

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](#)

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.

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

From: Michelle Irace <Michelle.Irace@lakecountyca.gov>
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

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

Michelle Irace,
Senior Planner
Department of Community Development



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Phone: (707) 263-2221
Fax: (707) 262-1843
Email: [<Michelle.Irace@lakecountyca.gov>](mailto:Michelle.Irace@lakecountyca.gov)

STAY CONNECTED:



Michelle Irace

From: Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>
Sent: Monday, September 14, 2020 3:09 PM
To: Mark Roberts; Michelle Irace
Cc: Jackman, Rex A@DOT
Subject: [EXTERNAL] Huttopia-Six Sigma Glamping Resort Project UP, IS 18-24: 13372 Spruce Grove Rd, Lake County (1-LAK-29-13.466 and 18.746)

Good Afternoon,

Thank you for the opportunity to review the proposed Huttopia-Six Sigma resort located at 13372 Spruce Grove Rd, Lake County. The project is located on the Six Sigma Ranch and Winery property, about 4.5 miles SE of Lower Lake and 5.5 miles NE of Hidden Valley Lake. Access is via a private driveway that connects to Spruce Grove Rd, a paved County road. Spruce Grove Rd intersects SR 29 in two, improved locations (1-LAK-29-13.466 and 18.746).

The project proposes to develop a lodging/recreational resort with 129 tent/cabin sites, on-site staff housing, and a central hub for support, recreational and service facilities. This project is scaled back from a previous (2018) development proposal for 154 tent/cabins. Caltrans reviewed the 2018 project, its traffic study, and had no comments.

Caltrans staff reviewed the current project and identified no significant traffic safety or permits issues. We therefore have no comments for this project. However, our Permits division wishes to advise Lake County and the applicant that any future plans for advertising signage located on or near Caltrans right of way must meet Caltrans Outdoor Advertising Act (ODA) Program: <https://dot.ca.gov/programs/traffic-operations/oda>.

Thank you.

Saskia Rymer-Burnett

Caltrans District 1 - *Working remotely*.

Transportation Planning

Office: (707) 441-2009

Cell: (707) 499-6871* best number

saskia.rymer-burnett@dot.ca.gov

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

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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-

Michelle Irace

From: Tina Rubin
Sent: Tuesday, September 8, 2020 11:31 AM
To: Michelle Irace
Subject: 012-012-69 UP 18-64 CDD Review Comments
Attachments: 012-012-69 UP 18-64 CDD Review Comments.pdf

See attached comments

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

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From: [Wright, Gary@HCD](mailto:Wright.Gary@HCD)
To: [NAO Staff](#); [Michelle Irace](#)
Cc: [Mark Roberts](#)
Subject: [EXTERNAL] RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent
Date: Wednesday, August 26, 2020 8:56:03 AM
Attachments: [image011.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image020.png](#)

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> **On Behalf Of** NAO Staff
Sent: Tuesday, August 25, 2020 4:48 PM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>; NAO Staff <NAOStaff@hcd.ca.gov>
Cc: Mark Roberts <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>

Sent: Tuesday, August 25, 2020 2:55 PM

To: NAO Staff <NAOStaff@hcd.ca.gov>; Gaines, Naisha@HCD <Naisha.Gaines@hcd.ca.gov>

Cc: Mark Roberts <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

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255 N. Forbes St.
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[\[linkedin.com\]](https://linkedin.com)



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

From: Gaines, Naisha@HCD [<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>

Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; NAO Staff <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>

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,

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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)

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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>

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[\[linkedin.com\]](https://www.linkedin.com)



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

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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](#)

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.

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Senior Planner
Department of Community Development
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Lakeport, CA 95453
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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



Ensure all Californians are counted!
Complete your 2020 Census form and bring billions of federal dollars to California. **Your responses are safe and confidential.** Learn more at CaliforniaCensus.org.

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

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

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To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; NAO Staff <NAOStaff@hcd.ca.gov>

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

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NAO Staff

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From: Michelle Irace <Michelle.Irace@lakecountyca.gov>

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

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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

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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:

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

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Reply to this Secure Message



From: [Lars Ewing](#)
To: [Michelle Irace](#)
Cc: [Mark Roberts](#)
Subject: RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent
Date: Tuesday, September 1, 2020 4:34:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

No comments for Public Services. Thank you.

Lars Ewing

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

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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



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>

STAY CONNECTED:



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Michelle Irace

From: Lori Baca
Sent: Thursday, August 27, 2020 8:53 AM
To: Michelle Irace
Cc: Mark Roberts
Subject: RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

Michelle,

Parcels 012-012-69 and -25 are both outside of any Special Districts service area, no impact.

Have a wonderful day!

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



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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STAY CONNECTED:



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Michelle Irace

From: Gordon Haggitt
Sent: Wednesday, August 26, 2020 11:54 AM
To: Michelle Irace
Cc: Mark Roberts
Subject: RE: Huttopia/Six Sigma Glamping Project Initial Study and Notice of Intent

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

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

STAY CONNECTED:



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From: [Robert Bonobo](#)
To: [Mark Roberts](#)
Subject: [EXTERNAL] 6 sigma MND abuttor comment
Date: Saturday, September 26, 2020 12:05:33 PM

Mark Roberts
Principal Planner
Community Development
Lake County, CA

Mr Roberts,

I am a trustee for a parcel of abutting residential land (ASMT# 012-047-020-000) directly uphill from the proposed Huttopia glamping project at Six Sigma in Lower Lake. The county invited us to comment on a request for a Major Use Permit to allow a large "glamping" development, Huttopia Six Sigma Glamping Project: Major Use Permit UP 18-24; Initial Study IS 18-2; Lot Line Adjustment LLA 20-04, etc.

We object to this development for reasons listed below, and additional unlisted reasons we hope to be allowed to air in the future.

TRAFFIC: Spruce Grove Road is sole public access and egress from the proposed development. It is a quiet, rural, single lane, marginally maintained road with few or no guard rails, precipitous dropoffs, hairpin curves, dozens of blind spots, plentiful deer, huge oak trees and flammable brush impinging directly, onto the pavement, seasonal bicycle, horse and agricultural traffic, not a single bail point or alternative through egress in case of fire, a 55 mph speed limit as i am told by CHP, and is totally surrounded on both sides by miles of highly fueled wildland that has not burned in many decades. in short, if we who live there navigate it with the caution of long useage, sometimes unsuccessfully, how will hundreds of strangers on holiday fare? See our comment on fire egress, below, for more detail.

Spruce Grove Road is inherently unsafe as it stands; making it more so by doubling traffic with drivers unfamiliar with its peculiarities, and likely intoxicated on their holidays camping at a winery, is unwise, and asking for additional accidents and fatalities.

NOISE POLLUTION: The proposed "glamping" facility will be located at the head of the valley of Asbil brook, a natural ampitheater. Sounds project up and down the valley sides as in an auditorium. Normal conversations can be understood a half mile away; the sounds of tires on gravel on Six Sigma's access road a half mile away are easily and commonly mistaken for tires coming up our driveway, a hundred feet away. With few exceptions out neighbors are quiet and reasonable.

Six Sigma is not so considerate. It has a history of hosting huge public events in the area under consideration here, events featuring heavy traffic, cheering crowds, electrically amplified announcers and canned mucic, all seemingly designed to disrupt the quiet tenor of the community and annoy the neighbors. Our polite objections to the endless clamor are ignored. We put up with it because of the charitable and community nature of the events and, lasting only several days a few times each year, their temporary nature. A permant, year-long, commercial "glamping" venture, however, is quite another story. It will ruin the quiet enjoyment of our property, and decimate our property value. Would you want it in your backyard?

WILDFIRE: Considering the number and ferocity of wildfires in the county--- two weeks ago, for instance, the LNU fire almost burnt through the proposed "glamping" site--- one would expect the county to have second thoughts about allowing yet more people into the middle of unburned wildlands with only one narrow way out. I personally evacuated from our land here north along Spruce Grove Road during the Valley fire. The traffic of Hidden Valley Lake people running away from this fire was desperate, wall-to-wall, and stop and go. It took 5 minutes before somebody even let me out of the driveway. Normally the drive from the entrance of Six Sigma to Rt 29 takes about 5 minutes. That day it took 32 minutes, with no breakdowns or abandoned vehicles slowing or stopping our snail-like progress. Meanwhile, the fire behind adjacent hills appeared to be blazing down on us.

And Six Sigma wants to add another hundred or so vehicles to this, just to make more money?

Will these "glampsites" have campfires? At what time of year? Will our land be downwind? Will we be notified? Who will supervise this and how? Who will be responsible? Our housesite is DIRECTLY uphill from the proposed project, the worst direction possible for wildfire. ANY additional public usage increases the chance of fire. Can we even afford additional insurance?

PRIVACY: Six Sigma has a history of not maintaining their livestock fences. Their animals get loose by the dozen, damage our land, break out waterlines, empty our water storage, destroy our compost piles, damage the pavement on Spruce Grove Road, turn beautiful watercourses into mudslides. Responsible people at Six Sigma take hours to locate and make little or no effort to fix the damage their animals cause. We were offered a "sorry" and bottle of wine. This attitude toward their neighbors does not bode well for our future relations with hundreds of "glampers"--- curious, bored strangers on holiday who easily mistake somebody's backyard for inviting wilderness.

Generally speaking, we like our quiet, rural neighborhood just like it is. If we easily tolerated noise and light pollution, traffic and commercial hijinks, we wouldn't be building here.

Thank you for your time.

Warren Sheerin
Trustee

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](#)

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

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>
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