

**From:** [Northwest Information Center](#)  
**To:** [Rob Fitzsimmons](#)  
**Subject:** NWIC closed until further notice Re: RFR for UP 19-33  
**Date:** Wednesday, October 30, 2019 11:00:12 AM

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Until further notice, the NWIC will be closed due to the impacts from the Kincade Fire and public safety power shut offs. I will be monitoring this email, but will be delayed in our response.

Please stay safe...

kind regards,  
Bryan Much, Coordinator

**From:** [Lori Baca](#)  
**To:** [Rob Fitzsimmons](#)  
**Subject:** RE: RFR for UP 19-33  
**Date:** Thursday, October 31, 2019 9:12:52 AM  
**Attachments:** [image002.png](#)

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Rob,

Parcels 014-140-20, 014-140 -19, and 014-003-24 are all outside of Special Districts service area, no impact.

Have a great day!

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



**From:** Rob Fitzsimmons  
**Sent:** Wednesday, October 30, 2019 11:00 AM  
**To:** kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; mike.wink@fire.ca.gov; greg.bertelli@fire.ca.gov; bill.solinsky@fire.ca.gov; kim.sone@fire.ca.gov; 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; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; kris.amonte@lakecountyca.gov; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; PGENorthernAgencyIns@pge.com; kjc8@pge.com; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; vbrandon@lakelive.info; lcfarmbureau@sbcglobal.net; anafus@blm.gov; korinn.woodard@ca.usda.gov; Ryan\_olah@fws.gov; kevinponce@cdfa.gov; scschlientz@fs.fed.us; Moke Simon <Moke.Simon@lakecountyca.gov>  
**Subject:** RFR for UP 19-33

Hello,

Please find attached a Request for Review for UP 19-33, Three Bees LLC (Cannabis). Please get back to me with your comments no later than Thursday, November 13.

Thank you,

Rob Fitzsimmons  
Assistant Planner  
Community Development Department  
Lake County, CA

**From:** [Fahmy Attar](#)  
**To:** [Rob Fitzsimmons](#)  
**Subject:** Re: RFR for UP 19-33  
**Date:** Wednesday, October 30, 2019 4:00:49 PM

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Rob,

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)

On Oct 30, 2019, at 10:59 AM, Rob Fitzsimmons  
<[Rob.Fitzsimmons@lakecountyca.gov](mailto:Rob.Fitzsimmons@lakecountyca.gov)> wrote:

Hello,

Please find attached a Request for Review for UP 19-33, Three Bees LLC (Cannabis). Please get back to me with your comments no later than Thursday, November 13.

Thank you,

Rob Fitzsimmons

Assistant Planner

Community Development Department

Lake County, CA

<three bees propMNGTplan.pdf><EUREKA ROAD SITE  
PLAN\_STAMPED.pdf><UP 19-33 Three Bees RFR.doc>

**From:** [Wink\\_Mike@CALFIRE](mailto:Wink_Mike@CALFIRE)  
**To:** [Rob Fitzsimmons](#)  
**Cc:** [Dist1 PlanningComm](#); [Mary Jane Montana](#); [Jack Smalley](#); [David Casian](#)  
**Subject:** Re: RFR for UP 19-33  
**Date:** Wednesday, October 30, 2019 2:41:31 PM

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Good afternoon Rob. 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:**

- 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.

The applicant describes a 14 foot wide road. There are no current standards for a 14 foot wide road. A road, is a two lane ingress and egress thoroughfare that consists of two 10 foot lanes plus applicable shoulders. So that is a 20 foot wide road. A single lane, one way only, loop road from a County maintained road is 12 foot wide road plus applicable shoulders.

- 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 set backs 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 fuels 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. Have a great week. Mike

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

[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](#)  
[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 ...

[http://www.lakecountycalifornia.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)  
[Hazardous Materials Management \(CUPA\)](#)

[www.lakecountycalifornia.gov](http://www.lakecountycalifornia.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.

[Hazardous Materials Management \(CUPA\)](#)

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

[Report of the Committee on - NFPA](#)

[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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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]

**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:** Rob Fitzsimmons <Rob.Fitzsimmons@lakecountyca.gov>

**Sent:** Wednesday, October 30, 2019 10:59 AM

**To:** Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; DLRP@DOC <DLRP@conservation.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Bertelli, Greg@CALFIRE <Greg.Bertelli@fire.ca.gov>; Solinsky, Bill@CALFIRE <Bill.Solinsky@fire.ca.gov>; Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov <Mandi.Huff@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; kris.amonte@lakecountyca.gov <kris.amonte@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; PGENorthernAgencyIns@pge.com <PGENorthernAgencyIns@pge.com>; kjc8@pge.com <kjc8@pge.com>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; nwc@sonoma.edu <nwc@sonoma.edu>; vbrandon@lakelive.info <vbrandon@lakelive.info>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; anafus@blm.gov <anafus@blm.gov>; korinn.woodard@ca.usda.gov <korinn.woodard@ca.usda.gov>; Ryan\_olah@fws.gov <Ryan\_olah@fws.gov>; kevinponce@cdfa.gov <kevinponce@cdfa.gov>; scschlientz@fs.fed.us <scschlientz@fs.fed.us>; Moke Simon <Moke.Simon@lakecountyca.gov>

**Subject:** RFR for UP 19-33

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

Please find attached a Request for Review for UP 19-33, Three Bees LLC (Cannabis). Please get back to me with your comments no later than Thursday, November 13.

Thank you,

Rob Fitzsimmons  
Assistant Planner  
Community Development Department  
Lake County, CA



**From:** [Wink, Mike@CALFIRE](mailto:Wink.Mike@CALFIRE)  
**To:** [Rob Fitzsimmons](mailto:Rob.Fitzsimmons)  
**Cc:** [Fong, Gloria@CALFIRE](mailto:Fong.Gloria@CALFIRE); [LNU MiddletownSta60@CALFIRE](mailto:LNU.MiddletownSta60@CALFIRE); [Dist1.PlanningComm](mailto:Dist1.PlanningComm)  
**Subject:** Re: RFR for UP 19-33  
**Date:** Wednesday, October 30, 2019 2:19:30 PM  
**Attachments:** [SLCF - Navin.doc](#)

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**COMMENTS:** The South Lake County Fire Protection District charges a per square foot Mitigation Fee for all structures. The Mitigation fee for the South Lake County Fire Protection District is \$1.00 per square foot. The applicant should know they will be required to pay the South Lake County Fire Protection District mitigation fees for any structures for this project. Based on the information provided, that will be \$696,960.00 based on the proposed square footage (696,960 square feet) listed in the proposal. All roads/driveways/egress/ingress vehicle access routes to the property from the end of County Road shall meet Fire Safe Standards required by State Law and applied by the Lake County Chief Building Official who is also the Lake County Fire Marshall. South Lake County Fire supports the Lake County Permit Process to apply access requirements as the AHJ (Authority Having Jurisdiction).

### **Mike Wink**

**Battalion Chief  
Middletown Battalion**

## **South Lake County Fire Protection District**

**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:** Rob Fitzsimmons <[Rob.Fitzsimmons@lakecountyca.gov](mailto:Rob.Fitzsimmons@lakecountyca.gov)>

**Sent:** Wednesday, October 30, 2019 10:59 AM

**To:** Stoner, Kyle@Wildlife <[Kyle.Stoner@wildlife.ca.gov](mailto:Kyle.Stoner@wildlife.ca.gov)>; Wildlife R2 CEQA <[R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov)>; DLRP@DOC <[DLRP@conservation.ca.gov](mailto:DLRP@conservation.ca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Bertelli, Greg@CALFIRE <[Greg.Bertelli@fire.ca.gov](mailto:Greg.Bertelli@fire.ca.gov)>; Solinsky, Bill@CALFIRE <[Bill.Solinsky@fire.ca.gov](mailto:Bill.Solinsky@fire.ca.gov)>; Sone, Kim@CALFIRE <[Kim.Sone@fire.ca.gov](mailto:Kim.Sone@fire.ca.gov)>; 500, chief@LKP <[chief500@lakeportfire.com](mailto:chief500@lakeportfire.com)>; pbleuss@kelseyvillefire.com <[pbleuss@kelseyvillefire.com](mailto:pbleuss@kelseyvillefire.com)>; Beristianos, J@NSD <[chief800@northshorefpd.com](mailto:chief800@northshorefpd.com)>; Fong, Gloria@CALFIRE <[Gloria.Fong@fire.ca.gov](mailto:Gloria.Fong@fire.ca.gov)>; Mandi.Huff@fire.ca.gov <[Mandi.Huff@fire.ca.gov](mailto:Mandi.Huff@fire.ca.gov)>; Wink, Mike@CALFIRE <[Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)>; Ch700, Fd@yahoo <[fdchf700@yahoo.com](mailto:fdchf700@yahoo.com)>; Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Gearhart, Doug@lcaqmd <[doug@lcaqmd.net](mailto:doug@lcaqmd.net)>; fahmya@lcaqmd.net <[fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)>; Elizabeth Knight <[elizabethk@lcaqmd.net](mailto:elizabethk@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Richard Ford <[Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov)>; Jim Campbell <[Jim.Campbell@lakecountyca.gov](mailto:Jim.Campbell@lakecountyca.gov)>; kris.amonte@lakecountyca.gov <[kris.amonte@lakecountyca.gov](mailto:kris.amonte@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Lucas Bingham <[Lucas.Bingham@lakecountyca.gov](mailto:Lucas.Bingham@lakecountyca.gov)>; 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>; Yuliya Osetrova  
<Yuliya.Osetrova@lakecountyca.gov>; PGENorthernAgencyIns@pge.com  
<PGENorthernAgencyIns@pge.com>; kjc8@pge.com <kjc8@pge.com>;  
centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; nwic@sonoma.edu  
<nwic@sonoma.edu>; vbrandon@lakelive.info <vbrandon@lakelive.info>;  
lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; anafus@blm.gov <anafus@blm.gov>;  
korinn.woodard@ca.usda.gov <korinn.woodard@ca.usda.gov>; Ryan\_olah@fws.gov  
<Ryan\_olah@fws.gov>; kevinponce@cdfa.gov <kevinponce@cdfa.gov>; scschlientz@fs.fed.us  
<scschlientz@fs.fed.us>; Moke Simon <Moke.Simon@lakecountyca.gov>

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Thank you,

Rob Fitzsimmons  
Assistant Planner  
Community Development Department  
Lake County, CA



**HABEMATOLEL POMO  
CULTURAL RESOURCES**

February 9, 2021

Lake County Dept. of Community Development  
Attn: Eric Porter, Planner  
255 N. Forbes St.  
Lakeport, CA 95453

RE: Three Bees LLC / Damien Ramirez

Dear Mr. Eric Porter:

Thank you for your project notification letter date January 28, 2021, regarding cultural information on or near the proposed 21340 Eureka Road, Middletown, Lake County. We appreciate your effort to contact us.

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

James Rivera  
Tribal Council Vice-Chair & THPO  
Post Office Box 1035  
22223 Hwy 29 @ Rancheria Rd  
Middletown, CA 95461  
Email: [jrivera@middletownrancheria.com](mailto:jrivera@middletownrancheria.com)

Please refer to identification number HP-20210205-02 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

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

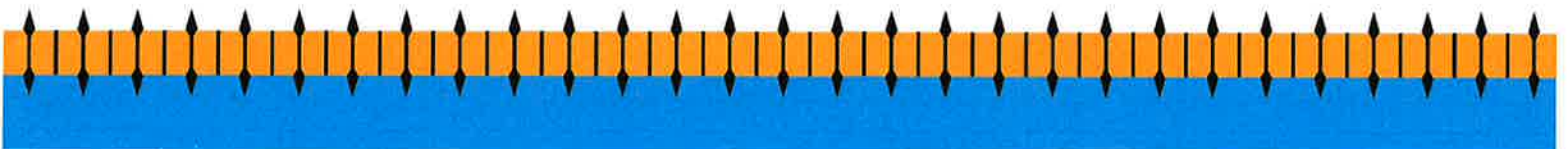
Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Geary', written over a blue horizontal line.

Robert Geary  
Tribal Historic Preservation Officer

HABEMATOLEL POMO OF UPPER LAKE

P: 707.900.6923 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485



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

May 4, 2020

Via Electronic Mail

Damien Ramirez

Three Bees LLC

Via email: [Lakecountygrown707@gmail.com](mailto:Lakecountygrown707@gmail.com)

Request: Major Use Permit, UP 19-33, IS 19-51, EA 19-63

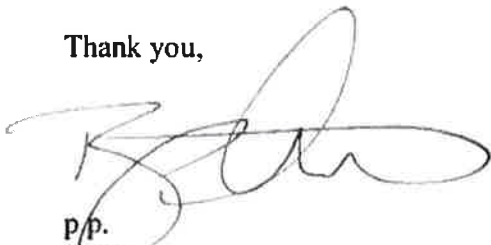
Applicant: Three Bees LLC

Dear Mr. Ramirez:

The Middletown Rancheria (Tribe) conducted Tribal monitoring on Friday, April 24<sup>th</sup> and Monday, April 27<sup>th</sup> regarding the above referenced project at 21340 Eureka Road, Middletown. The Tribe and our Department takes the preservation of our resources and sacred sites seriously. So we thank you for your willingness to work with us to safely mitigate our culturally sensitive artifacts and prehistoric sites.

During the initial stages of the project the Tribe was present for earth disturbing activities and discovered no additional or new culturally sensitive resources. We thank you for helping in the process of protecting our culturally sensitive materials and feel that all our concerns have been mitigated and met through the above mentioned method. The crew was easy to work with and respectful of our duties and purpose there. The Tribe has no concern with the project going forward.

Thank you,



p/p.

Ryan Peterson

Administrative and Projects Coordinator

Signed on behalf of Sally Peterson, Tribal Vice-Chairperson



February 9, 2021

Eric Porter  
County of Lake  
255 N Forbes St  
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Eric Porter,

Thank you for submitting the 21340 Eureka Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



## **Attachment 1 – Gas Facilities**

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch





wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.





11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



## **Attachment 2 – Electric Facilities**

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



**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

February 10, 2021

Mr. Eric Porter  
Associate Planner  
Lake County California Planning Department  
255 N. Forbes Street  
Lakeport, CA 95453  
[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)

MITIGATED NEGATIVE DECLARATION FOR THREE BEES LLC - MAJOR USE  
PERMIT UP 19-33 – DATED JANUARY 28, 2021 (STATE CLEARINGHOUSE  
NUMBER: 2021020034)

Mr. Porter:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Three Bees LLC (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

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

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or 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. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline

contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.

3. 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)).
4. 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/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)).
5. 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)).
6. 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 comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead

Mr. Eric Porter  
February 10, 2021  
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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/>.

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,

A handwritten signature in blue ink that reads "Gavin McCreary". The signature is fluid and cursive, with the first name "Gavin" written in a larger, more prominent script than the last name "McCreary".

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)

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