Sateur Ham

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**From:** Sateur Ham  
**Sent:** Monday, April 27, 2020 8:13 AM  
**To:** Lori Bateman  
**Subject:** RE: [EXTERNAL]Notice of Intent- Comment Letter

Good morning Lori,

I realized there are minor inconsistency in my check boxes, minor human error happens. One of the conditions that is REQUIRED is having a water monitoring meter installed in all the water well used for cannabis, this is in our zoning ordinance. Cannabis is fairly new and there is not much data to actually understand its' water use, the methods for water use for this project is a drip irrigation system. Please understand the permitted use would be tied to the land not the person, Ms. Herbert does not have any record that would make her an unqualified candidate. The applicant followed all rules and requirements to apply for the permit and will continue to comply to all federal, state, and local regulations if approved.

I understand you concerns in good faith and will include your comments in the project file. Thank you

Best,

**From:** Lori Bateman [mailto:bateman98@gmail.com]  
**Sent:** Sunday, April 26, 2020 11:04 PM  
**To:** Sateur Ham <Sateur.Ham@lakecountycal.gov>  
**Subject:** Re: [EXTERNAL]Notice of Intent- Comment Letter

Hello Sateur,

I thank you for your response and have reviewed the initial study. I did find concerns as to why 'Hydrology/Water Quality' was not checked off. How is this Project consistent with any and all plans to manage groundwater resource sustainability? How are the mitigation's going to be enforced? How much water was used prior to initial project? What insurance do you have in place for adjacent land owners? My entire southern and eastern border are replaced with two separate large commercial cannabis cultivation grows. This is a year-around business, drawing out millions and millions of gallons of groundwater. I don't see any plan to monitor either 'grow' in regards to groundwater overdraw. What happens when we are in a drought? Furthermore, The land owner of said Property '1020 Junction Plaza, Clearlake, CA 95422' is a convicted felon. Last time I checked "Timothy John Finley " is the land owner. He was arrested on 12/8/2014 for Possession of Marijuana For Sale as a convicted felon(booking #57344). He has many,many priors including Force/ADW Not Firearm:GBI Likely and Poss. of Controlled Substance.Yet, your allowing his girlfriend, Rebecca Herbert to sponsor the grow. How is this possible? Do you really think this is good for our community? I am really,really concerned and scared for what it is going to bring to our area.I'm scared to walk my own property without the fear of being shot.

Please see attachment for further comments. I would like to request confirmation you received attachment.

With Respect,  
Lori Bateman

On Wed, Apr 22, 2020 at 5:13 PM Sateur Ham <[Sateur.Ham@lakecountyca.gov](mailto:Sateur.Ham@lakecountyca.gov)> wrote:

Hello Lori,

I thank you for addressing your concerns and your input is very important. If you reviewed the initial study mitigation measures, there are mitigation measures that the applicant will meet that will address your concerns. You may also call me with the contact information provided in the letter as well. Thank you

Best,

**From:** Lori Bateman [mailto:[bateman98@gmail.com](mailto:bateman98@gmail.com)]  
**Sent:** Wednesday, April 22, 2020 11:45 AM  
**To:** Sateur Ham <[Sateur.Ham@lakecountyca.gov](mailto:Sateur.Ham@lakecountyca.gov)>  
**Subject:** [EXTERNAL]Notice of Intent- Comment Letter

Hello,

I am submitting my comments regarding a Mitigated Negative Declaration on Property location: 1020 Junction Plaza, Clearlake, CA. 95422

APN: 010-055-45

Please read and consider my concerns and proposals for review. Please see attached comment letter.

With Respect,

Lori Bateman



April 16, 2020

Sateur Ham, Assistant Planner  
Lake County Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport, CA 95453  
(707) 263-2221

Re: Review of Initial Study/Mitigated Negative Declaration (SCH No. 2020031128) –  
Rebecca Hebert's Raven Hill Gardens Project

Dear Ms. Ham:

Thank you for providing the California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND; SCH No. 2020031128) prepared by Lake County for the proposed Rebecca Hebert's Raven Hill Gardens Project (Proposed Project).

CDFA has jurisdiction over the issuance of licenses to cultivate, propagate and process commercial cannabis in California. CDFA issues licenses to outdoor, indoor, and mixed-light cannabis cultivators, cannabis nurseries and cannabis processor facilities, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code § 26012(a)(2).) All commercial cannabis cultivation within California requires a cultivation license from CDFA. Therefore, with respect to the Proposed Project, CDFA is a responsible agency under the California Environmental Quality Act (CEQA). For a complete list of all license requirements, including CalCannabis Licensing Program regulations, please visit: [https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text\\_01162019\\_Clean.pdf](https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text_01162019_Clean.pdf).

CDFA expects to be a Responsible Agency for this project because the project will need to obtain an annual cultivation license from CDFA. In order to ensure that the IS/MND is sufficient for CDFA's requirements, CDFA requests that a copy of the IS/MND, revised in response to the comments provided in this letter, and a signed Notice of Determination be provided to the applicant, so the applicant can include them with the application package it submits to CDFA. This should apply not only to this



Proposed Project, but to all future CEQA documents related to cannabis cultivation applications in Lake County.

CDFA offers the following comments concerning the IS/MND.

## **General Comments (GC)**

### ***GC 1: Proposed Project Description***

In general, more detailed information related to Proposed Project operations and routine maintenance would be helpful to CDFA. This includes:

- the types of equipment, and projected duration of use, anticipated for operations and maintenance activities; and
- the number of workers employed at the cultivation site, and estimated number of daily vehicle trips projected to occur during operation.

### ***GC 2: Acknowledgement of CDFA Regulations***

The IS/MND acknowledges that CDFA is an agency whose approval is required for the Proposed Project. CDFA is responsible for the licensing of cannabis cultivation and is responsible for the regulation of cannabis cultivation and enforcement, as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation (Bus. & Prof. Code, § 26103(a)). The IS/MND's analysis would benefit from discussion of the protections for environmental resources provided by CDFA's regulations (Cal. Code Regs. tit.3, § 8000 et seq.). In particular, the impact analysis would be further supported by a discussion of the effects of state regulations on reducing the severity of impacts on the following resource topics:

- Aesthetics (See 3 California Code of Regulations § 8304(c); § 8304(g).)
- Air Quality and Greenhouse Gas Emissions (See § 8102(s); § 8304(e); § 8305; § 8306.)
- Biological Resources (See § 8102(w); § 8102(dd); § 8216; § 8304(a-c); § 8304(g).)
- Cultural Resources (See § 8304(d).)
- Hazards and Hazardous Materials (See § 8102(q); § 8106(a)(3); § 8304(f); § 8307.)
- Hydrology and Water Quality (See § 8102(p); § 8102(v); § 8102(w); § 8102(dd); § 8107(b); § 8216; § 8304(a and b); § 8307.)
- Noise (See § 8304(e); § 8306.)
- Utilities and Service Systems (See § 8102(s); § 8108; § 8308.)
- Energy (See § 8102(s); § 8305; § 8306.)
- Cumulative Impacts (related to the above topics).



## **Specific Comments and Recommendations**

In addition to the general comments provided above, CDFA provides the following specific comments regarding the analysis in the IS/MND.

<b>Comment No.</b>	<b>Section Nos.</b>	<b>Page No(s).</b>	<b>Resource Topic(s)</b>	<b>IS/MND Text</b>	<b>CDFA Comments and Recommendations</b>
1	Ques. 17	5	Project Description	Aerial Photo of Site and Immediate Vicinity	The IS/MND would be improved if it provided an aerial photo of the site at a scale that allowed for a closer view of the project area, where details of the existing development (e.g., residence) can be distinguished.
2	Ques. 17	5	Project Description	N/A (General Comment)	The document would be improved if it included a site plan that showed the locations of all elements of the Proposed Project, including the greenhouses, processing facility, outdoor cultivation space, storage buildings, parking lot, water tanks, and driveway improvements.
3	Ques. 18	5-6	Surrounding Land Uses and Setting	N/A (General Comment)	The document would be improved if it described both general plan land use designations and zoning designations, as well as existing land uses for the Proposed Project and adjacent properties.
4	Ques. 18	6	Other Public Agencies Whose Approval May Be Required	N/A (General Comment)	The IS/MND could be more informative if it provided the permit(s) or approval(s) required from each of the agencies listed.
5	N/A	6-7	Potentially Significant Impacts	N/A (General Comment)	The checkbox for "Biological Resources" is not marked as involving a "Potentially Significant Impact." However, the resource section below (p.12) includes a mitigation measure and suggests that mitigation is required to reduce impacts to less than

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					significant levels. The document would be strengthened if the two sections were consistent.
6	I(b)	9	Aesthetics	An 8-acre no development zone has been designated to preserve trees on the property as a mitigation measure for the proposed tree removal.	<p>The IS/MND would be improved if it provided a specific number of trees proposed to be removed as part of the Proposed Project.</p> <p>In addition, the document would be strengthened if it provided a description of the County's applicable policies regarding tree removal and corresponding mitigation requirements.</p>
7	I(d)	9	Aesthetics	The project has a slight potential to create additional light through exterior security lighting and proposed greenhouse lighting.	The IS/MND would be improved if it referenced CDFA's requirement that lights used in mixed-light cultivation activities must be fully shielded from sunset to sunrise to avoid nighttime glare (Cal. Code Regs., tit. 3 § 8304(g)).

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8	III(a)	10-11	Air Quality	N/A (general comment)	The analysis of air quality impacts and proposed mitigation measures would be improved if it evaluated the pollutant emissions associated with operation of the Proposed Project, disclosed relevant air quality management plan(s) for consideration, and disclosed the air emissions significance threshold(s) against which the impacts of the Proposed Project are compared.
9	III(a)	10-11	Air Quality	The project has some potential to result in short- and long-term air quality impacts.	The IS/MND could be improved if it described the potential air quality impacts and provided an analysis of how mitigation measures will reduce impacts to less than significant levels.
10	III(b)	11	Air Quality	The County of Lake is in attainment of state and federal ambient air quality standards.	The IS/MND would be improved if it explained how Proposed Project operations would meet county, regional or state air quality standards.
11	III(c)	11	Air Quality	See Response to III (a) and (b). Less than Significant Impact	The document would be improved if it identified sensitive receptors and provided an analysis of how and whether sensitive receptors may be adversely impacted by anticipated Project emissions. In addition to an analysis of potential odor impacts, the IS/MND would be improved by including a discussion of criteria air pollutant emissions that could result from cannabis cultivation operations and

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					routine maintenance at the project site, including the use of delivery trucks and employee vehicles on dirt and gravel roads.
12	III(d)	11-12	Air Quality	The applicant has an emergency contact name and number that will be distributed to neighbors within 1000 feet of the property as is required by Air Quality.	The IS/MND would be improved if it described the legal and regulatory requirements that would support the County's actions to ensure significant impacts due to odor would not result from the Proposed Project, and provided an analysis of whether these measures would be sufficient.
13	IV(a)	12	Biological Resources	The applicant provided a Biological Assessment, prepared by Pinecrest Environmental Consulting dated August 4, 2019.	In order to ensure that CDFA has supporting documentation for the IS/MND, CDFA requests that the County advise the applicant to provide copies of the Biological Assessment (as well as all other project-specific plans, application materials, reference materials, and/or supporting documentation) with its application package for an annual cultivation license to CDFA.
14	IV(a)	12	Biological Resources	[T]here were no mitigation measures necessary but best management practices should be	The text and impact conclusion for this response indicate that impacts would be less than significant; however, a mitigation measure (BIO-1) is listed and the associated checkbox indicates that impacts would be less than significant

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				implemented for potential effects to surrounding environment.	<p>with mitigation incorporated. The text and impact conclusion should be made consistent.</p> <p>In addition, the document would be improved if it listed or summarized best management practices (BMPs) recommended in the Biological Resources Assessment and provided an analysis as to how those practices would ensure potential impacts to the surrounding environment would be less than significant.</p>
15	IV(b) and (d)	12	Biological Resources	N/A (General Comment)	The checkboxes for these resource topics indicate impacts would be less than significant with mitigation incorporated. However, the text of this section as well as the other findings in the IS/MND indicate that impacts would be less than significant. The text and the checkboxes should be made consistent.
16	IV(c)	12	Biological Resources	According to the Biological Resource Assessment, there are no areas onsite that appear to be potential wetlands, and no ponds or other surface water features onsite.	This statement appears to contradict the text in the Project Description, which states, “[t]here are two unnamed ephemeral Class III watercourses indicated on the NHD map layer utilized by California resource agencies via CNDDDB and the Federal NWI map layer, which flow from the northeast end of the project property to the southwest

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					into another creek before entering Burns Valley Stream.” (p. 2.) The IS/MND would be improved if the two sections were consistent.
17	IV(e)	13	Cultural Resources	N/A (General Comment)	The IS/MND would be more informative by providing details pertaining to tribal consultations that have occurred for the Proposed Project, as required by Assembly Bill 52. This should include a list of tribes contacted, a summary of tribal discussions held, responses received, and whether the County has identified any Tribal Cultural Resources in the vicinity of the Proposed Project.
18	VI(a)	14	Energy	The overall power usage of the cultivation operation will only require minimal need for energy.	The IS/MND would be improved by providing evidence to support the assertion that “the cultivation operation will only require minimal need for energy.” This would typically include a description of operation and maintenance equipment for the Proposed Project (see General Comment 1) and corresponding quantitative projections for energy requirements based on projected duration of use.
19	VI(a)	14	Energy	The applicant states that they will use on-grid power as the primary energy source.	The IS/MND would be more informative if it indicated how the applicant will comply with CDFA regulations requiring the use of renewable energy sources (See § 8102(s); § 8305; § 8306).

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20	VI(b)	14	Energy	The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.	The document would be improved if it identified state and local plans for renewable energy or energy efficiency and provided an analysis of how the Proposed Project would comply with such plans.
21	VII(a) and (b)	14-15	Geology and Soils	N/A (General Comment)	The IS/MND would be strengthened if it provided an analysis of how the mitigation measures would reduce impacts to less than significant levels.
22	VII(f)	15	Geology and Soils	Less than Significant Impact	Mitigation Measure CUL-1 and CUL-2 indicate that there is potential for discovery of archaeological, paleontological, and/or cultural materials. The IS/MND would be improved if item VII(f) was revised to be consistent with this statement and mitigation was added.
23	VIII(a)	15	Greenhouse Gas Emissions	N/A (General Comment)	The IS/MND would be improved if it quantified the projected emissions of the Proposed Project and provided an analysis of how the projected emissions relate to a specific threshold of significance.
24	VIII(b)	15	Greenhouse Gas Emissions	The County of Lake is an 'air attainment' county and does not have established	The IS/MND would be more informative if it provided an evaluation of the significance threshold, " <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the</i>



Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	IS/MND Text	CDFA Comments and Recommendations
				thresholds of significance for greenhouse gases.	<i>emissions of greenhouse gases.</i> " This typically requires a qualitative comparison to applicable local and statewide plans and GHG emission reduction goals. It is acceptable for a jurisdiction to use the thresholds developed by other agencies from neighboring jurisdictions.
25	IX(d)	16	Hazards and Hazardous Materials	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resource Water Control Board.	The document would be improved if it referenced CDFA regulations that require applicants to conduct an Envirostor search (Cal. Code Regs. tit.3, § 8102(q)).
26	X	17-18	Hydrology and Water Quality	N/A (General Comment)	The IS/MND could be improved if the applicant provided proof of enrollment in or exemption from the applicable SWRCB or Regional Water Quality Control Board (RWQCB) program for water quality protection (Cal. Code Regs., tit. 3 § 8102(o)), and either a final copy of proof of a lake and

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					streambed alteration agreement issued by the California Department of Fish and Wildlife (CDFW) or written verification that an agreement is not needed (Cal. Code Regs., tit. 3 § 8102(w)).
27	X(a)	17	Hydrology and Water Quality	The project will employ Best Management Practices related to erosion and water quality to reduce impacts related to stormwater and water quality.	The document would be improved if it provided a list or summary of the BMPs to be employed at the Proposed Project and how those BMPs would reduce impacts related to water quality.
28	X(b)	17	Hydrology and Water Quality	While the water table appears to be robust at this location, it is unknown whether the groundwater available is sustainable over a long period of time.	The IS/MND would be improved if it provided additional information and analysis of whether the proposed water use would substantially decrease groundwater supplies or interfere substantially with groundwater recharge.
29	X(c)	17	Hydrology and Water Quality	[T]he runoff resulting from those buildings is not significant, in particular with the projects implementation of	The document would be improved if it provided a list or summary of the BMPs to be employed at the Proposed Project and how those BMPs would reduce drainage and erosion impacts.

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				straw wattles and Best Management Practices.	
30	X(e)	18	Hydrology and Water Quality	See response to X(d) above.	The document would be improved if it described applicable water quality control plans and sustainable groundwater management plans, then provided an analysis of whether the Proposed Project would conflict with such plans.
31	XIII(a)	19	Noise	The low level truck traffic during the minimal construction needed, and occasional deliveries would create a minimal amount of ground borne vibration.	The IS/MND would be improved if it described the number of trucks that would travel to and from the site on a daily basis during operation and provided an analysis of potential impacts related to groundborne vibration that may occur as a result.
32	XVII(a)	20	Transportation	A minimal increase in traffic is anticipated due to [...] weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Daily employee trips are anticipated to be	The IS/MND would be improved if it explained the restriction on deliveries to “small vehicles only” and provided the assumptions for the estimated 4-8 daily trips (e.g., number of employees, length of work shifts).

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				between 4 and 8 trips...	
33	XVII(b)	20	Transportation	Significant impacts are not anticipated and the project is consistent with 15064.3 (b)(1). See Response to Section XVII (a).	The IS/MND would be improved if it described the anticipated vehicle miles traveled for the proposed project, evaluated whether the Proposed Project would exceed an applicable threshold of significance, and provided an impact determination based on that evaluation
34	XIX(b)	21	Utilities and Service Systems	It is unknown if the amount of water usage will be detrimental to the surrounding area in the future. The applicant proposes minimizing water use through drip irrigation and mitigations in place to prevent potential leaks.	<p>The IS/MND would be improved if it provided an analysis of whether there are sufficient groundwater supplies to serve the Proposed Project and reasonably foreseeable future development during normal, dry and multiple dry years.</p> <p>The document would also be strengthened if it described any “mitigations” to prevent potential leaks. If these are intended to be mitigation measures, they should be described as such.</p> <p>In addition, the IS/MND would be improved if it referenced the state’s requirements regarding proposed water sources and groundwater use (Cal. Code Regs., tit. 3 §§ 8102(v), 8107(b)).</p>
35	XIX(e)	21	Utilities and Service Systems	All federal, state, and local	The IS/MND would be improved if it referenced the state’s requirements

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				requirements related to solid waste will apply to this project but are not anticipated to create issues that require additional mitigation measures.	regarding storage and disposal of cannabis waste. (Cal. Code Regs., tit. 3 §§ 8106(a)(1)(F), 8106(a)(1)(G), 8106(a)(1)(J), 8108.)
36	XX(b)	22	Wildfire	The cultivation area does not further exacerbate the risk of wildfire, nor the overall effect of pollutant concentrations to area residents in the event of a wildfire.	The IS/MND would be improved by providing evidence to support the assertion that the Proposed Project would not further exacerbate risks of wildfire and related exposure of residents to hazardous materials. This may include a discussion of existing and Proposed Project site conditions (e.g., slope elevations, wind speeds, surrounding vegetation, and other known risks), and proposed use of hazardous materials.
37	XXI	23	Mandatory Findings of Significance	N/A (General Comment)	The IS/MND could be more informative if it listed the mitigation measures it refers to in this section. The measures need not be repeated in full, but at a minimum they should be listed by number.
38	XXI(a)	23	Mandatory Findings of Significance	Less than Significant with Mitigation Measures BIO-1	The text refers to three mitigation measures for Biological Resources Impacts. However, only one mitigation measure is listed in the Biological

<b>Comment No.</b>	<b>Section Nos.</b>	<b>Page No(s).</b>	<b>Resource Topic(s)</b>	<b>IS/MND Text</b>	<b>CDFA Comments and Recommendations</b>
				through BIO-3 added.	Resources section. The IS/MND would be improved if the two sections were consistent.
39	XXI(b) and (c)	23	Mandatory Findings of Significance	Potentially significant impacts have been identified related to Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Transportation, Wildfire, and Noise.	The IS/MND would be improved if it included the mitigation measure for Biological Resources.
40	N/A	23-24	Source List	N/A (general comment)	The Source List would be improved if it provided additional information regarding some of the references. For referenced documents, the author, title, and date of each document could be provided. For personal communications, the agency or organization, person contacted, date of contact, and method of contact should be provided. For websites, the URL and date visited should be provided. In addition, sources that are project-related studies could be made available via weblink or as attachments.

## **Conclusion**

CDFA appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist, at (916) 576-4161 or via e-mail at [Kevin.Ponce@cdfa.ca.gov](mailto:Kevin.Ponce@cdfa.ca.gov).

Sincerely,

Lindsay Rains,  
Licensing Program Manager

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## Central Valley Regional Water Quality Control Board

30 April 2020

Sateur Ham  
Lake County Planning Department  
255 North Forbes Street  
Lakeport, CA 95453

### **COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, REBECCA HEBERT'S RAVEN HILL GARDENS PROJECT, SCH#2020031128, LAKE COUNTY**

Pursuant to the State Clearinghouse's 25 March 2020 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Rebecca Hebert's Raven Hill Gardens Project, located in Lake County.

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

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

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



adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

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

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

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

## **II. Permitting Requirements**

### **Cannabis General Order**

Cannabis cultivation operations are required to obtain coverage under the State Water Resources Control Board's *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order No. WQ 2017-0023-DWQ* (the Cannabis General Order). Cultivators that divert and store surface water (stream, lake, subterranean stream, etc.) to irrigate cannabis also need a valid water right.

The Water Boards Cannabis Cultivation Programs offer an easy to use online Portal for cultivators to apply for both Cannabis General Order coverage and a Cannabis Small Irrigation Use Registration (SIUR) water right, if needed. Visit the Water Boards Cannabis Cultivation Programs Portal at:

<https://public2.waterboards.ca.gov/CGO>

Additional information about the Cannabis General Order, Cannabis SIUR Program, and Portal can be found at: [www.waterboards.ca.gov/cannabis](http://www.waterboards.ca.gov/cannabis)

For questions about the Cannabis General Order, please contact the Central Valley Water Board's Cannabis Permitting and Compliance Unit at: [centralvalleysacramento@waterboards.ca.gov](mailto:centralvalleysacramento@waterboards.ca.gov) or (916) 464-3291. For questions about Water Rights (Cannabis SIUR), please contact the State Water Board's Division of Water Rights at: [CannabisReg@waterboards.ca.gov](mailto:CannabisReg@waterboards.ca.gov) or (916) 319-9427.

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

**Industrial Storm Water General Permit**

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

**Clean Water Act Section 404 Permit**

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

**Clean Water Act Section 401 Permit – Water Quality Certification**

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

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

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Waste Discharge Requirements – Discharges to Land**

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

Please note that only domestic wastewater coming from bathrooms and kitchens should be discharged to septic systems. Cannabis cultivation can generate other wastewaters such as irrigation runoff, water treatment effluent, cleaning agents, and wash waters. Discharges of these wastewaters to an on-site wastewater system such as a septic tank and leach field must obtain separate regulatory authorization, such as waste discharge requirements (WDRs), a conditional waiver of WDRs, or other permit mechanism, prior to discharge. The application to obtain WDRs or a conditional waiver of WDRs can take over a year to process and requires that you characterize the wastewater chemistry and volume. In lieu of discharging to a septic system, Water Board staff recommends that wastewaters from cannabis cultivation activities be discharged to a holding tank and then hauled by a servicing company to a community wastewater treatment plant for disposal.

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_land/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

**Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

*Original Signed By:*

Peter Minkel  
Environmental Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento (via email)

## Sateur Ham

---

**From:** Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>  
**Sent:** Saturday, April 11, 2020 12:52 AM  
**To:** Sateur Ham  
**Cc:** Hannan, Jake@CALFIRE; David Casian; Jack Smalley; Hakala, Jeff@CALFIRE; Ch700, Fd@yahoo; Cory Smith  
**Subject:** [EXTERNAL]Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study

Greetings Planner Ham.

Thank you for including State Fire Safe Standards in section XX on the ND. It sets the expectation to the applicant that their project will have to meet all Title and Code requirements. CAL FIRE has no additional comments for the ND.

Sincerely, Mike

**Mike Wink**  
Battalion Chief  
Middletown Battalion  
**CAL FIRE**  
Sonoma - Lake - Napa Unit  
21095 Hwy 175 - P.O.Box 1360  
Middletown, Ca. 95461  
Office: 707.987-3089 ext 3  
Cell: 707.889.4225  
Fax: 707.987.9478  
Email [Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)

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**From:** Sateur Ham <Sateur.Ham@lakecountyca.gov>  
**Sent:** Wednesday, March 25, 2020 8:49 AM  
**To:** Sateur Ham <Sateur.Ham@lakecountyca.gov>  
**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study

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

Good morning,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-39) for Cannabis Cultivation located at 1020 Junction Plaza, Clearlake, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please let me know.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-58 will begin on March 24, 2020 and end on April 30, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at [sateur.ham@lakecountyca.gov](mailto:sateur.ham@lakecountyca.gov).

## Sateur Ham

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**From:** Yuliya Osetrova  
**Sent:** Thursday, April 16, 2020 10:54 AM  
**To:** Sateur Ham  
**Subject:** RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study

Sateur,

No comments for MND and IS.

However, for this project a Project Management Plan is required to be developed. The PMP should have all necessary articles and attachments.

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

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**From:** Sateur Ham  
**Sent:** Wednesday, March 25, 2020 8:49 AM  
**To:** Sateur Ham <Sateur.Ham@lakecountyca.gov>  
**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study

Good morning,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-39) for Cannabis Cultivation located at 1020 Junction Plaza, Clearlake, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please let me know.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-58 will begin on March 24, 2020 and end on April 30, 2020.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at [sateur.ham@lakecountyca.gov](mailto:sateur.ham@lakecountyca.gov).

*Sateur Ham*

**Assistant Planner I**  
Department of Community Development  
Planning Division  
255 N. Forbes Street  
Lakeport, CA 95453  
E-mail: [Sateur.ham@lakecountyca.gov](mailto:Sateur.ham@lakecountyca.gov)  
Phone: (707)263-2221 ext. 37102



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

Denise Pomeroy  
Health Services Director

Gary Pace, MD, MPH  
Public Health Officer

Jasjit Kang  
Environmental Health Director

*Promoting an Optimal State of Wellness in Lake County*

**Memorandum**

**DATE:** January 22, 2020  
**TO:** Sateur Ham, Assistant Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 19-39 Major Use Permit, IS 19-58, EA 19-64  
Commercial Cannabis  
**APN:** 010-055-45 1020 Junction Plaza, Clearlake

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

The applicant needs to demonstrate the septic system (Permit #18305) on a scaled site plan

Environmental Health has no concerns regarding the processing facility as the applicant will be using ADA portable toilets.

Lake County Environmental Health requires all applicants to provide a written declaration of the chemical names and quantities of any Hazardous Material to be used on site. As a general rule, if a material has a Safety Data Sheet, that material may be considered as part of the facilities Hazardous Material Declaration.



COUNTY OF LAKE  
**HEALTH SERVICES**  
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MAR 25 2020

- ☒ County Clerk  
☒ Interested Parties

## Environmental Health

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

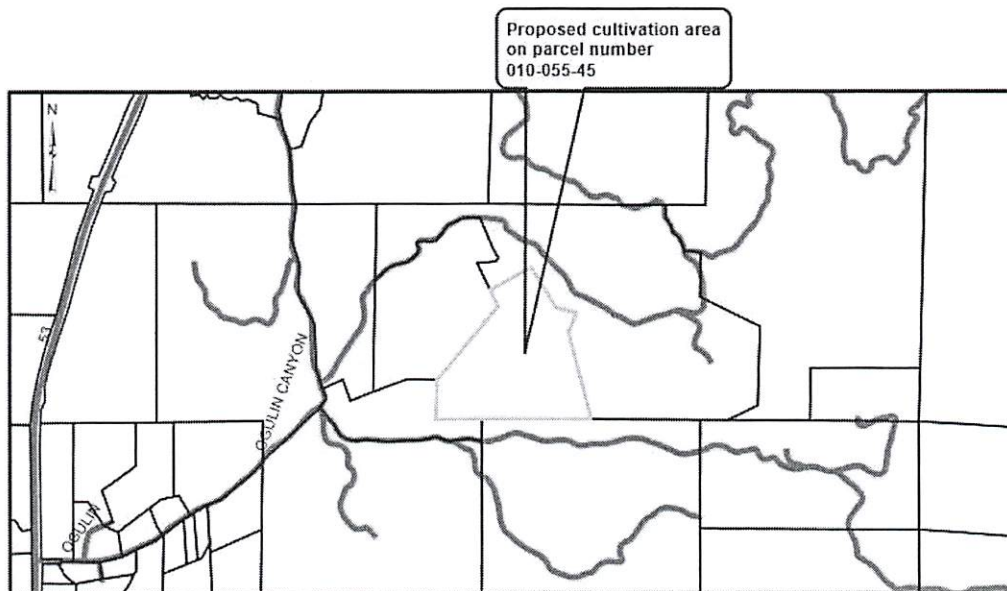
**Project Title:** Raven Hills Garden; Major Use Permit (UP 19-39); Initial Study (IS 19-58)

**Project Location:** 1020 Junction Plaza, Clearlake, CA 95422

**APN No.:** 010-055-45

**Project Description:** Raven Hill Gardens (RHG) proposes to develop commercial cannabis cultivation operation by obtaining one (1) A-Type 3 "Outdoor" License, one (1) A-Type 3B "Mixed-Light" License, one (1) A-Type 1C "Specialty Cottage" License and a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 66,960 ft<sup>2</sup> of commercial cannabis canopy area, with a total of 75,360 ft<sup>2</sup> of cultivation area. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed cultivation area is surrounded by a 6-foot tall chain link fence with privacy mesh coverings. The total area to be occupied and/or disturbed by the proposed cannabis cultivation operation, includes greenhouses, water tanks, processing facility, immature plant greenhouse and storage area is 75,360 ft<sup>2</sup>.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-58 will begin on March 24, 2020 and end on April 30, 2020. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at [sateur.ham@lakecountyca.gov](mailto:sateur.ham@lakecountyca.gov).



Vicinity Map of Raven Hill Gardens (RHG)

See attached memo dated 1/22/2020

## Sateur Ham

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**From:** Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>  
**Sent:** Friday, November 22, 2019 9:04 PM  
**To:** Sateur Ham  
**Cc:** David Casian; Jack Smalley; Mary Jane Montana  
**Subject:** [EXTERNAL]Re: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64

Good evening Sateur. These are the comments from CAL FIRE. The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This address for a Use Permit is located in the State Responsibility Area.

This location is within, or in proximity to a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. Below are the comments/requirements for Wildland Fire Safety and Prevention.

All Fire Safe Regulations/Laws in the State of California's Public Resource Code, Division 4, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction. All regulations in the California Code of Regulations Title 14, Division 1.5, Chapter 7, Sub chapter 2, Article 1 through 5 shall apply to this application / construction / activity.

This shall include, but not be limited to

- The access to this location when it leaves Ogulin Canyon Road to the Project site is approx 2,500 feet.. This needs to support emergency vehicles of 75,000 pounds.

This shall include, but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet.
- Addressing that is reflective and of contrasting colors from the public roadway to the location.
- On site water storage for fire protection of each structure per NFPA 1142
- Per NFPA 1142 water storage tanks for this commercial use shall be steel or fiberglass (not plastic)
- Roads used for this project shall meet minimum standards for emergency vehicle ingress and egress
- A loop one way road standard could be used, or a two lane road.
- A road is two 10 foot lanes of travel for a total of 20 feet not including the shoulders.
- A one lane, one way only loop road is 12 feet wide.
- Existing roadways shall meet, and or be improved to meet standards.
- All weather roadway surfaces engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope of 16%.
- Gate width is 14 foot minimum.
- Gate setbacks are a minimum of 30 feet from a road.
- Gates shall have access criteria locks that meet the South Lake County Fire Protection District standard "KNOX" access program.
- Parking shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuel reduction of 100 feet of defensible space.

- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below). It shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of vegetation fuels reduction around its radius.

Thank you for your time and consideration.

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](http://www.fire.ca.gov)  
[www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

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[http://www.lakecountyca.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)

[Hazardous Materials Management \(CUPA\)](http://www.lakecountyca.gov)  
[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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[Hazardous Materials Management \(CUPA\)](http://www.lakecountyca.gov)  
[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

[Report of the Committee on - NFPA](http://www.nfpa.org)  
[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

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[Report of the Committee on - NFPA](http://www.nfpa.org)  
[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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[California's Wildland-Urban Interface Code Information - CAL FIRE -](http://www.fire.ca.gov)  
[Home](http://www.fire.ca.gov)  
[www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

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[http://www.lakecountyca.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)

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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>

December 6, 2019

File No.: 19-0897

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

re: UP 19-39/ 1020 Junction Plaza / Rebecca G. Herbert

Dear Sateur Ham,

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:** approval of a major use permit to allow two (2) A-Type 3: "Outdoor" Outdoor cultivation for adult use cannabis (130,000 ft. total cultivation and 87,120 ft. canopy)- and a Type 13: Self distribution transport license, fencing, security, important of fill, new driveway, grading, 5 standard size parking space with one ADA parking, 5000 ft. processing facility, 3,000 ft. greenhouse and 400ft storage building, refuse area, composing area and pesticide and agriculture chemical storage area.

**Previous Studies:**

XX The Raven Hill Gardens Project Management Plan noted that a Cultural Resource Evaluation report was completed on the parcel in 2019 by Dr. John Parker, RPA. No significant historic or prehistoric cultural materials, sites, or features were recorded as part of this investigation. Additionally, study # S-025036 (Flaherty 2001), covering approximately 100% 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 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

**Built Environment Recommendations:**

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

commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

XX The 1945 USGS Lowe Lake 15' quad depicts a building in the proposed project area. Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

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,

A handwritten signature in black ink, appearing to read 'Bee Thao', with a stylized flourish at the end.

Bee Thao  
Researcher

## Sateur Ham

---

**From:** Shupe, James D@DOT <james.shupe@dot.ca.gov>  
**Sent:** Tuesday, December 3, 2019 2:15 PM  
**To:** Sateur Ham  
**Cc:** Mccall, Amber@DOT; Jackman, Rex A@DOT; Rymer-Burnett, Saskia@DOT  
**Subject:** [EXTERNAL]FW: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64  
**Attachments:** RFRUP19-39.pdf; Project\_management\_PlanUP19-39.pdf; Site Plans.pdf  
**Importance:** High

Hello Sateur,

Thanks for the opportunity to review this Major Use cultivation Permit application submitted by T. Finley & R. Hebert at 1020 Junction Plaza in Clearlake Ca. It is clear that this applicant is taking access from Ogulin Canyon Rd. Ogulin Canyon Rd. has left turn channelization (left turn pocket including a south bound acceleration lane). It does not appear as if this project will impact the intersection at Hwy. 29 adversely. No further comments.

I would also like to let you know that Intergovernmental requests for project reviews should be channeled through our Caltrans Community Development department in Eureka to;

Rex Jackman email: [rex.jackman@dot.ca.gov](mailto:rex.jackman@dot.ca.gov) and or;  
Saskia Rymer-Burnett email: [saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)

Thanks again and Happy Holidays!

Jim Shupe  
South Region Permit Inspector  
(707) 463-5722  
(707) 498-5174

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**From:** Sateur Ham <Sateur.Ham@lakecountyc.ca.gov>  
**Sent:** Friday, November 22, 2019 4:56 PM  
**To:** Steven Hajik <Steven.Hajik@lakecountyc.ca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyc.ca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyc.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyc.ca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyc.ca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyc.ca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyc.ca.gov>; Northshore Fire <chief800@northshorefpd.com>; Peggy Barthel <Peggy.Barthel@lakecountyc.ca.gov>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyc.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyc.ca.gov>; Sonoma State <nwic@sonoma.edu>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyc.ca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyc.ca.gov>; Bruno Sabatier <Bruno.Sabatier@lakecountyc.ca.gov>  
**Subject:** Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64  
**Importance:** High





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

Received

SR0003584

DEC 02 2019

**Environmental Health**

DISTRIBUTION DATE: November 22, 2019

**REQUEST FOR REVIEW FOR SUFFICIENCY**

<u>@</u> AG. COMMISSIONER	<u>      </u> FIRE PROTECTION DIST:	<u>@</u> CA DEPT FISH & WDLF
<u>@</u> AIR QUALITY MGMT	<u>@</u> Kelseyville	<u>@</u> CALTRANS
<u>@</u> ASSESSOR	<u>@</u> Lake County	<u>      </u> STATE LANDS COMM.
<u>@</u> BUILDING DIVISION	<u>      </u> Lake Pillsbury (no contact info)	<u>@</u> CRWQCB
<u>@</u> DPW - ROADS	<u>@</u> Lakeport County	<u>      </u> STATE DEPT. OF HEALTH
<u>@</u> ENVIRON HEALTH	<u>@</u> Northshore	<u>@</u> SONOMA STATE
<u>      </u> LAKEBED MANAGEMENT	<u>@</u> South Lake County	<u>      </u> NW INFORMATION CENTER
<u>      </u> PUBLIC SERVICES	<u>@</u> CalFire	<u>      </u> ARMY CORPS
<u>@</u> SHERIFF	<u>      </u>	<u>@</u> BLM
<u>@</u> SPECIAL DISTRICTS	<u>      </u>	<u>@</u> CALCANNABIS
<u>@</u> SURVEYOR	<u>@</u> PG&E	<u>@</u> GRADING: PEGGY/RON
<u>@</u> TAX COLLECTOR	<u>      </u> HOA	<u>      </u>
<u>      </u> WASTE DISPOSAL	<u>      </u> WATER CO	<u>      </u> US FISH & WILDLIFE SVC
<u>@</u> WATER RESOURCES	<u>      </u> OTHER	<u>      </u> US FOREST SERVICE

FROM: Sateur Ham, Assistant Planner  
REQUEST: Major Use Permit, UP 19-39; Initial Study IS 19-58, Early Activation EA 19-64  
OWNER: Tim Finley  
APPLICANT: Rebecca G. Hebert  
APNs: 010-055-45  
LOCATION: 1020 Junction Plaza, Clearlake, CA  
ZONING: "RL" Rural Lands  
GENERAL PLAN: Rural Lands  
HAZARDS: Project Parcel Located within State Responsibility Area  
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard.  
SOIL STABILITY: Generally Stable; Average Slope 32%  
EXISTING-DEVELOPMENT: No existing development  
WATER SOURCE: Well  
CONSTRUCTION: 5-7 weeks using a truck, hand tools and construction equipment. 130-160 truck vehicles trips.

PROPOSAL: Applicant is requesting approval of a major use permit to allow **two (2) A – Type 3: "Outdoor":** Outdoor cultivation for adult use cannabis (130,000 ft<sup>2</sup> total cultivation and 87,120 ft<sup>2</sup> canopy) - and a **Type 13: "Self-distribution transport"** license, fencing, security, importation of fill, new driveway, grading, 5 standard size parking spaces with one ADA parking, 5,000 ft<sup>2</sup> processing facility, 3,000 ft<sup>2</sup> greenhouse and 400 ft<sup>2</sup> storage building, refuse area, composting area and pesticide and agricultural chemical storage area. The operation will include employees. *Please refer to attached site plans and project description for further information.*

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

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 **December 9, 2019**. Please email your comments to [Sateur.Ham@lakecountycalifornia.gov](mailto:Sateur.Ham@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.

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

NAME Jim Rubin DATE 12/17/19

cc: 2 Supervisorial District (RFR Only) \_\_\_\_\_ Redbud Audubon  
Farm Bureau / etc.) (RFR  
Other (Examples: \_\_\_\_\_ Sierra Club / \_\_\_\_\_ HOA / \_\_\_\_\_ @ \_\_\_\_\_ Only)





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

Denise Pomeroy  
Health Services Director

Gary Pace, MD, MPH  
Public Health Officer

Jasjit Kang  
Environmental Health Director

***Promoting an Optimal State of Wellness in Lake County***

**Memorandum**

**DATE:** December 17, 2019  
**TO:** Sateur Ham, Assistant Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 19-39, IS 19-58, EA 19-64 Cannabis Cultivation  
**APN:** 010\*055-45 1020 Junction Plaza, Clearlake

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

The applicant needs to demonstrate the septic system (Permit #18305) on a scaled site plan. No concerns on the processing facility as the applicant will be using ADA portable toilets.

Lake County Environmental Health requires all applicants to provide a written declaration of the chemical names and quantities of any Hazardous Material to be used on site. As a general rule, if a material has a Safety Data Sheet, that material may be considered as part of the facilities Hazardous Material Declaration.



COUNTY OF LAKE  
**HEALTH SERVICES**  
prevent.promote.protect.

## Sateur Ham

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**From:** Gordon Haggitt  
**Sent:** Wednesday, November 27, 2019 1:35 PM  
**To:** Sateur Ham  
**Subject:** RE: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64

Sateur: I would require the property boundary to be clearly marked in the areas where setbacks have to be confirmed. The deeded description mentions various survey maps and monuments marking the property corners. Also, if you have the latest legal descriptions and maps for the Neasham/Rich-Ted lot line adjustment from Ruzicka I will need those. Thanks, Gordon

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

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**From:** Sateur Ham  
**Sent:** Friday, November 22, 2019 4:56 PM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; Caltrans (James) <james.shupe@dot.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Bruno Sabatier <Bruno.Sabatier@lakecountyca.gov>  
**Subject:** Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64  
**Importance:** High

Good evening,

Please review the attached files for further action no later than December 9, 2019. Thank you

Kind regards,

*Sateur Ham*

Assistant Planner I  
Department of Community Development  
Planning Division

## Sateur Ham

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**From:** Fahmy Attar <FahmyA@lcaqmd.net>  
**Sent:** Monday, November 25, 2019 8:25 AM  
**To:** Sateur Ham  
**Subject:** [EXTERNAL]Re: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64

**Importance:** High

Sateur,

For a Cannabis cultivation site, here is a list of requirements they must meet (if it applicable):

1. Any manufacturing or delivery operations must comply with LCAQMD rules and regulations. An application must be submitted. contact LCAQMD for more details.
2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
3. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator. Installation of backup generator requires review and approval from LCAQMD.
4. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
5. Site development, site operation and vegetation disposal shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
6. 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.
7. If the construction site address contains Serpentine, approval from LCAQMD and a Serpentine control plan is required unless otherwise determined by the LCAQMD. Please contact LCAQMD for more details.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and

should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

**Fahmy Attar**

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 263-7000 | [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)

## Sateur Ham

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**From:** Ryan Peterson <rpeterson@middletownrancheria.com>  
**Sent:** Monday, December 2, 2019 11:55 AM  
**To:** Sateur Ham  
**Subject:** [EXTERNAL]Re: Request for Review for Proposed Project UP 19-39; IS 19-58; Early Activation EA 19-64  
**Attachments:** TRIBAL\_AB52\_RFR\_UP19-39.pdf; Project\_management\_PlanUP19-39.pdf; Site Plans.pdf

Good morning,

The Middletown Rancheria of Pomo Indians of California (the “Tribe”) or (“Middletown Rancheria”) is in receipt of your notification dated 11/22/19 and attached to this email regarding the referenced project in the subject line of this email correspondence.

Middletown Rancheria is a Sovereign Tribal Nation comprised of several tribelets, including Pomo, Wintu, Wappo and Lake Miwok. The natural ancestral boundaries of our aboriginal lands are dictated by our Lake Miwok language. Our Tribal Historic Preservation Office has reviewed the project and concluded that it is not within the aboriginal territories of the Middletown Rancheria. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact our office:

Middletown Rancheria  
Tribal Historic Preservation Department  
Office: (707) 987-1315  
Email: [THPO@middletownrancheria.com](mailto:THPO@middletownrancheria.com)

We thank you for providing us with this notice and the opportunity to provide comments to the referenced project(s). Nothing herein should be construed to be a waiver of or limitation of any of Middletown Rancheria’s rights in law, equity or otherwise. All rights, claims and remedies are specifically reserved.

Regards,

Ryan Peterson  
Admin & Projects Coordinator  
Middletown Rancheria  
Tribal Historic Preservation Department  
PO Box 1035 Middletown, CA 95461  
Phone: (707) 987-1315  
Fax: (707) 987-9091

On Fri, Nov 22, 2019 at 4:38 PM Sateur Ham <[Sateur.Ham@lakecountyca.gov](mailto:Sateur.Ham@lakecountyca.gov)> wrote:

Good evening,



## LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

**Administration**  
(707) 262-4200

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

**Coroner**  
(707) 262-4215

**Corrections**  
(707) 262-4240

**Patrol/Investigation**  
(707) 262-4230

**Substation**  
(707) 994-6433

**Brian L. Martin**  
Sheriff / Coroner

Lake County Community Development

RE: MUP 19-39, IS 19-58 & EA 19-64  
1020 Junction Plaza  
Clearlake Ca.

In review of the Security Management Plan submitted for UP 19-39, IS 19-58 and EA 19-64 via the Lake County Community Development Department on November 22<sup>nd</sup>, 2019. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

The Lake County Sheriff's Office's review of the Security Plan is not an endorsement or recommendation of the Security Plan. It is a determination the Security Plan meets the minimum requirements as outlined in Lake County Ordinance 3084 / 3073.

The original, official document is retained by the Lake County Community Development Department. All inquiries regarding the status of cannabis permits or the application process should be directed to the Community Development Department.

*L. Bingham*  
Lieutenant Luke Bingham  
Lake County Sheriff's Office  
1220 Martin St.  
Lakeport, CA 95453  
707 262 4200

## Sateur Ham

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**From:** Peggy Barthel  
**Sent:** Monday, November 25, 2019 3:58 PM  
**To:** Sateur Ham  
**Subject:** RE: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64

The plans say no grading is planned; however, it appears that clearing of native vegetation is required for the fenced cultivation area, storage building, greenhouse, water tanks, soil and compost areas, and processing facility. Additionally, it is not evident whether native vegetation clearing would occur for the access driveway. Activities including clearing of native vegetation and trenching require a grading permit. I see that they plan to cut trees at the base; however I don't know if driveway construction or building permits should be allowed with this type of removal. Better grading plans need to be submitted so that the impacts of grading can be included in the CEQA initial study.

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## Sateur Ham

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**From:** Yuliya Osetrova  
**Sent:** Tuesday, November 26, 2019 2:42 PM  
**To:** Sateur Ham  
**Subject:** RE: Request for Review for Proposed Cannabis Cultivation Project UP 19-39; IS 19-58; Early Activation EA 19-64

Sateur,

I have reviewed the PMP for the project and found the following missing:

- Documents proving that the water source is legal;
- Written agreement between the parcel owner and the applicant permitting to use the water source
- Information of a meter and monitors on the production well measuring the flow and water levels continuously.

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

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