

**From:** [Fahmy Attar](#)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]Re: RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)  
**Date:** Monday, May 4, 2020 3:40:06 PM  
**Importance:** High

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Mark,

Here is a list of Air Quality requirements that may be applicable to the site location:

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

for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

**Fahmy Attar**

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

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

On Apr 28, 2020, at 9:53 AM, Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)> wrote:

Hello Fellow Agencies,

This email is in regards to the previous RFR sent out on April 15, 2020 for the proposed commercial resort described below. The applicant is also applying for a Lot Line Adjustment between three contiguous parcels in support of the proposed use which will be processed simultaneously with the Major Use Permit. I have attached the Proposed Lot Line Adjustment Map and RFR above for commenting. If you have any questions or need additional information, please let me know.

*Mark Roberts – Principal Planner*

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Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

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

Phone: (707) 263-2221

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Current social-distancing and shelter in place measures are being taken by the

Community Development Department in response to the COVID-19 pandemic. Many of our staff are teleworking, in the office during non-traditional work day hours, or not presently working. As a result, responses to your public inquires may be delayed. We will work with you as quickly as possible during this time.

Mark

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**From:** Mark Roberts

**Sent:** Wednesday, April 15, 2020 10:59 AM

**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)

**Importance:** High

Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. **Please email your comments to [mark.roberts@lakecountycalifornia.gov](mailto:mark.roberts@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.** Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221

[<image001.png>](#)

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<LLA 20-04 RFR UP 18-24 (Huttopia).pdf><1C\_APPENDIX C - LLA Map.pdf>

**From:** [Ryan Lewelling](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR (Request for Review) Major Use Permit, UP 18-24  
**Date:** Monday, June 11, 2018 2:29:31 PM

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Mark,

This review of Six Sigma Ranch's Huttopia project, UP 18-24 and IS 18-24, APN 012-012-690-000, has the following comments:

The conservation easement with Golden State Land Conservancy per #2000022800 recorded 12/29/2000 is lacking a legal description (Exhibit A) of the property so encumbered. The validity of the easement is in question pending further research. Then, per #2006010483 recorded 4/26/2006, a Conservation Easement Amendment was filed for this parcel and APN 012-012-190 designating the Oak Woodland Valley Reserve on approx. 150 acres.

Unpaid property taxes are overdue and now delinquent for this parcel.

There are no TRA issues.

Please proceed accordingly.

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

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**From:** Mark Roberts

**Sent:** Tuesday, May 29, 2018 2:52 PM

**To:** Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Mary Jane Montana <[MaryJane.Montana@lakecountyca.gov](mailto:MaryJane.Montana@lakecountyca.gov)>; Vallergera, Chris@CALFIRE <[Chris.Vallergera@fire.ca.gov](mailto:Chris.Vallergera@fire.ca.gov)>; Todd Mansell <[Todd.Mansell@lakecountyca.gov](mailto:Todd.Mansell@lakecountyca.gov)>; Tina Rubin <[Tina.Rubin@lakecountyca.gov](mailto:Tina.Rubin@lakecountyca.gov)>; Dean Eichelmann <[Dean.Eichelmann@lakecountyca.gov](mailto:Dean.Eichelmann@lakecountyca.gov)>; James Scott <[James.Scott@lakecountyca.gov](mailto:James.Scott@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; Brian Martin <[Brian.Martin@lakecountyca.gov](mailto:Brian.Martin@lakecountyca.gov)>; Jill Shaul <[Jill.Shaul@lakecountyca.gov](mailto:Jill.Shaul@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; David Cowan <[David.Cowan@lakecountyca.gov](mailto:David.Cowan@lakecountyca.gov)>; Yuliya Osetrova <[Yuliya.Osetrova@lakecountyca.gov](mailto:Yuliya.Osetrova@lakecountyca.gov)>; R2CEQA@wildlife.ca.gov; Sheri.Miller@waterboards.ca.gov; dave\_carstensen@dot.ca.gov; Leishara.Ward@dot.ca.gov; Fdchf700@yahoo.com; Gloria Pulido <[Gloria.Pulido@lakecountyca.gov](mailto:Gloria.Pulido@lakecountyca.gov)>; Imccollough@candswaste.com; llcag@hotmail.com; charles.r.smith@usps.gov; centralvalleysac@waterboards.ca.gov; Northwest Information Center <[nwic@sonoma.edu](mailto:nwic@sonoma.edu)>; ron.parsons@parks.ca.gov; laketransit@comcast.net; spekaj@dow-associates.com; sryan@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterston@middletownrancheria.com; jsimon@middletownrancheria.com; jlord@middletownrancheria.com;

slreyes@middletownrancheria.com; btorres@middletownrancheria.com;  
speterson@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org;  
mschaver@robinsonrancheria.org; Irenia.quitiquit@sv-nsn.gov; tmartin@hpultribensn.gov;  
melissa.m.france@usace.army.mil; Ryan\_olah@fws.gov; vbrandon@lakelive.info;  
kkarolaepa@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; DLRP@conservation.ca.gov;  
Kelsey.Vella@wildlife.ca.gov

**Cc:** Michalyn DelValle <Michalyn.DelValle@lakecountyca.gov>; Moke Simon  
<Moke.Simon@lakecountyca.gov>

**Subject:** RFR (Request for Review) Major Use Permit, UP 18-24

Hi All,

Please review the above RFR and supporting attachments for comments and/or concerns regarding the following project.

Request: Major Use Permit UP 18-24, Design Review, Initial Study 18-24

Project: Huttopia Six Sigma Glamping Resort

APN: 012-012-69

Location: 13372 Spruce Grove Road, Lower Lake, CA 95457

**Project Proposal:**

The project proposes construction of 154 tent/cabin guest accommodation units. Amenities include outdoor swimming pool, playground, storage, onsite restaurant for guests and activity center. Approximately 86 of the tent/cabins will have restrooms. The remaining 29 will have a central restroom facility. Wooden frame tents with canvas covering proposed at 195 and 270 square feet. Solid timber cabins proposed at 388 and 275 square feet. Additional site development includes: a bridge over Asbill Creek, storm drain inlet, well, water tanks, underground piping to serve fire and domestic water service, onsite sewage disposal system, gravel fire access road, trails, 157 parking spaces and underground electric to each tent. Certificates of Compliance are being processed to recognize legal lots. A Lot line adjustment will be processed to create a 200 acre parcel for the Glamping Resort.

If you have any questions, please let me know. Thank you

Sincerely,

*Mark Roberts – Associate Planner*

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

**From:** [ARB Helpline](#)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]Automatic reply: RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Wednesday, April 15, 2020 11:08:29 AM

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Thank you for your inquiry to CARB's Helpline. Your email has been received.  
Helpline is monitored Monday thru Friday, 8:00am to 5:00pm.

**From:** [Wink, Mike@CALFIRE](mailto:Wink.Mike@CALFIRE)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]Re: RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)  
**Date:** Tuesday, April 28, 2020 12:39:05 PM  
**Attachments:** [image001.png](#)

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Greetings Planner Roberts.

CAL FIRE has no additional comments on this lot line adjustment. Mike

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**From:** Mark Roberts <Mark.Roberts@lakecountycalifornia.gov>  
**Sent:** Tuesday, April 28, 2020 9:53 AM  
**To:** Scott DeLeon <Scott.DeLeon@lakecountycalifornia.gov>; Michelle Scully <Michelle.Scully@lakecountycalifornia.gov>; Susan Parker <Susan.Parker@lakecountycalifornia.gov>; Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Janice Luke <Janice.Luke@lakecountycalifornia.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; 'fahmya@lcaqmd.net' <fahmya@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; David Casian <David.Casian@lakecountycalifornia.gov>; Andrew Williams <Andrew.Williams@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>; Lucas Bingham <Lucas.Bingham@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; 'nwic@sonoma.edu' <nwic@sonoma.edu>; Richard Ford <Richard.Ford@lakecountycalifornia.gov>; Kris Amante <Kris.Amante@lakecountycalifornia.gov>; Lars Ewing <Lars.Ewing@lakecountycalifornia.gov>; 'lmccollough@candswaste.com' <lmccollough@candswaste.com>; 'spekaj@dow-associates.com' <spekaj@dow-associates.com>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; 'centralvalleysac@waterboards.ca.gov' <centralvalleysac@waterboards.ca.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; 'Melissa.M.France@usace.army.mil' <Melissa.M.France@usace.army.mil>; 'Ryan\_olah@fws.gov' <Ryan\_olah@fws.gov>; 'ceo@lakecochamber.com' <ceo@lakecochamber.com>; 'Melissa Fulton' <ceo@lakecochamber.com>; ARB Helpline <helpline@arb.ca.gov>; ABC Santa Rosa <SantaRosa@abc.ca.gov>; DCA, BCC@DCA <BCC@dca.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; DLRP@DOC <DLRP@conservation.ca.gov>; 'Sheri.Miller@waterboards.ca.gov' <Sheri.Miller@waterboards.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>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; 'pbleuss@kelseyvillefire.com' <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Moke Simon <Moke.Simon@lakecountycalifornia.gov>  
**Subject:** RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)

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

This email is in regards to the previous RFR sent out on April 15, 2020 for the proposed commercial resort described below. The applicant is also applying for a Lot Line Adjustment between three contiguous parcel in support of the proposed use which will be process simultaneously with the

Major Use Permit. I have attached the Proposed Lot Line Adjustment Map and RFR above for commenting. If you have any questions or need additional information, please let me know.

*Mark Roberts – Principal Planner*

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

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Mark

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**From:** Mark Roberts  
**Sent:** Wednesday, April 15, 2020 10:59 AM  
**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Importance:** High

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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 **May 4, 2020**. Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above. Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Pannner (Planning Manager)



Community Development Department – Planning Division  
(707) 263-2221



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## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

#### Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DISTRIBUTION DATE: April 28, 2020

### REQUEST FOR REVIEW FOR SUFFICIENCY

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 **May 11, 2020**. Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.

@ AG. COMMISSIONER  
@ AIR QUALITY MGMT  
@ ASSESSOR  
@ BUILDING DIVISION  
@ DPW - ROADS  
@ ENVIRON HEALTH  
LAKEBED MANAGEMENT  
@ PUBLIC SERVICES  
@ SHERIFF  
@ SPECIAL DISTRICTS  
@ SURVEYOR  
@ TAX COLLECTOR  
@ WASTE DISPOSAL  
@ WATER RESOURCES

FIRE PROTECTION DIST:  
@ Kelseyville  
@ Lake County  
Lake Pillsbury (no contact info)  
@ Lakeport County  
@ Northshore  
@ South Lake County  
@ CalFire  
PG&E  
BLM  
CALCANNABIS  
US FISH & WILDLIFE SVC  
US FOREST SERVICE  
HOA: \_\_\_\_\_

@ CA DEPT FISH & WDLF  
@ CALTRANS  
STATE LANDS COMM.  
@ CRWQCB  
@ STATE DEPT. OF HEALTH  
@ SONOMA STATE  
NW INFORMATION CENTER  
@ ARMY CORPS  
WATER CO: \_\_\_\_\_  
@ HCD

FROM: Mark Roberts, Principal Planner

REQUEST: **LLA 20-04** (Associated Permits under review Major Use Permit, UP 18-24 and Initial Study IS 18-24). The LLA will be processed under the above IS.

OWNER: Six Sigma Ranch, LLC  
APPLICANT: Huttopia North America, Inc.  
APN: 012-012-69 (Approximately +/- 472 acres in size)  
LOCATION: 13372 Spruce Grove Road, Lower Lake, CA 95457.

ZONING: "A-RL-RR": Agricultural – Rural Lands – Rural Residential  
GENERAL PLAN: Agricultural – Rural Lands – Rural Residential  
HAZARDS: Project Parcel Located within State Responsibility Area  
FLOOD ZONE: Not within a known flood zone  
WATER SOURCE: Onsite Well(s)  
WASTE MANAGEMENT: Onsite Septic

EXISTING DEVELOPMENT: Residence, wells, septic's, accessory structures and existing agricultural uses.

EXISTING DEVELOPMENT: Residence, wells, septic's, accessory structures and existing agricultural uses.

**PROPOSAL:** (Please refer to attached site plans, projects descriptions and supporting documents for details)

**The applicant is requesting approval of a Lot Line Adjustment between three contiguous parcels. Please refer to attached tentative parcel map for details.**

**NOTE:**

On April 15, 2020, an RFR was sent out for commenting on the proposed project below. Your comments on the proposed lot line adjustment, will be incorporated into the application below.

- The applicant is requesting approval of a Major Use Permit to allow for a Glamping Resort with overnight accommodations. The applicant proposal includes but is not limited to the following:
- *Site plan sheet C3.1* is the area southeast of the Centre de vie with foot access from one of two pathways extending from the parking lot. This quadrant will contain 35 cabins with bathrooms.
- *Site plan sheet C3.2* is the area south of the Centre de vie, across the driveway and Asbill Creek. Two parking lots will provide the vehicle parking for this quadrant and will contain 35 cars and 26 cars respectively. Glamping sites in this area are situated on a number of ridgelines that extend up from the main driveway. This area will contain 59 platform tents with bathrooms.
- *Site plan sheet C3.3* is the area north of the Centre de vie. This quadrant will contain 21 tents with bathrooms and 14 tents with no bathrooms in Zone E. A freestanding sanitary bathroom will be built in this area to provide services for those guests without in-house bathroom accommodations. Preliminary plans for this restroom are found in the Design Criteria sheets.
- 154 tent/cabin guest accommodation units will be developed on both sides of the driveway, around a Centre de vie area, building, and pool offering resort food service and guest amenities.
- The Central Huttopia building is planned in the northerly portion of the Centre de vie area. The “life center” building is a one story low-profile steel/metal clad building (71’ x 64’ or 4,544 ft.<sup>2</sup> in size). This building will support several operations including guest reception/check in, a small bar, the office, food prep and storage area, pizza oven, dining area, lounge area, a fireplace, and a small retail shop. The Centre de vie building will also include men’s and women’s bathrooms, decking, and various gathering and seating areas.
- A 3,019 square foot patio and pool area.
- Employee/Workforce onsite housing
- Equipment storage buildings.

**Road and Path Access:**

- Paths and access roads including the main pedestrian trails which will be 10 feet wide with a gravel surface and possible emergency lighting that can be turned on when needed.
- The 20’ wide fire access roadway - with a gravel surface designed for fire truck loading.
- The main driveway from Spruce Grove Road – in compliance with fire department regulations including bridge creek crossings of sufficient design to accommodate a 75,000-pound fire truck.
- On-site bridges designed for fire truck loading.
- Guest parking space dimensions (9 X 20), parking lot gravel surfaces with asphalt or concrete ADA accessible spaces.

**Utility Infrastructure**

- A domestic water system consisting of a new well, water tank, pumps and underground piping that will serve fire and domestic water service to the various sites. Fire hydrants accessible from fire roads are proposed.

- The sanitary sewer system includes an underground gravity pipe network, septic tanks and leach fields. The Life Center building will include a grease interceptor to service the kitchen. Electrical power will be supplied from a new PG&E service with the main transformer to be installed near Spruce grove Road. Underground conduit will be installed along the Six Sigma driveway and a distribution system at the Huttopia site will serve buildings, tents, cabins, and maintenance operations.
- 5 conveniently located gravel vehicle parking areas as depicted on the project site plan with the provision of 166 parking spaces.
- Visitors to Huttopia Six Sigma Ranch Glamping Resort will travel down Spruce Grove Road to the existing Six Sigma Ranch driveway, and then drive down the gravel driveway about 475' to the main parking lot (left, crossing a new bridge over Asbill Creek).

This parking lot will serve the Centre de vie/Living area. This is the center of the Resort and will be a gathering area for the Huttopia Six Sigma Ranch Glamping Resort guests. 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 **May 4, 2020**. Please email your comments to [mark.roberts@lakecountycal.gov](mailto:mark.roberts@lakecountycal.gov) or mail them to the address listed in the letterhead above.

COMMENTS: See attached

NAME Bob Gaden Haggitt DATE 5/4/20

cc: Supervisory District (RFR Only) Redbud Audubon  
Carol Huchingson/Michelle  
 @ Scully/Susan Parker  
 Other (Examples: Sierra Club / HOA / @ Farm Bureau / etc.) (RFR Only)

## Comments

- 1) Attach legal description to waiver in addition to APN.
- 2) Title report lists "Sigma Ranch LLC" as owner of TRACT TWO — Need waiver for this one? since different from "Six Sigma LLC".
- 3) Need waiver from Silicon Valley Bank or current lender? Waiver from Six Sigma Winery, LLC per Item #5 of prelim.
- 4) There's an existing Conservation Easement on the property. Any land development projects should be in agreement with the terms of the easement.
- 5) Status of CC 18-07 and 'triangular' portion in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 30. Could be another CC.
- 6) Minor corrections to plat & legals. (Sent to Surveyor)

Gordon Haggitt  
5/4/2011



**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION SECTION 29 AND SECTION 30, TOWNSHIP 11 NORTH, RANGE 6 WEST, M.D.B. & M., BEING ONE LEGAL PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

65.45' 12" COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 29 AND 30, BEING A 2-1/2 INCH LAKE COUNTY BRASS CAP IN A ROCK MOUND AS SHOWN ON BOOK 37 OF RECORD OF SURVEYS AT PAGE 3, LAKE COUNTY RECORDS; THENCE NORTH 00°18'04" WEST ALONG THE EAST LINE OF SAID SECTION 30, 82.65 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°18'04" WEST 228.39 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE LEAVING SAID EAST LINE SOUTH 70°02'40" EAST 64.65 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE SOUTH 12°06'31" WEST 177.62 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE SOUTH 35°27'40" WEST 39.75 feet TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 00°18'04" WEST BETWEEN THE QUARTER CORNER COMMON TO SECTIONS 29 AND 30, BEING A 2-1/2 INCH LAKE COUNTY BRASS CAP IN A ROCK MOUND AND THE NORTHEAST CORNER OF SECTION 30 BEING 1-1/2 INCH CAP IN CONCRETE MARKED L.S. 3049 AS SHOWN ON BOOK 3 OF RECORD OF SURVEYS AT PAGE 38.



13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP  
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)

Ownership                      Contract to Purchase\*                      Letter of Authorization\*                      Power of Attorney\*  
\*Must Attach Evidence

Name of Property Owner AS APPLICANT: SIX SIGMA RANCH LLC  
Mr. & Mrs. Kaj & Else Ahlmann  
13372 Spruce Grove Road  
Lower Lake, CA 95457

I understand that the recording of a lot line adjustment will permanently extinguish any existing underlying lot lines so that they have no force or effect.

  
\_\_\_\_\_  
Six Sigma Ranch, LLC

10/11/19  
\_\_\_\_\_  
Date

NAME OF RESPONSIBLE PARTY AS TO BILLING:

Huttopia North America - Please contact Jessica

HUTTOPIA NORTH AMERICA  
Mr. Nash Abdrabo, CEO  
Huttopia North America  
911, rue Jean-Talon Est  
Montreal, Quebec, Canada

Ms. Marilyne Tremblay  
(514)506-0587  
Marilyne.Tremblay@huttopia.com

**EXHIBIT "B"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 6 WEST, M.D.B. & M., BEING ONE LEGAL PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND SAID NORTH HALF OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER 400 FEET; THENCE SOUTHEASTERLY 2038 FEET, MORE OR LESS, TO A POINT THAT IS 700 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 700 FEET TO SAID SOUTHEAST CORNER AND THE END OF SAID DESCRIPTION.

**ALSO EXCEPTING THEREFROM** A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE QUARTER CORNER COMMON TO SAID SECTIONS 29 AND 30, BEING A 2-1/2 INCH LAKE COUNTY BRASS CAP IN A ROCK MOUND AS SHOWN ON BOOK 37 OF RECORD OF SURVEYS AT PAGE 3, LAKE COUNTY RECORDS; THENCE NORTH 00°18'04" WEST ALONG THE EAST LINE OF SAID SECTION 30, 82.65 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383, BEING THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°18'04" WEST 228.39 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE LEAVING SAID EAST LINE SOUTH 70°02'40" EAST 64.65 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE SOUTH 12°06'31" WEST 177.62 FEET TO A 1/2 INCH REBAR WITH CAP L.S. 8383; THENCE SOUTH 35°27'40" WEST 39.75 TO THE **POINT OF BEGINNING**.

**THE BASIS OF BEARINGS** FOR THIS DESCRIPTION IS NORTH 00°18'04" WEST BETWEEN THE QUARTER CORNER COMMON TO SECTIONS 29 AND 30, BEING A 2-1/2 INCH LAKE COUNTY BRASS CAP IN A ROCK MOUND AND THE NORTHEAST CORNER OF SECTION 30 BEING 1-1/2 INCH CAP IN CONCRETE MARKED L.S. 3049 AS SHOWN ON BOOK 3 OF RECORD OF SURVEYS AT PAGE 38.





**EXHIBIT "C"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 6 WEST, M.D.B. & M., BEING ONE LEGAL PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID EAST HALF OF THE NORTHWEST QUARTER AND SAID NORTH HALF OF THE SOUTHWEST QUARTER LYING SOUTHWESTERLY OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*Match "B"* **BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER 400 FEET; THENCE SOUTHEASTERLY 2038 FEET, MORE OR LESS, TO A POINT THAT IS 700 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 700 FEET TO SAID SOUTHEAST CORNER AND THE END OF SAID DESCRIPTION.



**From:** [Kearns, Zachary@Wildlife](mailto:Kearns.Zachary@Wildlife)  
**To:** [Mark Roberts](#)  
**Cc:** [Wildlife R2 CEQA](#)  
**Subject:** [EXTERNAL][CDFW CEQA] Comment Response - Huttopia Six Sigma Glamping Project, Major Use Permit, UP 18-24  
**Date:** Monday, May 4, 2020 4:20:06 PM

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Dear Mr. Roberts:

The California Department of Fish and Wildlife (CDFW) received and reviewed a Major Use Permit from the County of Lake (County) for the Huttopia Six Sigma Glamping Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.<sup>[1]</sup>

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

## **CDFW ROLE**

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, portions of the Project will be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

## **COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

### *Lake and Streambed Alteration*

Pursuant to Fish & G. Code, § 1600 et seq., notification to CDFW is required if a project proposes activities that may substantially divert or obstruct the natural flow of water; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. In these cases, the CEQA document should propose mitigation measures to avoid, minimize, and mitigate impacts to fish and wildlife resources from these activities. The Project encompasses activities that include but are not limited to: the installation or replacement of bridges, culverts, outfalls, grading, and riparian vegetation removal, which are subject to Notification under Section 1602 of the Fish and Game Code. CDFW recommends the CEQA document clearly state that notification under Fish and Game Code 1602 is required. CDFW encourages project proponents to notify as early as possible to ensure adequate time to process future permits.

CDFW's ability to issue Lake and Streambed Alteration Agreements in a timely manner is facilitated when the environmental document specifically describes project impacts and proposes measures to avoid, minimize, and mitigate impacts to perennial, intermittent, and ephemeral rivers, streams, and lakes, and any associated biological resources/habitats present within the project study area. The CEQA document should identify impacts to fish and wildlife resources dependent on those hydrologic features and habitat types. The analysis should overlay all Project activities over the habitat types and hydrologic features to determine where and to what extent they overlap. And finally, use the overlapping areas to estimate, by habitat type, the acreages that will be temporarily and/or permanently directly, indirectly or cumulatively impacted by the proposed Project. CDFW relies on the Lead Agency environmental analysis when acting as a responsible agency when issuing a Lake or Streambed Alteration Agreement for a project.

### *Threatened, Endangered, Candidate Species*

The proposed Project area includes occurrences and habitat for state listed species including the following:

Boggs Lake hedge-hyssop (*Gratiola heterosepala*)  
Burke's goldfields (*Lasthenia burkei*)  
Few-flowered navarretia (*Navarretia leucocephala* ssp. *pauciflora*)  
Lake County stonecrop (*Sedella leiocarpa*)  
Lake County western flax (*Hesperolinon didymocarpum*)  
Many-flowered navarretia (*Navarretia leucocephala* ssp. *plieantha*)  
Slender Orcutt grass (*Orcuttia tenuis*)

If preconstruction surveys detect presence of state listed species and the Project is likely to result in "take", as defined in the Fish & G. Code, section 86, an Incidental Take Permit (ITP)(Fish & G. Code, § 2081) may be obtained prior to starting

construction activities.

### *Migratory Birds*

Migratory bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) (16 U.S.C., §§ 703-712). CDFW implemented the MBTA by adopting the section 3513 of the Fish and Game Code. Fish and Game Code sections 3503, 3503.5, and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. Potential habitat for nesting birds and birds of prey is present adjacent to the proposed Project footprint. CDFW recommends the CEQA document analyze potential activities that may impact migratory and local nongame birds. Appropriate avoidance, minimization, and/or mitigation measures to reduce impact should also be included. Measures to avoid the impacts can include species-specific work windows, bird surveys, biological monitoring, installation of noise attenuation barriers, etc. As a part of the CEQA document, CDFW recommends identifying any trees slated for removal and said trees be properly analyzed for potential impacts to nesting birds. Likewise, any plans for the plantings of new trees should also be included with the number and species to be planted. CDFW recommends using native California species to the greatest extent possible.

Additionally, all measures to protect nesting birds should be performance-based. The CDFW recommends including performance-based protection measures instead of set buffers for avoiding all nests protected under the Migratory Bird Treaty Act and Fish and Game Code. Below is an example of a performance-based protection measure:

Should project activities cause the nesting migratory bird or raptor to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then increase the exclusionary buffer such that activities are far enough from the nest to stop this agitated behavior by the migratory bird or raptor. The exclusionary buffer should remain in place until the chicks have fledged, are feeding independently and are no longer dependent on the nest as determined by a qualified biologist.

### *Reduction of Human and Wildlife Conflict*

Conflict between humans and wildlife is a growing concern in developing areas, where the conflict results in mortality of native species<sup>[2]</sup>. CDFW suggests the following recommendations in order to reduce occurrences of human and wildlife conflict:

#### *Wildlife Friendly Fencing*

Structure perimeters or residential fencing that is not protecting crops, pasture, or grazing land, or preventing injury or mortality to patrons should be constructed with wildlife friendly fencing to reduce the potential of incidental take or movement prevention. Please consult the attached paper (*A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind*) for recommendations on construction and use of wildlife friendly fencing.

### *Deer Watering and Feeding*

CDFW recommends local code prevent the feeding and watering of deer. Other county communities have flourishing suburban and rural deer populations which has led to dense and diseased herds.

### *Potential Bear Depredation*

Bear and human conflict may occur in the form of nuisance bears in trash cans. CDFW recommends local code be developed and enforced for patrons or staff who repeatedly leaves trash, pet food, bird food, or other food accessible to bears.

## **ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, the CEQA document should require the reporting of any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>. The completed form can be sent electronically to CNDDDB at the following email address: [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov) and [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov). The types of information reported to CNDDDB can be found at the following link: [http://www.dfg.ca.gov/biogeodata/cnddb/plants\\_and\\_animals.asp](http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp).

## **FILING FEES**

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## **CONCLUSION**

Pursuant to Public Resources Code §21092 and §21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov).

CDFW appreciates the opportunity to comment to assist the County in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Please direct any questions regarding these comments to Zach Kearns, Environmental Scientist at 916-358-1134 or [zachary.kearns@wildlife.ca.gov](mailto:zachary.kearns@wildlife.ca.gov).

Sincerely,

Zach Kearns  
Environmental Scientist  
California Department of Fish and Wildlife

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<sup>[1]</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

<sup>[2]</sup> A.J. Dickman, *Complexities of conflict: the importance of considering social factors for effectively resolving human–wildlife conflict* (2010)

**From:** [Tina Rubin](#)  
**To:** [Mireya Turner](#); [Mark Roberts](#); [Eric Porter](#); [Michalyn DelValle](#)  
**Subject:** UP-18-24 Huttopia at Six Sigma Ranch  
**Date:** Thursday, June 7, 2018 5:11:20 PM

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Due to shortage of staff and time constraints, I have not been able to do a full review of the Huttopia project with our land staff. However, here are some important factors regarding the review:

Due to the number of proposed people who will be utilizing drinking/potable water, they will be required to contact the State Water Resources Control Board, Division of Drinking water to obtain domestic potable water permits & requirements at 707-576-2145.

If the water wells are going to be public wells, Environmental Health will require a 50 ft. annular seal.

They will need to meet Environmental Health requirements for on-site wastewater treatment systems (OWTS) and will need to apply for appropriate site evaluations (soils tests) and permits.

The applicant must comply with the California Retail Food Code Regulations.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

If they will have public pools, the applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. The applicant must submit complete sets of plans to this Division for approval, before obtaining any building permits. The pool/spa must be permitted and inspected by this Division.

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.

I will be out of the office on June 8<sup>th</sup> and will be returning on Monday. I will continue the review next week and give a more in depth response once I consult with other staff.

*Tina Dawn-Rubin*  
Environmental Health Aide

**County of Lake**

Department of Health Services  
Environmental Health Division

922 Bevins Ct, Lakeport, CA 95453  
Tel: 707-263-1164 Fax: 707-263-1681





**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:** May 8, 2020  
**TO:** Mark Roberts, Assistant Planner  
**FROM:** Kelli Hanlon, Office Services Supervisor  
**RE:** MUP 18-24; IS 18-24  
**APN:** 012-012-69

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

The applicant must meet the Lake County Division of Environmental Health setback requirements to the on-site wastewater treatment system(s) and/or wells, streams, intermittent streams, and ponds.

Site evaluations will need to be completed in the area of the proposed project to determine if the soil is suitable for an On-site Wastewater Treatment System (OWTS). The applicant must apply for an OWTS permit before Environmental Health can sign-off an approval for any building permit applications.

The applicant will need to demonstrate the location of the existing wastewater system, wells, existing structures and the location of the proposed project on a to-scale site plan prior to building permit issuance and/or project approval.

Due to the number of proposed people who will be utilizing drinking/potable water, they will be required to contact the State Water Resources Control Board, Division of Drinking Water at 707-576-2145 for requirements and to obtain domestic potable water permits. Public wells will require a 50 ft. annular seal.



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

The applicant must comply with the California Retail Food Code Regulations.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

The applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. The applicant must submit complete sets of plans to this Division for approval, before obtaining any building permits. The pool/spa must be permitted and inspected by this Division.

If the applicant stores hazardous materials (defined as either virgin or waste materials) equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Business Plan to the Environmental Health Division via the California Electronic Reporting system (CERS) and it shall be renewed and updated annually or if quantities increase. If the amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Registration form.



# LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

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



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

## -MEMORANDUM-

**To:** Michalyn DelValle, Interim Director  
Lake County Community Development Dept.

**DATE:** May 31, 2018

**FROM:** Van Tsan, AQE

**SUBJECT:** Huttopia North America, Inc., Six Sigma Ranch, LLC •• APN 012-012-69 ••  
MUP 18-24, DR, IS 18-24 •• Construction of 154 tent/cabin guest accommodations units and amenities located at 13372 Spruce Grove Rd., Lower Lake, CA 95457

The applicant propose to construct 154 tent/cabin guest accommodation units. Amenities will include an outdoor swimming pool, playground, storage, onsite restaurant, and activity center. This project has potential for short-term impacts, while long term impacts should be less than significant. Site preparation could result in temporary increases of fugitive dust from grading and construction activity, as construction equipment can be expected to produce intermittent noise, fumes and dust. Exposed surfaces should be adequately treated with water and/or other palliatives to reduce fugitive dust and prevent complaints in the surrounding community.

Significant dust impacts may be generated from vehicle traffic if driveways and parking areas are not adequately surfaced during and after construction. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. Paving with asphaltic concrete should be required for all driveways, parking and loading areas.

The proposed project is located on near a mapped area known to contain serpentine rock and/or soils. Serpentine commonly contains regulated amounts of asbestos. The District and State of California Air Resources Board regulates surfacing and construction activities involving serpentine. An approved serpentine dust control plan is required for most construction and grading activities. The serpentine dust plan should include provisions for dust control measures to achieve no visible emissions, prevent material track-out onto the public road, provide for worker notification of the

plan requirements and asbestos hazards, the posting of an asbestos warning notice at the site, and the covering of disturbed serpentine surfaces subject to traffic wear or wind erosion with non-asbestos containing materials. During construction, exposed serpentine surfaces that may be subject to vehicular traffic should have restricted access (fencing or other effective barriers) until such time as the surface is adequately covered with non-asbestos material.

The proposal is being develop on a parcel with an existing building. 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.

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.

Vegetation burning on commercial sites is not allowed. Construction debris and/or demolition debris cannot be disposed of by burning. Vegetative waste from property development activities should be composted or chipped as a means of disposal. Burning of designated fire breaks and range management only. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency

Provided that adequate mitigation measures are incorporated into the project that address the above issues, the project as proposed, can be supported for air quality concerns.



## LAKE COUNTY SHERIFF'S OFFICE

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

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**Administration**  
(707) 262-4200

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

**Coroner**  
(707) 262-4215

**Corrections**  
(707) 262-4240

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

**Substation**  
(707) 994-6433

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

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

**Date** : May 11<sup>th</sup>, 2020

**Subject** : LLA 20-04

I reviewed LLA 20-04, I do not believe this project would have a significant impact on the service provided by our office and I support the issuance of the permit.

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

LJB/ljb

**From:** [Ryan Lewelling](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR - Lot Line Adjustment , LLA 20-04 Huttochia North America, Inc.)  
**Date:** Monday, May 11, 2020 9:23:23 AM  
**Attachments:** [image001.png](#)

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Mark,

This Assessor's Office review of proposed lot line adjustment, LLA 20-04, SIX SIGMA RANCH LLC (HUTTOPIA NORTH AMERICA INC) regarding APN 012-012-250-000 and 012-012-690-000 has the following comments:

- Parcels 012-012-250-000 and 012-012-690-000 have delinquent/unpaid property taxes due. Prior to the processing of boundary changes and issuance of new assessment numbers, all property taxes must be current (i.e., paid) with the Tax Collector. A *Certificate of Payment* from the Tax Collector may be required to process the boundary adjustment.
- No Tax Rate Area boundary conflicts were identified by this review.
- All infrastructure development is requested to be constrained within parcel boundaries. Structures should not straddle multiple assessments.
- Granting deeds must be recorded within 180 days of approval of LLA by CDD Director/Planning Commission (Lake County Ordinance, Ch 17, Art. IV, Sec. 17.22 (d) (1)). *"If not recorded within 180 days...the approval will expire and be null and void."*

Please proceed accordingly.

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

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**From:** Mark Roberts

**Sent:** Tuesday, April 28, 2020 9:53 AM

**To:** Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Michelle Scully <[Michelle.Scully@lakecountyca.gov](mailto:Michelle.Scully@lakecountyca.gov)>; Susan Parker <[Susan.Parker@lakecountyca.gov](mailto:Susan.Parker@lakecountyca.gov)>; Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Janice Luke <[Janice.Luke@lakecountyca.gov](mailto:Janice.Luke@lakecountyca.gov)>; Doug Gearhart <[doug@lcaqmd.net](mailto:doug@lcaqmd.net)>; 'fahmya@lcaqmd.net' <[fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; David Casian <[David.Casian@lakecountyca.gov](mailto:David.Casian@lakecountyca.gov)>; Andrew Williams <[Andrew.Williams@lakecountyca.gov](mailto:Andrew.Williams@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Lucas Bingham <[Lucas.Bingham@lakecountyca.gov](mailto:Lucas.Bingham@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Yuliya Osetrova <[Yuliya.Osetrova@lakecountyca.gov](mailto:Yuliya.Osetrova@lakecountyca.gov)>; 'nwic@sonoma.edu' <[nwic@sonoma.edu](mailto:nwic@sonoma.edu)>; Richard Ford <[Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov)>; Kris Amante <[Kris.Amante@lakecountyca.gov](mailto:Kris.Amante@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>; 'lmccollough@candswaste.com' <[lmccollough@candswaste.com](mailto:lmccollough@candswaste.com)>; 'spekaj@dow-associates.com' <[spekaj@dow-associates.com](mailto:spekaj@dow-associates.com)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; 'centralvalleysac@waterboards.ca.gov' <[centralvalleysac@waterboards.ca.gov](mailto:centralvalleysac@waterboards.ca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; 'mike.wink@fire.ca.gov' <[mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov)>; 'Melissa.M.France@usace.army.mil' <[Melissa.M.France@usace.army.mil](mailto:Melissa.M.France@usace.army.mil)>; 'Ryan\_olah@fws.gov' <[Ryan\\_olah@fws.gov](mailto:Ryan_olah@fws.gov)>; 'ceo@lakecochamber.com' <[ceo@lakecochamber.com](mailto:ceo@lakecochamber.com)>; 'Melissa Fulton' <[ceo@lakecochamber.com](mailto:ceo@lakecochamber.com)>; 'helpline@arb.ca.gov' <[helpline@arb.ca.gov](mailto:helpline@arb.ca.gov)>; 'SantaRosa@abc.ca.gov'

<SantaRosa@abc.ca.gov>; 'bcc@dca.ca.gov' <bcc@dca.ca.gov>; 'R2CEQA@wildlife.ca.gov' <R2CEQA@wildlife.ca.gov>; 'DLRP@conservation.ca.gov' <DLRP@conservation.ca.gov>; 'Sheri.Miller@waterboards.ca.gov' <Sheri.Miller@waterboards.ca.gov>; 'mike.wink@fire.ca.gov' <mike.wink@fire.ca.gov>; 'greg.bertelli@fire.ca.gov' <greg.bertelli@fire.ca.gov>; 'bill.solinsky@fire.ca.gov' <bill.solinsky@fire.ca.gov>; 'kim.sone@fire.ca.gov' <kim.sone@fire.ca.gov>; 'Rex.Jackman@dot.ca.gov' <Rex.Jackman@dot.ca.gov>; 'chief500@lakeportfire.com' <chief500@lakeportfire.com>; 'pbleuss@kelseyvillefire.com' <pbleuss@kelseyvillefire.com>; 'chief800@northshorefpd.com' <chief800@northshorefpd.com>; Moke Simon <Moke.Simon@lakecountycalifornia.gov>

**Subject:** RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)

**Importance:** High

Hello Fellow Agencies,

This email is in regards to the previous RFR sent out on April 15, 2020 for the proposed commercial resort described below. The applicant is also applying for a Lot Line Adjustment between three contiguous parcel in support of the proposed use which will be process simultaneously with the Major Use Permit. I have attached the Proposed Lot Line Adjustment Map and RFR above for commenting. If you have any questions or need additional information, please let me know.

*Mark Roberts - Principal Planner*

---

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

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Current social-distancing and shelter in place measures are being taken by the Community Development Department in response to the COVID-19 pandemic. Many of our staff are teleworking, in the office during non-traditional work day hours, or not presently working. As a result, responses to your public inquires may be delayed. We will work with you as quickly as possible during this time.

Mark

---

**From:** Mark Roberts

**Sent:** Wednesday, April 15, 2020 10:59 AM

**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)

**Importance:** High

Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. **Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.** Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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**From:** [Yuliya Osetrova](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: Additional Information Documents for RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Monday, May 11, 2020 11:37:38 AM  
**Attachments:** [image001.png](#)

---

Mark,  
I have no comments for LLA for this project.

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

---

**From:** Mark Roberts  
**Sent:** Wednesday, April 15, 2020 11:00 AM  
**To:** Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>  
**Subject:** Additional Information Documents for RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Importance:** High

Hi Gordon, Scott and Yuliya,

This email is linked the RFR email for Major Use Permit, UP 1-24 (Huttopia). The additional documents will assist you in commenting on the proposed project in regards to the proposed LLA (application will be submitted shortly but draft map is above), Water Supply Assessment, Traffic Study and Soils Analysis.

If you have any questions, please let me know.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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*the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system..*

**From:** [Lori Baca](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Friday, April 17, 2020 3:05:48 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Mark,

Parcel 012-012-69 is outside of any Special Districts service area, no impact.

Happy Friday!

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



---

**From:** Mark Roberts  
**Sent:** Wednesday, April 15, 2020 10:59 AM  
**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Importance:** High

Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. Please email your comments to [mark.roberts@lakecountycalifornia.gov](mailto:mark.roberts@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above. Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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**From:** [Mary Camp](#)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]RE: AB 52 (RFR) -- Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)  
**Date:** Tuesday, April 28, 2020 11:12:34 AM  
**Attachments:** [image001.png](#)

---

Redwood Valley thanks you for the notice. We would defer to any review, comments or concerns from Koi Nation.

---

**From:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Sent:** Tuesday, April 28, 2020 9:53 AM  
**Cc:** 'sryan@big-valley.net' <sryan@big-valley.net>; 'thpo@big-valley.net' <thpo@big-valley.net>; 'cww281@gmail.com' <cww281@gmail.com>; 'a.tyler@elemindiancolony.org' <a.tyler@elemindiancolony.org>; 'aaroyosr@hpultribe-nsn.gov' <aaroyosr@hpultribe-nsn.gov>; 'lrosas@hpultribe-nsn.gov' <lrosas@hpultribe-nsn.gov>; 'kn@koination.com' <kn@koination.com>; 'sjelliott@hoplandtribe.com' <sjelliott@hoplandtribe.com>; 'cfo@hoplandtribe.com' <cfo@hoplandtribe.com>; 'tc@middletownrancheria.com' <tc@middletownrancheria.com>; 'jsimon@middletownrancheria.com' <jsimon@middletownrancheria.com>; 'mshaver@middletownrancheria.com' <mshaver@middletownrancheria.com>; 'THPO@middletownrancheria.com' <THPO@middletownrancheria.com>; 'btorres@middletownrancheria.com' <btorres@middletownrancheria.com>; 'rpeterson@middletownrancheria.com' <rpeterson@middletownrancheria.com>; 'sshope@middletownrancheria.com' <sshope@middletownrancheria.com>; 'speterson@middletownrancheria.com' <speterson@middletownrancheria.com>; 'scottg@mishewalwappotribe.com' <scottg@mishewalwappotribe.com>; 'admin@rvrpomo.net' <admin@rvrpomo.net>; 'drogers@robinsonrancheria.org' <drogers@robinsonrancheria.org>; 'terre.logsdon@sv-nsn.gov' <terre.logsdon@sv-nsn.gov>; 'thomas.jordan@sv-nsn.gov' <thomas.jordan@sv-nsn.gov>; 'lbill@yochadehe-nsn.gov' <lbill@yochadehe-nsn.gov>; 'jkinter@yochadehe-nsn.gov' <jkinter@yochadehe-nsn.gov>; 'aroberts@yochadehe-nsn.gov' <aroberts@yochadehe-nsn.gov>; 'nahc@nahc.ca.gov' <nahc@nahc.ca.gov>  
**Subject:** AB 52 (RFR) -- Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)  
**Importance:** High

Hello Fellow Agencies,

This email is in regards to the previous AB 52 sent out on April 15, 2020 for the proposed commercial resort described below. The applicant is also applying for a Lot Line Adjustment between three contiguous parcel in support of the proposed use which will be process simultaneously with the Major Use Permit. I have attached the Proposed Lot Line Adjustment Map and RFR form above for commenting. If you have any questions or need additional information, please let me know.

## *Mark Roberts – Principal Planner*

---

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

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Current social-distancing and shelter in place measures are being taken by the Community Development Department in response to the COVID-19 pandemic. Many of our staff are teleworking, in the office during non-traditional work day hours, or not presently working. As a result, responses to your public inquires may be delayed. We will work with you as quickly as possible during this time.

---

**From:** Mark Roberts

**Sent:** Wednesday, April 15, 2020 11:02 AM

**Subject:** AB 52 (RFR) - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)

**Importance:** High

Hello Tribal Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached Plans for the proposed project. If you need additional information or documentation, please let me know.

Please Note. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Sincerely,

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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**From:** [Yuliya Osetrova](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Monday, May 11, 2020 11:37:12 AM  
**Attachments:** [image001.png](#)

---

Mark,

I have reviewed the proposed project and have no comments at the time.

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

---

**From:** Mark Roberts  
**Sent:** Wednesday, April 15, 2020 10:59 AM  
**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Importance:** High

Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. **Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.** Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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*received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system..*



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

#### Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DISTRIBUTION DATE: April 15, 2020

### REQUEST FOR REVIEW FOR SUFFICIENCY

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 **May 4, 2020**. Please email your comments to [mark.roberts@lakecountvca.gov](mailto:mark.roberts@lakecountvca.gov) or mail them to the address listed in the letterhead above.

@ AG. COMMISSIONER  
@ AIR QUALITY MGMT  
@ ASSESSOR  
@ BUILDING DIVISION  
@ DPW - ROADS  
@ ENVIRON HEALTH  
LAKEBED MANAGEMENT  
@ PUBLIC SERVICES  
@ SHERIFF  
@ SPECIAL DISTRICTS  
@ SURVEYOR  
@ TAX COLLECTOR  
@ WASTE DISPOSAL  
@ WATER RESOURCES

FIRE PROTECTION DIST:  
@ Kelseyville  
@ Lake County  
Lake Pillsbury (no contact info)  
@ Lakeport County  
@ Northshore  
@ South Lake County  
@ CalFire  
PG&E  
BLM  
CALCANNABIS  
US FISH & WILDLIFE SVC  
US FOREST SERVICE  
HOA: \_\_\_\_\_

@ CA DEPT FISH & WDLF  
@ CALTRANS  
STATE LANDS COMM.  
@ CRWQCB  
@ STATE DEPT. OF HEALTH  
@ SONOMA STATE  
NW INFORMATION CENTER  
@ ARMY CORPS  
WATER CO: \_\_\_\_\_  
@ HCD

FROM: Mark Roberts, Principal Planner  
REQUEST: Major Use Permit, UP 18-24 and Initial Study IS 18-24

*(Please Note: A Lot Line Adjust will also be review simultaneously with the use permit, the proposed map is attached. The applicant is currently sending the Lot line Adjustment Application).*

OWNER: Six Sigma Ranch, LLC  
APPLICANT: Huttopia North America, Inc.  
APN: 012-012-69 (Approximately +/- 472 acres in size)  
LOCATION: 13372 Spruce Grove Road, Lower Lake, CA 95457.

ZONING: "A-RL-RR": Agricultural – Rural Lands – Rural Residential  
GENERAL PLAN: Agricultural – Rural Lands – Rural Residential  
HAZARDS: Project Parcel Located within State Responsibility Area  
FLOOD ZONE: Not within a known flood zone  
WATER SOURCE: Onsite Well(s)  
WASTE MANAGEMENT: Onsite Septic

EXISTING DEVELOPMENT: Residence, wells, septic's, accessory structures and existing agricultural uses.

**PROPOSAL: (Please refer to attached site plans, projects descriptions and supporting documents for details)**

The applicant is requesting approval of a Major Use Permit to allow for a Glamping Resort with overnight accommodations. The applicant proposal includes but is not limited to the following:

- *Site plan sheet C3.1* is the area southeast of the Centre de vie with foot access from one of two pathways extending from the parking lot. This quadrant will contain **35 cabins** with bathrooms.
- *Site plan sheet C3.2* is the area south of the Centre de vie, across the driveway and Asbill Creek. Two parking lots will provide the vehicle parking for this quadrant and will **contain 35 cars** and 26 cars respectively. Glamping sites in this area are situated on a number of ridgelines that extend up from the main driveway. This area will contain **59 platform tents with bathrooms**.
- *Site plan sheet C3.3* is the area north of the Centre de vie. This quadrant will contain **21 tents with bathrooms** and **14 tents with no bathrooms in Zone E**. A freestanding sanitary bathroom will be built in this area to provide services for those guests without in-house bathroom accommodations. Preliminary plans for this restroom are found in the Design Criteria sheets.
- **154 tent/cabin guest accommodation units** will be developed on both sides of the driveway, around a Centre de vie area, building, and pool offering resort food service and guest amenities.
- The Central Huttopia building is planned in the northerly portion of the Centre de vie area. The “life center” building is a one story low-profile steel/metal clad building (71’ x 64’ or 4,544 ft.<sup>2</sup> in size). This building will support several operations including guest reception/check in, a small bar, the office, food prep and storage area, pizza oven, dining area, lounge area, a fireplace, and a small retail shop. The Centre de vie building will also include men’s and women’s bathrooms, decking, and various gathering and seating areas.
- A 3,019 square foot patio and pool area.
- Employee/Workforce onsite housing
- Equipment storage buildings.

**Road and Path Access:**

- Paths and access roads including the main pedestrian trails which will be 10 feet wide with a gravel surface and possible emergency lighting that can be turned on when needed.
- The 20’ wide fire access roadway - with a gravel surface designed for fire truck loading.
- The main driveway from Spruce Grove Road – in compliance with fire department regulations including bridge creek crossings of sufficient design to accommodate a 75,000-pound fire truck.
- On-site bridges designed for fire truck loading.
- Guest parking space dimensions (9 X 20), parking lot gravel surfaces with asphalt or concrete ADA accessible spaces.

**Utility Infrastructure**

- A domestic water system consisting of a new well, water tank, pumps and underground piping that will serve fire and domestic water service to the various sites. Fire hydrants accessible from fire roads are proposed.
- The sanitary sewer system includes an underground gravity pipe network, septic tanks and leach fields. The Life Center building will include a grease interceptor to service the kitchen. Electrical power will be supplied from a new PG&E service with the main transformer to be installed near Spruce grove Road. Underground conduit will be installed along the Six Sigma driveway and a

distribution system at the Huttopia site will serve buildings, tents, cabins, and maintenance operations.

- 5 conveniently located gravel vehicle parking areas as depicted on the project site plan with the provision of 166 parking spaces.
- Visitors to Huttopia Six Sigma Ranch Glamping Resort will travel down Spruce Grove Road to the existing Six Sigma Ranch driveway, and then drive down the gravel driveway about 475' to the main parking lot (left, crossing a new bridge over Asbill Creek).
- This parking lot will serve the Centre de vie/Living area. This is the center of the Resort and will be a gathering area for the Huttopia Six Sigma Ranch Glamping Resort guests.

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 **May 4, 2020**. Please email your comments to **[mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov)** or mail them to the address listed in the letterhead above.

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

- Trash enclosures must comply with county code section 9-6 (attached)  
- California's mandatory commercial recycling law requires business that generate four cubic yards or more of commercial solid waste per week to arrange for recycling services.

NAME **Lars Ewing** DATE **04/15/2020**

cc: **Supervisory District (RFR Only)** Redbud Audubon  
**Carol Huchingson/Michelle**  
@ **Scully/Susan Parker**  
Other (Examples: Sierra Club / HOA / @ **Farm Bureau / etc.) (RFR Only)**

## Sec. 9-6. - Refuse Enclosures Required for Commercial/Industrial Uses.

6.1 All commercial/industrial refuse containers and dumpsters used for commercial, multi-family dwellings occupied by three (3) or more families, lodging or other residential care facilities with five (5) or more units on one parcel, or for industrial purposes shall be kept within an enclosure. The required enclosure may consist of fences, walls, plantings, or other devices which prevent litter from being blown or scattered beyond the enclosure and which screens the refuse containers and dumpsters from public view. All such refuse enclosures shall conform to the provisions of Section 9-6.4.

6.2 Temporary refuse containers for construction/renovation purposes only, are exempt from Section 9-6.1.

6.3 **Design Review.** The design of any new, substantially remodeled or expanded use of a building or other existing facilities required to have a refuse enclosure pursuant to Section 9-6.1 shall provide for a refuse enclosure area which allows proper storage and handling of the solid waste anticipated. For purposes of this section, "substantially remodeled or expanded" shall mean remodeling work or expansion which is fifty-one percent (51%) or more of the replacement value of the existing structure as determined by the Director of Community Development. Each application for a development permit or approval shall provide for a design which accommodates solid waste collection by a franchise hauler and shall be accompanied by a letter from the franchise hauler serving the proposed use, stating that they have reviewed the proposed development or use and setting forth their comments on the design for provision of solid waste storage. The design shall be submitted for consideration to the franchise hauler prior to being submitted for approval to the County Planning Division and shall meet all applicable regulations. This subsection shall not apply to residential complexes with less than three (3) family dwellings on a single parcel.

6.4 **Refuse Container Enclosure Design.** Refuse enclosure areas shall be designed to be serviced by commercial mechanical loading trucks and shall meet the following requirements:

- (a) A refuse container enclosure shall be not less than ten feet (10') wide, seven and one-half feet (7'6") deep and six feet (6') high with a minimum four inch (4") thick concrete slab and a minimum three-foot (3') concrete apron at the opening.
- (b) Gates, if installed on the refuse container enclosure, shall be double doors, opening at the center and level with the access road.
- (c) Access roads shall provide all weather access and be capable of supporting the weight of the refuse collection vehicle.
- (d) Access roads shall have a minimum width of twelve feet (12').
- (e) A turnaround for the collection vehicle shall be provided in the immediate vicinity of the enclosure area. The turnaround area shall not be less than a thirty-two foot (32') radius.

- (f) Overhangs, wiring or other obstructions on the approach to the container area must be at least thirteen feet six inches (13'6") high and must be at least sixteen feet (16') high directly over the enclosure area.
- (g) The number and size of containers shall be adequate to contain the refuse generated upon the premises.

(Ord. No. 2650, § 1, 7-8-2003)

**From:** [Ryan Peterson](#)  
**To:** [Mark Roberts](#)  
**Cc:** [Sally Peterson](#)  
**Subject:** [EXTERNAL]Re: AB 52 (RFR) - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Wednesday, April 15, 2020 5:11:40 PM  
**Attachments:** [image001.png](#)

---

Hey Mark,

Hope all is well on your end. This site does fall within our Area of Concern and we have had dialogue in the past. The Tribe requests for consultation on this project. Please send me dates that you are available or I can send you some dates too. Just let me know how far out. Thank you and hope to talk to you soon. Have a great week!

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 Wed, Apr 15, 2020 at 5:09 PM Ryan Peterson <[rpeterson@middletownrancheria.com](mailto:rpeterson@middletownrancheria.com)> wrote:

Hey Mark,

Hope all is well on your end. This site does fall within our Area of Concern and we have had dialogue in the past. The Tribe requests for consultation on this project. Please send me dates that you are available or I can send you some dates too. Just let me know how far out. Thank you and hope to talk to you soon. Have a great week!

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 Wed, Apr 15, 2020 at 11:12 AM Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)> wrote:

Hello Tribal Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached Plans for the proposed project. If you need additional information or documentation, please let me know.

Please Note. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Sincerely,

Mark Roberts – Principal Planner (Planning Manager)

Community Development Department – Planning Division

(707) 263-2221



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**From:** [Sarah Ryan](#)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]Automatic reply: AB 52 (RFR) - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Wednesday, April 15, 2020 11:13:20 AM

---

The Big Valley Band of Pomo Indians has closed their offices starting March 21, 2020 in order to protect their staff and members from the COVID-19 virus. I will be working from home and will be reachable via email or cell. There might be a delay in response, but I will get back with you shortly.

Thanks!  
Sarah Ryan  
Deputy Tribal Administrator/Environmental Director  
Big Valley Band of Pomo Indians  
2726 Mission Rancheria Rd.  
Lakeport, CA 95453  
707-263-3924 x132 office  
707-349-4040 cell  
707-263-5378 fax

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SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

May 1, 2020

File No.: 19-1808

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

re: County File Numbers UP 18-24, IS 18-24, LLA 20-04 / 13372 Spruce Grove Road, Lower Lake / Huttopia  
North America, Inc.

Dear Mr. Roberts:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

**Project Description:** The proposed project entails a Major Use Permit to allow for a glamping resort with overnight accommodations. The resort will include 35 cabins with bathrooms; two parking lots to accommodate a combined total of 61 cars; glamping sites to contain 59 platform tents with bathrooms; an area to contain 21 tents with bathrooms and 14 tents without bathrooms and a freestanding sanitary bathroom; 154 tent/cabin guest accommodation units; a pool and associated food and amenities building with a 3,019 square foot patio; a central Huttopia building with bathrooms, decking, and various gathering and seating areas; employee onsite housing; and equipment storage buildings. Paths and access roads include pedestrian trails, fire access roadways, a main driveway, and onsite bridges. The project also includes a domestic water system consisting of a new well, water tank, pumps, and underground piping. The sanitary sewer system includes an underground gravity pipe network, septic tanks, and leach fields. Electrical power will be supplied by new PG&E service with the main transformer to be installed near Spruce Grove Road. Underground conduit will be installed along the Six Sigma driveway, and a distribution system at the Huttopia site will serve buildings, tents, cabins, and maintenance operations. Additionally, the proposed project entails a Lot Line Adjustment between three contiguous parcels.

**Previous Studies:**

XX Studies S-34456 (Flaherty 2006), S-45392 (Flaherty 2014), and S-50721 (Flaherty 2018), collectively covering approximately 25% of the proposed project area, identified no cultural resources within those portions of the project area (see recommendations below).

### **Archaeological and Native American Resources Recommendations:**

XX The proposed project area contains or is adjacent to the archaeological site P-17-000162, which consists of a Native American burial site and lithic scatter. The project area is also in close proximity to at least two other Native American resources. It is recommended that a qualified professional archaeologist assess the status of the potential impacts of the proposed project activities on these resources and provide project-specific recommendations.

XX Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Lake County have been found near oak woodland, as well as near a variety of plant and animal resources. Sites are also found near watercourses and lakeshores. The proposed project area encompasses a narrow valley and areas of wooded hills. The project area contains a creek and multiple drainages and is in proximity to natural springs and several small lakes. Given the similarity of these environmental factors and the presence of known sites, there is a high potential for unrecorded Native American resources to be within the proposed project area.

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

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

### **Built Environment Recommendations:**

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff

regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions, please contact our office at [nwic@sonoma.edu](mailto:nwic@sonoma.edu) or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.  
Researcher

**From:** [Northwest Information Center](#)  
**To:** [Mark Roberts](#)  
**Subject:** [EXTERNAL]Re: RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)  
**Date:** Thursday, April 16, 2020 10:02:28 AM  
**Attachments:** [image001.png](#)

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Thank you for your UP 18-24, IS 18-24, Six Sigma Ranch, 012-012-69 request, we have added it to our queue and will be in touch if questions arise.

**Your file has been assigned NWIC 19-1808**

Contact our office referencing this number for any further questions or concerns regarding this project.

Thanks,  
[Claire Shudde](#)  
[Northwest Information Center](#)  
150 Professional Center Dr., Suite E, Rohnert Park, CA 94928  
T: (707) 588-8455  
[nwic@sonoma.edu](mailto:nwic@sonoma.edu)  
[www.sonoma.edu/nwic](http://www.sonoma.edu/nwic)

On Wed, Apr 15, 2020 at 11:07 AM Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)> wrote:

Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. **Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.** Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)

Community Development Department – Planning Division

(707) 263-2221



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**From:** [Lori Baca](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)  
**Date:** Thursday, April 30, 2020 9:38:28 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Mark,

Parcels 012-012-69 is outside of any Special Districts service area. No impact.

Have a great day!

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



---

**From:** Mark Roberts  
**Sent:** Tuesday, April 28, 2020 9:53 AM  
**To:** Scott DeLeon <Scott.DeLeon@lakecountycalifornia.gov>; Michelle Scully <Michelle.Scully@lakecountycalifornia.gov>; Susan Parker <Susan.Parker@lakecountycalifornia.gov>; Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Janice Luke <Janice.Luke@lakecountycalifornia.gov>; Doug Gearhart <doug@lcaqmd.net>; 'fahmya@lcaqmd.net' <fahmya@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; David Casian <David.Casian@lakecountycalifornia.gov>; Andrew Williams <Andrew.Williams@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>; Lucas Bingham <Lucas.Bingham@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; 'nwic@sonoma.edu' <nwic@sonoma.edu>; Richard Ford <Richard.Ford@lakecountycalifornia.gov>; Kris Amante <Kris.Amante@lakecountycalifornia.gov>; Lars Ewing <Lars.Ewing@lakecountycalifornia.gov>; 'lmccollough@candswaste.com' <lmccollough@candswaste.com>; 'spekaj@dow-associates.com' <spekaj@dow-associates.com>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; 'centralvalleysac@waterboards.ca.gov' <centralvalleysac@waterboards.ca.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; 'mike.wink@fire.ca.gov' <mike.wink@fire.ca.gov>; 'Melissa.M.France@usace.army.mil' <Melissa.M.France@usace.army.mil>; 'Ryan\_olah@fws.gov' <Ryan\_olah@fws.gov>; 'ceo@lakecochamber.com' <ceo@lakecochamber.com>; 'Melissa Fulton' <ceo@lakecochamber.com>; 'helpline@arb.ca.gov' <helpline@arb.ca.gov>; 'SantaRosa@abc.ca.gov' <SantaRosa@abc.ca.gov>; 'bcc@dca.ca.gov' <bcc@dca.ca.gov>; 'R2CEQA@wildlife.ca.gov' <R2CEQA@wildlife.ca.gov>; 'DLRP@conservation.ca.gov' <DLRP@conservation.ca.gov>; 'Sheri.Miller@waterboards.ca.gov' <Sheri.Miller@waterboards.ca.gov>; 'mike.wink@fire.ca.gov'

<mike.wink@fire.ca.gov>; 'greg.bertelli@fire.ca.gov' <greg.bertelli@fire.ca.gov>;  
'bill.solinsky@fire.ca.gov' <bill.solinsky@fire.ca.gov>; 'kim.sone@fire.ca.gov'  
<kim.sone@fire.ca.gov>; 'Rex.Jackman@dot.ca.gov' <Rex.Jackman@dot.ca.gov>;  
'chief500@lakeportfire.com' <chief500@lakeportfire.com>; 'pbleuss@kelseyvillefire.com'  
<pbleuss@kelseyvillefire.com>; 'chief800@northshorefpd.com' <chief800@northshorefpd.com>;  
Moke Simon <Moke.Simon@lakecountyca.gov>

**Subject:** RFR - Lot Line Adjustment , LLA 20-04 Huttopia North America, Inc.)

**Importance:** High

Hello Fellow Agencies,

This email is in regards to the previous RFR sent out on April 15, 2020 for the proposed commercial resort described below. The applicant is also applying for a Lot Line Adjustment between three contiguous parcel in support of the proposed use which will be process simultaneously with the Major Use Permit. I have attached the Proposed Lot Line Adjustment Map and RFR above for commenting. If you have any questions or need additional information, please let me know.

*Mark Roberts – Principal Planner*

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

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Current social-distancing and shelter in place measures are being taken by the Community Development Department in response to the COVID-19 pandemic. Many of our staff are teleworking, in the office during non-traditional work day hours, or not presently working. As a result, responses to your public inquires may be delayed. We will work with you as quickly as possible during this time.

Mark

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**From:** Mark Roberts

**Sent:** Wednesday, April 15, 2020 10:59 AM

**Subject:** RFR - Major Use Permit, UP 18-24 and Initial Study IS 18-24 (Huttopia North America, Inc.)

**Importance:** High



Hello Fellow Agencies,

This email is in regards to the proposed Glamping Resorts, known as Huttopia North America, Inc. located at 13372 Spruce Grove Road, Lower Lake, CA 95457, further describes as parcel number 012-012-69. Please review the above RFR and attached documents for further details on the proposed project. If you need additional information or documentation, please let me know.

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 **May 4, 2020**. **Please email your comments to [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov) or mail them to the address listed in the letterhead above.** Thank you and I hope you are all safe and I look forward to hearing from you.

Mark Roberts – Principal Planner (Planning Manager)  
Community Development Department – Planning Division  
(707) 263-2221



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**From:** [Gordon Haggitt](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: RFR (Request for Review) Major Use Permit, UP 18-24  
**Date:** Wednesday, May 30, 2018 5:18:28 PM

---

Mark: I will have to look at the CC's and LLA but have no further comments at this time. Since this is going to be a sizeable public facility do we want to ask for public road dedication? I'm not sure where the resort will be located but if access is through another parcel, I would suggest the dedication. If the resort is located next to Spruce Grove Road then it shouldn't be an issue unless more room is needed for the entrance. The County will not be maintaining the road outside of the prescriptive area along Spruce Grove Road unless we want to take any new dedication into the county-maintained system. Todd will likely have some input on the driveway access and any road improvements.

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

---

**From:** Mark Roberts  
**Sent:** Tuesday, May 29, 2018 2:52 PM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Vallerga, Chris@CALFIRE <Chris.Vallerga@fire.ca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; James Scott <James.Scott@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; David Cowan <David.Cowan@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; Sheri.Miller@waterboards.ca.gov; dave\_carstensen@dot.ca.gov; Leishara.Ward@dot.ca.gov; Fdchf700@yahoo.com; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>; lmccollough@candswaste.com; llcag@hotmail.com; charles.r.smith@usps.gov; centralvalleysac@waterboards.ca.gov; Northwest Information Center <nwic@sonoma.edu>; ron.parsons@parks.ca.gov; laketransit@comcast.net; spekaj@dow-associates.com; sryan@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aaroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterson@middletownrancheria.com; jsimon@middletownrancheria.com; jlord@middletownrancheria.com; slreyes@middletownrancheria.com; btorres@middletownrancheria.com; speterson@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; irenia.quitiquit@sv-nsn.gov; tmartin@hpultribensn.gov; melissa.m.france@usace.army.mil; Ryan\_olah@fws.gov; vbrandon@lakelive.info; kkarolaepa@elemindiancolony.org; aaroyosr@hpultribe-nsn.gov; DLRP@conservation.ca.gov; Kelsey.Vella@wildlife.ca.gov  
**Cc:** Michalyn DelValle <Michalyn.DelValle@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>

**Subject:** RFR (Request for Review) Major Use Permit, UP 18-24

Hi All,

Please review the above RFR and supporting attachments for comments and/or concerns regarding the following project.

**Request:** Major Use Permit UP 18-24, Design Review, Initial Study 18-24

**Project:** Huttopia Six Sigma Glamping Resort

**APN:** 012-012-69

**Location:** 13372 Spruce Grove Road, Lower Lake, CA 95457

**Project Proposal:**

The project proposes construction of 154 tent/cabin guest accommodation units. Amenities include outdoor swimming pool, playground, storage, onsite restaurant for guests and activity center. Approximately 86 of the tent/cabins will have restrooms. The remaining 29 will have a central restroom facility. Wooden frame tents with canvas covering proposed at 195 and 270 square feet. Solid timber cabins proposed at 388 and 275 square feet. Additional site development includes: a bridge over Asbill Creek, storm drain inlet, well, water tanks, underground piping to serve fire and domestic water service, onsite sewage disposal system, gravel fire access road, trails, 157 parking spaces and underground electric to each tent. Certificates of Compliance are being processed to recognize legal lots. A Lot line adjustment will be processed to create a 200 acre parcel for the Glamping Resort.

If you have any questions, please let me know. Thank you

Sincerely,

*Mark Roberts – Associate Planner*

---

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



## LAKE COUNTY SHERIFF'S OFFICE

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

---

**Administration**  
(707) 262-4200

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

**Coroner**  
(707) 262-4215

**Corrections**  
(707) 262-4240

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

**Substation**  
(707) 994-6433

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

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

**Date** : April 21, 2020

**Subject** : UP 18-24

I reviewed UP 18-24, I do not believe this project would have a significant impact on the service provided by our office and I support the issuance of the permit.

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

LJB/ljb

**From:** [Michelle Irace](#)  
**To:** [Rymer-Burnett, Saskia@DOT](#)  
**Cc:** [Rightnar, Jacob@DOT](#); [Mark Roberts](#)  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent  
**Date:** Wednesday, August 26, 2020 11:46:05 AM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi Saskia,

Thank you for the introduction and for letting me know about the appropriate contracts. I will update our contact sheet with this information.

***Please note that I am currently only working Tuesdays (8am-5pm) and Wenesday & Thursday (8am-12pm)***



**Michelle Irace,**  
**Senior Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)  
**STAY CONNECTED:**



---

**From:** Rymer-Burnett, Saskia@DOT [mailto:Saskia.Rymer-Burnett@dot.ca.gov]  
**Sent:** Wednesday, August 26, 2020 11:13 AM  
**To:** Michelle Irace <Michelle.Irace@lakecountyca.gov>  
**Cc:** Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>  
**Subject:** [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Good Morning Michelle,

I wanted to introduce myself as a Caltrans District 1 transportation planner assigned to Lake County. I am a contact person for local development project review in Lake County, and work with the Lake APC on transportation grants and related work.

Thank you for your email. For projects needing agency review please include on email lists my supervisor, Rex Jackman, myself and Jacob Rightnar. Jacob coordinates RFRs for cannabis development projects in several District 1 counties, as well as system planning work. Jacob's email is, [Jacob.Rightnar@dot.ca.gov](mailto:Jacob.Rightnar@dot.ca.gov).

Please feel free to contact me, below. Email is generally the fastest way to reach me.

Thank you,

**Saskia Rymer-Burnett**

Caltrans District 1  
Transportation Planning  
Office: (707) 441-2009  
Cell: (707) 499-6871

Working remotely. Please reach me  
at, [saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)

---

**From:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Sent:** Tuesday, August 25, 2020 10:58 AM  
**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>  
**Subject:** Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hello,

This email is in regards to the attached Notice of Intent to adopt a Draft Initial Study/Mitigated Negative Declaration (IS 18-24) for a Major Use Permit (UP 18-24) and Lot Line Adjustment (LLA 20-04) associated with the proposed Huttopia/SixSigma Glamping Project located at 13372 Spruce Grove Road, Lower Lake, CA 95457. Initial Study attachments and supporting documents may be accessed via this link <https://filetransfer.co.lake.ca.us/message/Q77VbPxyUliYnf60xGaM8y>

**The public review period for the Mitigated Negative Declaration based on Initial Study IS 18-24 will begin on August 25, 2020 and end on September 28, 2020 (5:00p.m.).** 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** (see address below); telephone (707) 263-2221.

**Please submit all comments and questions to both myself and Mark Roberts (ccd on this email)**

*Please note that I am currently only working Tuesdays (8am-5pm) and Wenesday & Thursday (8am-12pm). For immediate assistance please contact Mark Roberts, Principal Planner at [Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)*

**Michelle Irace,**  
**Senior Planner**  
Department of Community Development



255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

STAY CONNECTED:



**From:** [Gordon Haggitt](#)  
**To:** [Michelle Irace](#)  
**Cc:** [Mark Roberts](#)  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent  
**Date:** Wednesday, August 26, 2020 11:53:43 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

---

Hi Michelle: My only comments/concerns will be when they submit the lot line adjustment. There are a number of recorded Certificates of Compliance for this property so I'm assuming they will be adjusting those to separate out the "glamping" site as a stand alone parcel? I'll leave any CEQA or neg dec issues to the pros.

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

---

**From:** Michelle Irace  
**Sent:** Tuesday, August 25, 2020 10:58 AM  
**To:** Michelle Irace <Michelle.Irace@lakecountyca.gov>  
**Cc:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Subject:** Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

This email is in regards to the attached Notice of Intent to adopt a Draft Initial Study/Mitigated Negative Declaration (IS 18-24) for a Major Use Permit (UP 18-24) and Lot Line Adjustment (LLA 20-04) associated with the proposed Huttopia/SixSigma Glamping Project located at 13372 Spruce Grove Road, Lower Lake, CA 95457. Initial Study attachments and supporting documents may be accessed via this link <https://filetransfer.co.lake.ca.us/message/Q77VbPxyUliYnf60xGaM8y>

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| Michelle Irace,





### Senior Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

STAY CONNECTED:



]p-



**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

September 4, 2020

Mr. Mark Roberts  
Principal Planner  
County of Lake  
255 N. Forbes Street  
Lakeport, CA 95453  
Mark.Roberts@lakecountycal.gov

MITIGATED NEGATIVE DECLARATION FOR HUTTOPIA SIX SIGMA GLAMPING  
PROJECT – DATED AUGUST 25, 2020 (STATE CLEARINGHOUSE NUMBER:  
2020080435)

Mr. Roberts:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Huttoxia Six Sigma Glamping Project (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 Agency Oversight Application, which can be found at: <https://dtsc.ca.gov/wp->

Mr. Roberts  
September 4, 2020  
Page 3

[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" and last name "McCreary" clearly distinguishable.

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)

**From:** [Michelle Irace](#)  
**To:** [Wright, Gary@HCD](#); [NAO Staff](#)  
**Cc:** [Mark Roberts](#)  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent  
**Date:** Wednesday, August 26, 2020 8:58:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image012.png](#)

---

Hi Gary,  
Thank you for the response and clarification!



**Michelle Irace,**  
**Senior Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)  
**STAY CONNECTED:**



---

**From:** Wright, Gary@HCD [mailto:Gary.Wright@hcd.ca.gov]  
**Sent:** Wednesday, August 26, 2020 8:56 AM  
**To:** NAO Staff <NAOStaff@hcd.ca.gov>; Michelle Irace <Michelle.Irace@lakecountyca.gov>  
**Cc:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Subject:** [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Michelle,  
HCD does not need to be involved in the public review and comment of the CEQA report or part of the hearing.  
HCD will only be involved when an application is submitted for the construction of the park at which time HCD will require the applicant to adhere to the CEQA requirements.

I hope this helps.

Thank You,

Gary Wright

Codes and Standards Administrator I

Housing and Community Development  
9342 Tech Center Drive, Suite 550 | Sacramento, CA 95826  
Phone: 916.709-4430 | Fax: 916.255.2508

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---

**From:** Gaines, Naisha@HCD <[Naisha.Gaines@hcd.ca.gov](mailto:Naisha.Gaines@hcd.ca.gov)> **On Behalf Of** NAO Staff  
**Sent:** Tuesday, August 25, 2020 4:48 PM  
**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>; NAO Staff <[NAOStaff@hcd.ca.gov](mailto:NAOStaff@hcd.ca.gov)>  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

Regarding your initial email, I am currently in the process of trying to find the appropriate person to handle your inquiry. I will contact you when that has occurred.

Thank you,



**NAO Staff**

Housing & Community Development  
9342 Tech Center Drive Suite 550 | Sacramento, CA 95826  
Phone: 916.255.2501 | Fax: 916.255.2508



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---

**From:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Sent:** Tuesday, August 25, 2020 2:55 PM  
**To:** NAO Staff <[NAOStaff@hcd.ca.gov](mailto:NAOStaff@hcd.ca.gov)>; Gaines, Naisha@HCD <[Naisha.Gaines@hcd.ca.gov](mailto:Naisha.Gaines@hcd.ca.gov)>  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

Thank you for your response. This project is a Special Occupancy Park project. DO you have the correct email or contact I should send the documents to for review? I have tried looking online and also called a couple phone numbers with no luck

Thank you



[\[lakecountyca.gov\]](http://lakecountyca.gov)

**Michelle Irace,**  
**Senior Planner**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

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[\[twitter.com\]](https://twitter.com)

---

**From:** Gaines, Naisha@HCD [\[mailto:Naisha.Gaines@hcd.ca.gov\]](mailto:Naisha.Gaines@hcd.ca.gov) **On Behalf Of** NAO Staff

**Sent:** Tuesday, August 25, 2020 12:07 PM

**To:** Michelle Irace [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

**Cc:** Mark Roberts [<Mark.Roberts@lakecountyca.gov>](mailto:Mark.Roberts@lakecountyca.gov); NAO Staff [<NAOStaff@hcd.ca.gov>](mailto:NAOStaff@hcd.ca.gov)

**Subject:** [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

Regarding your inquiry below, the Northern Area Office (NAO) deals with the health and safety inspections of mobilehomes and mobilehome parks and the issuing of permits for construction on mobilehomes and in mobilehome parks. I believe you will need to send this to your county's communication department for public comment.

Thank you,



**NAO Staff**

Housing & Community Development

9342 Tech Center Drive Suite 550 | Sacramento, CA 95826

Phone: 916.255.2501 | Fax: 916.255.2508



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---

**From:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

**Sent:** Tuesday, August 25, 2020 10:58 AM

**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>

**Subject:** Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

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[[lakecountyca.gov](http://lakecountyca.gov)]

**Michelle Irace,  
Senior Planner**

Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

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**From:** [Michelle Irace](#)  
**To:** [NAO Staff](#)  
**Cc:** [Mark Roberts](#)  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent  
**Date:** Tuesday, August 25, 2020 3:42:57 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image011.png](#)

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Hello,

No, we are circulating the environmental CEQA document for public review and comment. Because HCD has jurisdiction over a portion of the project we are required to include you. Next steps would be taking the project to a hearing for local approval, then the applicant will submit the plans to HCD for building permits and review on the project side.

***Please note that I am currently only working Tuesdays (8am-5pm) and Wenesday & Thursday (8am-12pm)***



**Michelle Irace,**  
**Senior Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)  
**STAY CONNECTED:**



---

**From:** Gaines, Naisha@HCD [mailto:Naisha.Gaines@hcd.ca.gov] **On Behalf Of** NAO Staff  
**Sent:** Tuesday, August 25, 2020 3:01 PM  
**To:** Michelle Irace <Michelle.Irace@lakecountyca.gov>; NAO Staff <NAOStaff@hcd.ca.gov>  
**Cc:** Mark Roberts <Mark.Roberts@lakecountyca.gov>  
**Subject:** [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

There's a bit of confusion regarding your initial email. Are you trying to submit plans to HCD to create a Special Occupancy Park?

Thank you,

**NAO Staff**  
Housing & Community Development  
9342 Tech Center Drive Suite 550 | Sacramento, CA 95826



Phone: 916.255.2501 | Fax: 916.255.2508



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---

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**Sent:** Tuesday, August 25, 2020 2:55 PM  
**To:** NAO Staff <[NAOStaff@hcd.ca.gov](mailto:NAOStaff@hcd.ca.gov)>; Gaines, Naisha@HCD <[Naisha.Gaines@hcd.ca.gov](mailto:Naisha.Gaines@hcd.ca.gov)>  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,  
Thank you for your response. This project is a Special Occupancy Park project. DO you have the correct email or contact I should send the documents to for review? I have tried looking online and also called a couple phone numbers with no luck

Thank you



[\[lakecountyca.gov\]](https://lakecountyca.gov)

**Michelle Irace,**  
**Senior Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
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---

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**Sent:** Tuesday, August 25, 2020 12:07 PM  
**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>; NAO Staff <[NAOStaff@hcd.ca.gov](mailto:NAOStaff@hcd.ca.gov)>

**Subject:** [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

Regarding your inquiry below, the Northern Area Office (NAO) deals with the health and safety inspections of mobilehomes and mobilehome parks and the issuing of permits for construction on mobilehomes and in mobilehome parks. I believe you will need to send this to your county's communication department for public comment.

Thank you,



**NAO Staff**

Housing & Community Development  
9342 Tech Center Drive Suite 550 | Sacramento, CA 95826  
Phone: 916.255.2501 | Fax: 916.255.2508



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---

**From:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

**Sent:** Tuesday, August 25, 2020 10:58 AM

**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>

**Subject:** Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

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project are available for review through the **Community Development Department, Planning Division** (see address below); telephone (707) 263-2221.

**Please submit all comments and questions to both myself and Mark Roberts (ccd on this email)**

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[\[lakecountyca.gov\]](http://lakecountyca.gov)

**Michelle Irace,  
Senior Planner**

Department of Community Development  
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

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**From:** [Michelle Irace](#)  
**To:** [Michelle Irace](#)  
**Cc:** [Mark Roberts](#)  
**Subject:** Huttopia/SixSigma Huttopia Glamping Project Notice of Intent to Adopt an Initial Study/Mitigated Neg Declaration  
**Date:** Tuesday, August 25, 2020 10:53:10 AM

---

Hello,

This email is in regards to the attached Notice of Intent to adopt a Draft Initial Study/Mitigated Negative Declaration (IS 18-24) for a Major Use Permit (UP 18-24) and Lot Line Adjustment (LLA 20-04) associated with the proposed Huttopia/SixSigma Glamping Project located at 13372 Spruce Grove Road, Lower Lake, CA 95457. Initial Study attachments and supporting documents may be accessed via the link below.

The public review period for the Mitigated Negative Declaration based on Initial Study IS 18-24 will begin on August 25, 2020 and end on September 28, 2020 (5:00p.m.). 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 (see address below); telephone (707) 263-2221.

\*\*\*Please submit all comments and questions to both myself and Mark Roberts (ccd on this email)\*\*\*

Please note that I am currently only working Tuesdays (8am-5pm) and Wednesday & Thursday (8am-12pm). For immediate assistance please contact Mark Roberts, Principal Planner at [Mark.Roberts@lakecountycal.gov](mailto:Mark.Roberts@lakecountycal.gov)

Michelle Irace, Senior Planner  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email:

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## Files attached to this message

Filename	Size	Checksum (SHA256)
NOI Huttopia Glamping UP.pdf	332 KB	59141854fbb121cba8b980ae7616f8ae34db9b77a360bd514a86f4f4605e55b3
Huttopia Initial Study - IS_08252020.pdf	1.33 MB	eb381af426e134f2e97a1062e1ed231bb0f2c2586f2b79d163fe9d22f815c7c7
C - Development Conceptual Details.pdf	2.38 MB	74d98a7f3b256f2fbee43628d3ceaf3b74f4d50dd3d895d3a93ecff65714806
D - LLA Map.pdf	1.13 MB	38f2f92b7a341975898eaffae16dc1ff9ab6d8d919b55f96806b7cd8a99c7a0d
E - Huttopia GHG Model Results.pdf	291 KB	b9519a05f60671acbad956e2f666653eaa49bfab2a0f7e227b805f7c8c133205
F - Biological Resource Resource Assess with Botanical	5.96 MB	ba36874e333b57b724824bdf16109057bf183eb593bf58c12eed2a5d0e478332

Survey.pdf

A - Development Plans.pdf	20.4 MB	e74900bfb4791e7357f52b1936101f40e9d4cdc74eda215bb7897ec8444c30d6
B - Proposed Project and Operations Plan Text.pdf	1.7 MB	704298ece465242d104a1fc6456201572a886c190df6a342912239a72825ed10
Draft GeoTechnical Memeo.pdf	1.48 MB	55d354f41bc16d95325faedf6d8647bef087b11f6703a7decff5e61e98ad2377
Draft Traffic Study.pdf	1.8 MB	a39ba1463d12fc67cc12f72943ebe2c101a93d4457723ac7159b66b5ae906fcb
Water Supply and Demand Assessment.pdf	5.15 MB	4576f87cd83623f29ccb383356149336c56028db6ec89491d233e58e77c0483a

Please click on the following link to download the attachments:

<https://filetransfer.co.lake.ca.us/message/Q77VbPxyUliYnf60xGaM8y>

This email or download link can be forwarded to anyone.

The attachments are available until: **Thursday, 24 September.**

Message ID: Q77VbPxyUliYnf60xGaM8y

Download Files

Reply to this Secure Message



**From:** [Yuliya Osetrova](#)  
**To:** [Michelle Irace](#)  
**Cc:** [Mark Roberts](#)  
**Subject:** RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent  
**Date:** Wednesday, August 26, 2020 12:38:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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There is no comments for the submitted package.

Advise to provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) for the review when it's developed.

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

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**From:** Michelle Irace  
**Sent:** Tuesday, August 25, 2020 10:58 AM  
**To:** Michelle Irace <Michelle.Irace@lakecountycalifornia.gov>  
**Cc:** Mark Roberts <Mark.Roberts@lakecountycalifornia.gov>  
**Subject:** Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Hello,

This email is in regards to the attached Notice of Intent to adopt a Draft Initial Study/Mitigated Negative Declaration (IS 18-24) for a Major Use Permit (UP 18-24) and Lot Line Adjustment (LLA 20-04) associated with the proposed Huttopia/SixSigma Glamping Project located at 13372 Spruce Grove Road, Lower Lake, CA 95457. Initial Study attachments and supporting documents may be accessed via this link <https://filetransfer.co.lake.ca.us/message/Q77VbPxyUliYnf60xGaM8y>

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**Please submit all comments and questions to both myself and Mark Roberts (cc'd on this email)**

***Please note that I am currently only working Tuesdays (8am-5pm) and Wednesday & Thursday (8am-12pm). For immediate assistance please contact Mark Roberts, Principal Planner at***



[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)



**Michelle Irace,  
Senior Planner**

Department of Community Development  
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

STAY CONNECTED:



]p-



November 17, 2020

Via electronic ([Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov); [Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov))

Michelle Irace  
Senior Planner  
Department of Community Development  
County of Lake  
255 North Forbes Street  
Lakeport, CA 94553

Re: Huttopia Six Sigma Glamping Project: Major Use Permit UP 18-24; Initial Study IS 18-24; Lot Line Adjustment LLA 20-04

Dear Ms. Irace:

The Middletown Rancheria of Pomo Indians of California (the "Middletown Rancheria" or "Tribe") respectfully submits the enclosed comments regarding the above referenced matter. Middletown Rancheria is deeply concerned with the potential future negative impacts to sacred places, properties and resources of religious and cultural significance to the Tribe. The Project site and its surrounding landscape at 13372 Spruce Grove Road, Lower Lake, CA 95457 (APNs 012-012-69 and 012-012-25) have long been considered as having cultural, historical, and religious significance to the Middletown Rancheria.

Please be advised that the Tribe hereby formally objects the approval of the Mitigated Negative Declaration ("MND"), Major Use Permit, Initial Study, and Lot Line Adjustment above referenced. For the reasons set forth herein, the Tribe finds the environmental review and proposed mitigation measures inadequate with respect to assessing and mitigating the adverse impact of the proposed Project on tribal cultural resources of value to the Tribe. The County as lead agency has a responsibility to preserve and protect tribal cultural resources including significant cultural and sacred resources of the Tribe.

In an effort to work collaboratively with the County and the Project applicant, and to avoid costly litigation, the Tribe requests a thirty (30) day extension of time before the County issues its Notice of Determination on the MND and the Major Use Permit above referenced to allow for meaningful consultation and completion of consideration and analysis of the impact of the Project on tribal cultural and historical resources. Our goal is to preserve and protect the integrity of the tribal cultural and historical resources present at the Project site and to prevent severe and irreparable damage to tribal religious, ceremonial and sacred sites. We also request consideration of the proposed mitigation measures provided below and a formal virtual meeting between representatives of the County, Project applicant, and the Tribe as soon as possible.

The Tribe is aware of, and gravely concerned about, significant cultural and sacred resources, while known to the Tribe, have not been properly identified or considered under the Project as required under the California Environmental Quality Act (“CEQA”) and other applicable laws and regulation. Information would have been forthcoming had there been meaningful consultation. The Tribe have on numerous occasions informed the County that the Middletown Rancheria have a deep and abiding religious, cultural and spiritual attachment to their ancestral lands and tribal cultural resources. The Project site contains traditional cultural properties eligible for the National Register of Historic Places (“NRHP”) and California Register of Historic Resources (“CRHR”) including, but not limited to, places of residence, work areas, trails, religious and ceremonial sites integral to the Tribe and its heritage. We have been monitoring this Project since July of 2017 and have attended multiple pre-application meetings of which we conveyed the Tribe’s interests and concerns with mitigating impacts to tribal cultural resources. On or about June 03, 2018, the Tribe notified the County of known cultural resources and sites within the Project area. We followed up on this Project with Mr. Mark Roberts in September of 2019 and was informed by Mr. Roberts that the Project applicant was revising their Project plans and redesigned. We also briefly discussed our concerns with this Project on or about May 11, 2020 with Mr. Roberts.

From our experience, the County has worked with the Tribe on inclusion of feasible mitigation measures approval without any problems as it is within the County’s discretionary authority under CEQA to impose mitigation measures and permit conditions to ensure adequate protection and mitigation of tribal cultural resources where it is feasible to do so. In fact, in recent years the County has been consistent in adopting the below requested mitigation measures, without issue, to ensure feasible mitigation of tribal cultural resources. The Tribe request government-to-government consultation with the County to understand the distinguishing factors that this Project might entail.

An MND is appropriate only where all potentially significant effects of the Project can and will be avoided or mitigated to a level of less than significant by project revisions or other requirements imposed on the Project. Based on flawed, simplistic, incomplete data and assumptions, the Project assumes that the Project will not significantly affect tribal cultural and historical resources. We dispute this. The high likelihood of presence of tribal cultural resources on the Project site is a potentially significant environmental effect under CEQA. The existence of a potentially significant environmental effect triggers a requirement under CEQA to perform an Environmental Impact Report (“EIR”) or to incorporate mitigation measures into the project so that it is no longer “fairly arguable” that a potentially significant environment effect exists.

Again, the Tribe is aware of, and gravely concerned about, significant cultural and sacred resources, while known to the Tribe, have not been properly identified and/or considered under the Project. The Project will cut into these important cultural and sacred place and feature and cause irreparable harm if the Project is permitted to proceed prior to the proper consideration of the impact and a mitigation plan of the Project on tribal cultural resources in consultation with the Tribe. By failing to prepare an adequate EIR and/or adopt feasible mitigation measures to avoid or lessen the potentially significant impact on cultural resources and by proceeding to approve the MND and Major Use Permit of the Project that knowingly failed to identify any potentially significant environmental effects is proceeding in a manner contrary to law.

Further, we object to the assignment of the archaeologist to unilaterally assess the presence of tribal cultural resources of religious and cultural significance of the Tribe, it is something they are simply not qualified to do as they cannot define the inherent tribal values of the properties. The Tribe possesses the expertise and information about their properties and sites, its value and religious and cultural significance.

Therefore, tribal input and participation must be sought and considered to assess and resolve adverse effect to tribal cultural and sacred resources of the Tribe. Archaeological preservation and mitigation methodologies are frequently used improperly in establishing performance standards for mitigation of impacts to tribal cultural resources. Too often the properties having religious and cultural significance to the Tribe are assessed in terms of scientific value only as seen in the archaeologic reports of the Project. Criterion D is only one of four criteria under the NRHP and it assesses the eligibility of a historic property only in terms of its scientific value (its data potential). While we recognize the appeal that the scientific community or others have on our historic properties and resources, the Tribe do not view these sacred properties as simply repositories of archeological data. Based on the Tribe's traditional knowledge, practice and history which have been passed down through the generations, orally and through practice, the Tribe has information of traditional cultural properties on the Project Site that are eligible for inclusion in the NRHP and CRHR.

Moreover, the potential for cumulative impacts to historical and cultural resources must also be assessed for significance. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. In order to identify the extent and degree of the impacts, the Project area must be established on the proposed Project site plan or map and the resources have must been evaluated for significance, only then can the Project impacts be deemed adequately assessed to make a determination of less than significant impact.

It would be an abuse of discretion and a violation of CEQA if the County knowingly suppressed information that showed actual or potential significant environmental effects and proceeded to adopt the MND without properly consulting with the Middletown Rancheria and without considering and adopting feasible mitigation measures to avoid or reduce those effects. By reason of the foregoing, Middletown Rancheria can show a probability of success on the merits of its potential Court claims for recourse in this matter.

Given the high likelihood of adverse impacts and certain recorded resources within close proximity, the possibility for recovering subsurface resources during ground-disturbing activities is high. We request that an EIS be prepared or that the following mitigation measures be incorporated into Project to ensure preservation or mitigation of impacts to tribal cultural resources.

### **Mitigation Measures**

Due to the possibility of unearthing tribal cultural resources which include, but is not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria ("Tribe"), during ground disturbance activities, the following mitigation measures shall be incorporated into the Project for preservation or mitigation of significant impacts to tribal cultural resources.

MM TCR-1: Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.

MM TCR-2: Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt

or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

MM TCR-3: The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

MM TCR-4: All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.

MM TCR-5: The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

We reiterate our request for a thirty (30) day extension of time before the County issues its Notice of Determination on the MND and approval of the Major Use Permit to allow the Tribe adequate time to provide information and to facilitate meaningful consultation with the Tribe to ensure protection and mitigation of tribal cultural resources.

This correspondence is without prejudice to any rights and remedies of the Tribe, all of which are expressly reserved.

We appreciate your time and consideration on this matter. Please contact as soon as possible to discuss next steps.

Sincerely,

A handwritten signature in cursive script that reads "Sally Peterson".

Sally Peterson  
Tribal Council Vice-Chairwoman,  
and Tribal Historic Preservation Officer



## COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

August 25, 2020

Middletown Rancheria of Pomo Indians

Attention: Sally Peterson

Via Email: [speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com)

**RE: Conclusion of AB 52 Consultation for Huttopia Six Sigma Glamping Project located at 13372 Spruce Grove Road, Lower Lake, CA 95457**

Dear Middletown Rancheria of Pomo Indians,

Thank you for your interest in consultation on the *Huttopia Six Sigma Glamping Project*. I am writing to you to summarize the consultation and notify you of the County's intent to continue processing the application for the above noted project.

On April 15, 2020, Lake County formally notified the Middletown Rancheria of Pomo Indians of an opportunity to consult under AB 52 for the proposed *Huttopia Six Sigma Glamping Project* and supplied a copy of the AB 52 Consultation RFR, Site Plans and Project Description.

On April 15, 2020, we received an email response from the tribe (Ryan Peterson), indicating the desire to consult with us regarding potential impacts to Tribal Cultural Resources.

On May 5, 2020, the Community Development Department held a AB 52 Consultation meeting with the tribe.

On June 10, 2020, the Community Development Department sent the proposed Mitigation Measures to the tribe for comment.

On June 12, 2020, the Community Development Department sent the Cultural Resources Report for the project to the tribe.

On August 13, 2020, the Community Development Department followed up with an email to the tribe and resent the Cultural Resources Report and proposed Mitigation Measures for comment.

No formal written responses were received from the tribe to these suggestions and the below proposed Mitigation Measures have been incorporated into the Draft Initial Study and Mitigated Negative Declaration which was circulated for public review on August 25, 2020 (and was sent to the tribe).

**Proposed Mitigation Measures:**

***CUL-1: Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.***

***CUL-2: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.***

***CUL-3: All on-site personnel of the project shall receive resource sensitivity training, up to 8-hours, as advised by a project Tribal Cultural Advisor, designated by the Tribe, prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.***

In accordance with PRC Sections 21080.3.2(b)(1) and 21082.3(d)(1), we hereby conclude consultation with the Middletown Rancheria of Pomo Indians on this project. I thank you for your participation in our planning process and looking forward to working with on future projects. Should you have any questions, you may send them to me by email at [mark.roberts@lakecountyca.gov](mailto:mark.roberts@lakecountyca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Roberts', with a long horizontal flourish extending to the right.

Mark Roberts  
Principal Planner