

Victor Fernandez

From: Ron Montez <rmontez@big-valley.net>
Sent: Tuesday, March 16, 2021 5:29 PM
To: Victor Fernandez
Cc: Sarah Ryan
Subject: [EXTERNAL] RE: Work Right Project, 4615 Work Right Circle, Lakeport, CA. Parcel NO: 008-032-51

Hello Mr. Victor Fernandez,

As I have read the Site Plans, Cultural Survey Report and understand this project will be located within an existing building thus no ground disturbance is required.

I will not request any Tribal Consultation nor require any Tribal Monitors on this project as I am satisfied that no Tribal Artifacts will be disturbed or destroyed.

Thank you,

Ronald Montez
Tribal Historic Preservation Officer
The Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, CA 95453
Thpo@big-valley.net
707-263-3924 ext. 135
541-570-5799 cell

From: Victor Fernandez <Victor.Fernandez@lakecountyca.gov>
Sent: Tuesday, March 16, 2021 12:15 PM
To: Sarah Ryan <sryan@big-valley.net>
Cc: Ron Montez <rmontez@big-valley.net>
Subject: RE: Work Right Project

Hello Sarah,

Hope this email finds you well. Just circling back to this email to confirm if the tribe is comfortable with the project moving forward. Thank you!

Sincerely,



Victor Fernandez
Assistant Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 263-2225

Email: victor.fernandez@lakecountyca.gov

Victor Fernandez

From: Ron Montez <rmontez@big-valley.net>
Sent: Tuesday, March 16, 2021 12:36 PM
To: Victor Fernandez
Cc: Sarah Ryan; Tino.gamber@yahoo.com; mitchellttt@gmail.com
Subject: [EXTERNAL] RE: Work Right Project UP 19-47; Initial Study IS 19-67; Variance VR 20-01

Hello Mr. Fernandez,

As I have examined this project description, building plans and cultural survey, I am satisfied that no cultural objects will be involved on your project.

We, the Big Valley Band of Pomo Indians will not seek consultation on this project and Concur with approval of the Major Use Permit and Variance.

Thank you,

Ronald Montez
Tribal Historic Preservation Officer
The Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, CA 95453
Thpo@big-valley.net
707-263-3924 ext. 135
541-570-5799 cell

From: Sarah Ryan <sryan@big-valley.net>
Sent: Wednesday, March 10, 2021 8:57 AM
To: victor.fernandez@lakecountyca.gov
Cc: Ron Montez <rmontez@big-valley.net>
Subject: FW: Work Right Project
Importance: High

Hi Victor,

Just to confirm, are you saying this project will not involve and ground disturbance? I'm also cc'ing our Tribal Historic Preservation Officer for his comments or questions. Thanks!

Sarah Ryan
Deputy Tribal Administrator/Environmental Director
Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, CA 95453
www.bvrancheria.com

707-263-3924 x132
707-263-5378 fax
707-349-4040 cell

Simone Hingston

From: Ryan Peterson <rpeterson@middletownrancheria.com>
Sent: Friday, February 7, 2020 4:27 PM
To: Simone Hingston
Subject: [EXTERNAL]Re: AB52 Tribal Consultation Notification UP 19-47, IS 19-67, VR 20-01
Attachments: UP 19-47 RFR AB52.pdf; UP 19-47 RFR Property Management Plan.pdf; UP 19-47 RFR Site Plans reduced.pdf; VR 20-01 Variance Application (2.6.20).pdf

Good afternoon Simone,

The Middletown Rancheria of Pomo Indians of California (the "Tribe") or ("Middletown Rancheria") is in receipt of your notification dated 2/7/20 and attached to this email regarding the referenced project in the subject line of this email correspondence.

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

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

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

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

Regards,

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

On Fri, Feb 7, 2020 at 3:16 PM Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: AB52 Tribal Consultation Notification UP 19-47, IS 19-67, VR 20-01

Simone Hingston

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Saturday, February 8, 2020 6:02 PM
To: Simone Hingston
Cc: David Casian; Jack Smalley; 500, chief@LKP; Rick Bergem; Hannan, Jake@CALFIRE
Subject: [EXTERNAL]Re: Request for Review UP 19-47, IS 19-67, VR 20-01

Good evening Mr Hingston.

These are the comments from CAL FIRE for this Use Permit in the SRA (State Responsibility Area). The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This includes all components of PRC4290-91 et'al. The address for this Use Permit is located in the State Responsibility Area. This is also within the Lakeport Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

No early activation should be allowed until all Fire Safe Regulation minimums (PRC/CFC) have been completed.

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

This shall include, but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).
- All private property roads / access used for this project shall meet minimum standards for emergency vehicle ingress and egress
- A loop "One Way" loop road standard could be used, or a two land road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.

- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the Kelseyville Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
 - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustibile surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.
- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

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

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

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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

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

Report of the Committee on - NFPA

www.nfpa.org

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

Report of the Committee on - NFPA

www.nfpa.org

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

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

California's Wildland-Urban Interface Code Information - CAL FIRE - Home

www.fire.ca.gov

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

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

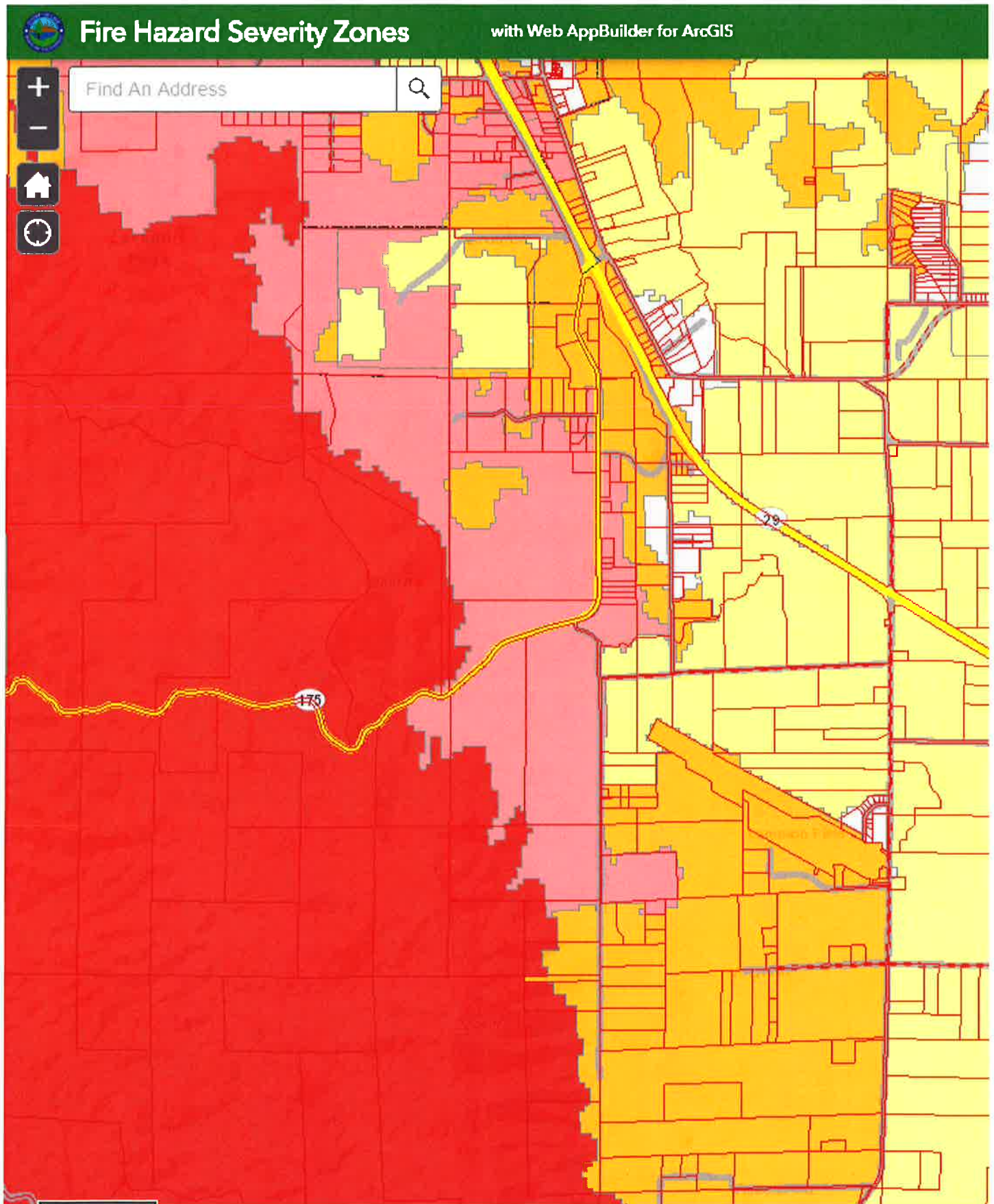
The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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

Report of the Committee on - NFPA

www.nfpa.org

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





Board of Forestry and Fire Protection



About



Business

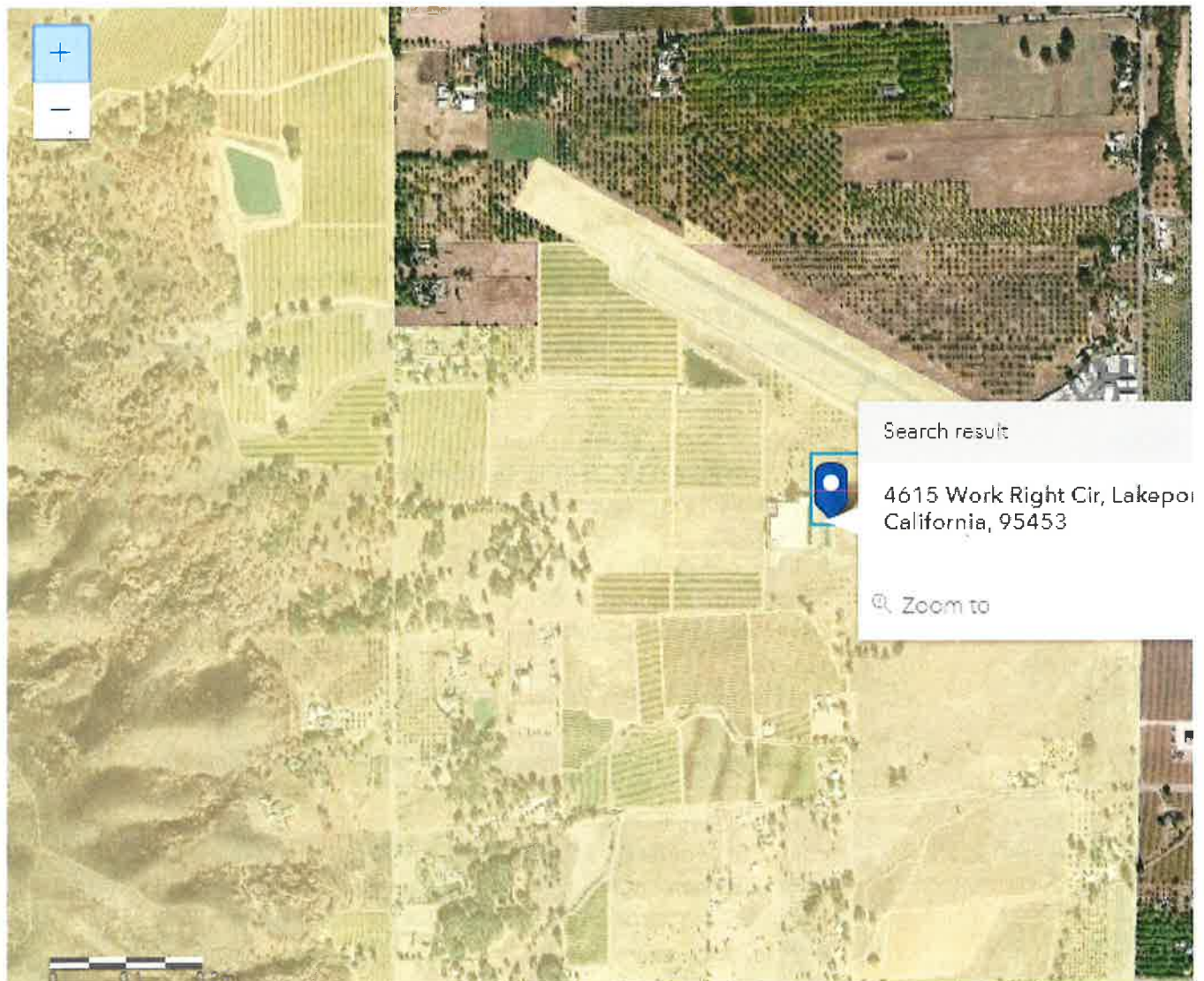


Regulations

State Responsibility Areas (SRA) are recognized by the Board of Forestry and Fire Protection as areas with fire suppression and prevention. The State Responsibility Area Viewer allows users to view SRA spatial data. It also can be used to search a specific address to help determine if a property is within SRA boundaries.

Instructions: Enter your complete address including zip code in the search box at the top right corner. Use your mouse to move the location of the map. You can use the + and - or your mouse wheel to zoom in and out.

Legend: Lands shadowed by a yellow overlay are with State Responsibility Area.



From: Simone Hingston <Simone.Hingston@lakecountyca.gov>

Sent: Friday, February 7, 2020 3:15 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov <Mandi.Huff@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; PGENorthernAgencyIns@pge.com <PGENorthernAgencyIns@pge.com>; T4b5@pge.com <T4b5@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu <nwic@sonoma.edu>; kevinponce@cdfa.ca.gov <kevinponce@cdfa.ca.gov>; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Miller, Laura@SLC <Laura.Miller@slc.ca.gov>

Subject: Request for Review UP 19-47, IS 19-67, VR 20-01

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

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM:	Simone Hingston, Assistant Planner
REQUEST:	Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT:	Benmore Valley Operations LLC
APN:	008-032-51
LOCATION:	4615 Work Right Circle, Lakeport, CA
ZONING:	"PDC-DR-AA" Planned Development Commercial – Design Review – Airport Approach Combining District.
GENERAL PLAN:	Industrial
HAZARDS:	Wildland Fire, Project Parcel located within State Responsibility Area, Airport Approach
FLOOD ZONE:	"X" Areas of minimal flooding – not in a special flood hazard area.
SERPENTINE SOILS:	None.
SOIL STABILITY:	Generally Stable
PREVIOUS PERMITS:	Major Use Permits UP 90-1 (Shower door manufacturing) and UP 92-05
EXISTING DEVELOPMENT:	Business center containing 60,000 square feet of manufacturing/industrial/ warehouse space and 7,600 square feet of office space.
WATER SOURCE:	Well

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 **February 18, 2020**. Please email your comments to simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: I have no comments concerning this proposal

NAME Steve Hajik DATE 2-10-20

cc: 5	Supervisory District (RFR Only)	Rob Brown	Redbud Audubon
@	Carol Huchingson/Michelle Scully/Susan Parker		
Other (Examples:	Sierra Club /	HOA /	Farm Bureau / etc.) (RFR Only)

Simone Hingston

From: Lori Baca
Sent: Monday, February 10, 2020 9:17 AM
To: Simone Hingston
Subject: RE: Request for Review UP 19-47, IS 19-67, VR 20-01

Simone,

Parcel 008-032-51 is outside of any Special Districts service areas, no impact.

Have a great day!

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



From: Simone Hingston
Sent: Friday, February 07, 2020 3:16 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; T4b5@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; centralvalleysac@waterboards.ca.gov; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu; kevinponce@cdfa.ca.gov; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Laura.Miller@slc.ca.gov
Subject: Request for Review UP 19-47, IS 19-67, VR 20-01

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

Simone Hingston

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Tuesday, February 11, 2020 9:04 AM
To: Simone Hingston
Subject: [EXTERNAL]Re: Request for Review UP 19-47, IS 19-67, VR 20-01

Thank you for your UP 19-47, IS 19-67, VR 20-01; Benmore Valley Operations LLC request, we have added it to our queue and will be in touch if questions arise.

Your file has been assigned NWIC 19-1366

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

If you have any reports relevant to this project, please send them to us so we can include their results in our response.

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

On Fri, Feb 7, 2020 at 3:16 PM Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM: Simone Hingston, Assistant Planner
REQUEST: Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT: Benmore Valley Operations LLC
APN: 008-032-51

Simone Hingston

From: Gordon Haggitt
Sent: Tuesday, February 11, 2020 10:03 AM
To: Simone Hingston
Subject: RE: Request for Review UP 19-47, IS 19-67, VR 20-01

Simone: Same general comments. Applicant needs to demonstrate the setbacks are being met by establishing the boundary on the ground. There is a recorded map showing the parcel and access with monuments being established for the boundary. The owner of the property is listed as Carl Olsen so I'm not sure of the affiliation with Benmore Valley Operations?

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

From: Simone Hingston
Sent: Friday, February 07, 2020 3:16 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; T4b5@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; centralvalleysac@waterboards.ca.gov; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu; kevinponce@cdfa.ca.gov; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Laura.Miller@slc.ca.gov
Subject: Request for Review UP 19-47, IS 19-67, VR 20-01

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM: Simone Hingston, Assistant Planner
REQUEST: Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT: Benmore Valley Operations LLC
APN: 008-032-51
LOCATION: 4615 Work Right Circle, Lakeport, CA
ZONING: "PDC-DR-AA" Planned Development Commercial – Design Review – Airport Approach Combining District.
GENERAL PLAN: Industrial

Simone Hingston

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Tuesday, February 11, 2020 12:14 PM
To: Simone Hingston
Subject: [EXTERNAL]Re: Request for Review UP 19-47, IS 19-67, VR 20-01

Simone,

For a Cannabis operation site, here is a list of Air Quality requirements that may be applicable to the site:

1. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
2. Any manufacturing or delivery Cannabis operations must comply with LCAQMD rules and regulations. An application must be submitted. Contact LCAQMD for more details.
3. 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.
4. 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.
5. If construction or site 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.
6. All engines must notify 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.
7. 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.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and

should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing 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

On Feb 7, 2020, at 3:15 PM, Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM:	Simone Hingston, Assistant Planner
REQUEST:	Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT:	Benmore Valley Operations LLC
APN:	008-032-51
LOCATION:	4615 Work Right Circle, Lakeport, CA
ZONING:	"PDC-DR-AA" Planned Development Commercial – Design Review – Airport Approach Combining District.
GENERAL PLAN:	Industrial
HAZARDS:	Wildland Fire, Project Parcel located within State Responsibility Area, Airport Approach
FLOOD ZONE:	"X" Areas of minimal flooding – not in a special flood hazard area.
SERPENTINE SOILS:	None.
SOIL STABILITY:	Generally Stable
PREVIOUS PERMITS:	Major Use Permits UP 90-1 (Shower door manufacturing) and UP 92-05
EXISTING DEVELOPMENT:	Business center containing 60,000 square feet of warehouse space and 7,600 square feet of office space.
WATER SOURCE:	Well

Simone Hingston

From: Linda Rosas <lrosas@hpultribe-nsn.gov>
Sent: Tuesday, February 11, 2020 2:37 PM
To: Simone Hingston; sryan@big-valley.net; thpo@big-valley.net; cww281@gmail.com; a.tyler@elemindiancolony.org; Anthony Arroyo, Sr; kn@koination.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; rpeterson@middletownrancheria.com; sshope@middletownrancheria.com; speterson@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; nahc@nahc.ca.gov
Subject: [EXTERNAL]Re: AB52 Tribal Consultation Notification UP 19-47, IS 19-67, VR 20-01

Hello Mr. Hingston,
Habematolel Pomo of Upperlake Tribe defer to Hopland Band of Pomo Indians and or Big Valley Rancheria for Cultural and Environmental concerns.

We thank you for the opportunity to comment on this project.

If there is anything we can do to assist, please do not hesitate to reach out.

Respectfully,

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

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

From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, February 7, 2020 3:15:57 PM
To: sryan@big-valley.net <sryan@big-valley.net>; thpo@big-valley.net <thpo@big-valley.net>; cww281@gmail.com <cww281@gmail.com>; a.tyler@elemindiancolony.org <a.tyler@elemindiancolony.org>; Anthony Arroyo, Sr <aarroyosr@hpultribe-nsn.gov>; Linda Rosas <lrosas@hpultribe-nsn.gov>; kn@koination.com <kn@koination.com>; tc@middletownrancheria.com <tc@middletownrancheria.com>; jsimon@middletownrancheria.com <jsimon@middletownrancheria.com>; mshaver@middletownrancheria.com <mshaver@middletownrancheria.com>;

Simone Hingston

From: Yuliya Osetrova
Sent: Wednesday, February 12, 2020 3:56 PM
To: Simone Hingston
Subject: RE: Request for Review UP 19-47, IS 19-67, VR 20-01

Simone,

For this project, the following documentation's missing:

- Well documents showing capacity and proving it's a legal source;
- Continuous water level methodology and device description

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

From: Simone Hingston
Sent: Friday, February 7, 2020 3:16 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; T4b5@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; centralvalleysac@waterboards.ca.gov; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu; kevinponce@cdfa.ca.gov; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Laura.Miller@slc.ca.gov
Subject: Request for Review UP 19-47, IS 19-67, VR 20-01

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM: Simone Hingston, Assistant Planner
REQUEST: Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT: Benmore Valley Operations LLC
APN: 008-032-51
LOCATION: 4615 Work Right Circle, Lakeport, CA

Simone Hingston

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Monday, February 17, 2020 2:55 PM
To: Simone Hingston
Subject: [EXTERNAL]NWIC 19-1366 - UP 19-47 IS 19-67 VR 20-01
Attachments: NWIC 19-1366 - UP 19-47 IS 19-67 VR 20-01 summary letter.pdf

Hello Simone,

Attached please find NWIC's response letter to UP 19-47 IS 19-67 VR 20-01 (File #19-1366). Unless you need a hard copy of our recommendations, distribution will be by email only.

Please contact our office if you have any further questions or comments regarding this project.

Thanks,
Cassady Davis
Northwest Information Center
150 Professional Center Dr., Suite E, Rohnert Park, CA 94928
T: (707) 588-8455
nwic@sonoma.edu

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

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

February 17, 2020

File No.: 19-1366

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

re: County File Number UP 19-47, IS 19-67, VR 20-01 / 4615 Work Right Circle, Lakeport / Benmore Valley Operations, LLC

Dear Ms. Hingston:

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: One (1) A – Type 3A: “Indoor”: Indoor cultivation for adult use cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises. One (1) Type 6: “Manufacturing Level 1”: The manufacture cannabis products for medicinal cannabis use using nonvolatile solvents, or no solvents, as defined by the Business and Professions Code, Section 40100. One (1) “Cannabis Processor License”: A permittee that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products. One (1) Type 11: “Cannabis Distributor License”: The procurement, sale, and transport of cannabis and cannabis products between entities licensed pursuant to California Code. The applicant is applying for a Variance (VR 20-01) on a 4 acre parcel for an A – Type 3A “Indoor” cultivation which per Article 27(at) of the Lake County Zoning Ordinance requires a 20 acre parcel (Please refer to the attached variance findings).

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (see recommendation below).

Archaeological and Native American Resources Recommendations:

- XX The proposed project area is located in a sensitive area for archaeological sites. As per the project description, there is to be no ground disturbance and further study for archaeological resources is not recommended at this time. Should the description of this project change, we recommend further review for the possibility of identifying Native American and historic-period archaeological resources.
- 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 or at (707) 588-8455.

Sincerely,

Bryan Much
Coordinator



LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4230

Substation
(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 19-47
4615 Work Right Circle
Lakeport, CA

In review of the Security Management Plan submitted for MUP 19-47 via the Lake County Community Development Department in February 2020. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

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

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

L. Bingham

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

Simone Hingston

From: Lucas Bingham
Sent: Friday, February 21, 2020 12:55 PM
To: Simone Hingston
Subject: RE: Request for Review UP 19-47, IS 19-67, VR 20-01
Attachments: MJ security plan review MUP 19-47.pdf

Lt. Bingham

From: Simone Hingston
Sent: Friday, February 7, 2020 3:16 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; T4b5@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; centralvalleysac@waterboards.ca.gov; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu; kevinponce@cdfa.ca.gov; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Laura.Miller@slc.ca.gov
Subject: Request for Review UP 19-47, IS 19-67, VR 20-01

Subject: Request For Review UP 19-47, IS 19-67, VR 20-01

Good Afternoon Fellow Agencies,

Please review the attached RFR and advise if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Tuesday, February 18, 2020**. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM: Simone Hingston, Assistant Planner
REQUEST: Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
OWNER/ APPLICANT: Benmore Valley Operations LLC
APN: 008-032-51
LOCATION: 4615 Work Right Circle, Lakeport, CA
ZONING: "PDC-DR-AA" Planned Development Commercial – Design Review – Airport Approach Combining District.
GENERAL PLAN: Industrial
HAZARDS: Wildland Fire, Project Parcel located within State Responsibility Area, Airport Approach
FLOOD ZONE: "X" Areas of minimal flooding – not in a special flood hazard area.
SERPENTINE SOILS: None.
SOIL STABILITY: Generally Stable
PREVIOUS PERMITS: Major Use Permits UP 90-1 (Shower door manufacturing) and UP 92-05

Simone Hingston

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Thursday, February 20, 2020 4:50 PM
To: Simone Hingston
Subject: [EXTERNAL]RE: RE: Request for Review UP 19-47, IS 19-67, VR 20-01

Hi Simone,

I just spoke to Cindy from RHYZL. They were waiting to submit a Water Boards application until they had county approval to cultivate. She is going to apply with me tonight or tomorrow, but wait to submit the application fee until they get county approval.

Janae

From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Monday, February 10, 2020 4:22 PM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: RE: RE: Request for Review UP 19-47, IS 19-67, VR 20-01

EXTERNAL:

Good afternoon Janae,

The applicant is Benmore Valley Operation LLC and the consultant is RHYZL.

Contact at RHYZL:	Mark Flamer	mark@rhyzl.com	707-354-1562
	Sean Connell	sean@rhyzl.com	707-790-7112

Does this help?

Simone Hingston – Assistant Planner

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

From: Fried, Janae@Waterboards [<mailto:Janae.Fried@Waterboards.ca.gov>]
Sent: Monday, February 10, 2020 4:17 PM
To: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Subject: [EXTERNAL]RE: Request for Review UP 19-47, IS 19-67, VR 20-01

Good afternoon Simone,

I cannot find any evidence of this Site ever applying with us. I've used the APN, the address, and the business name and am turning up zero results, which leads me to believe they never applied with us. Do you have contact information for the cultivator or a 3rd party that I could use?

Thank you,

Received

**COUNTY OF LAKE**

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

FEB 10 2020

Environmental Health

DISTRIBUTION DATE: February 7, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

@ 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
 HOA _____
 WATER CO _____
 OTHER _____

@ CA DEPT FISH & WDLF
@ CALTRANS
@ STATE LANDS COMM.
@ CRWQCB
 STATE DEPT. OF HEALTH
@ SONOMA STATE
 NW INFORMATION CENTER
 ARMY CORPS
 BLM
@ CALCANNABIS
 GRADING: RON
@ ALUC: CELIA HOBERG
 US FISH & WILDLIFE SVC
 US FOREST SERVICE

FROM: Simone Hingston, Assistant Planner
 REQUEST: Major Use Permit UP 19-47; Initial Study IS 19-67; Variance VR 20-01
 OWNER/ APPLICANT: Benmore Valley Operations LLC
 APN: 008-032-51
 LOCATION: 4615 Work Right Circle, Lakeport, CA
 ZONING: "PDC-DR-AA" Planned Development Commercial – Design Review – Airport Approach Combining District.
 GENERAL PLAN: Industrial
 HAZARDS: Wildland Fire, Project Parcel located within State Responsibility Area, Airport Approach
 FLOOD ZONE: "X" Areas of minimal flooding – not in a special flood hazard area.
 SERPENTINE SOILS: None.
 SOIL STABILITY: Generally Stable
 PREVIOUS PERMITS: Major Use Permits UP 90-1 (Shower door manufacturing) and UP 92-05
 EXISTING DEVELOPMENT: Business center containing 60,000 square feet of manufacturing/industrial/warehouse space and 7,600 square feet of office space.
 WATER SOURCE: Well
 SEWAGE: On-site septic.
 CONSTRUCTION: Approximately 90 days with 3 deliveries for material and installation.

PROPOSAL:

The applicant is requesting approval of a Major Use Permit and Variance to allow the following licenses:

One (1) **A – Type 3A: "Indoor"**: Indoor cultivation for adult use cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

One (1) **Type 6: "Manufacturing Level 1"**: The manufacture cannabis products for medicinal cannabis use using nonvolatile solvents, or no solvents, as defined by the Business and Professions Code, Section 40100.

One (1) **"Cannabis Processor License"**: A permittee that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products.

One (1) **Type 11: "Cannabis Distributor License"**: The procurement, sale, and transport of cannabis and cannabis products between entities licensed pursuant to California Code.

The applicant is applying for a **Variance (VR 20-01)** on a 4 acre parcel for an A – Type 3A "Indoor" cultivation which per Article 27(at) of the Lake County Zoning Ordinance requires a 20 acre parcel (*Please refer to the attached variance findings*).

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

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **February 18, 2020**. Please email your comments to simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME Tina Rubin DATE 3/2/20

cc: 4 Supervisory District (RFR Only) Tina Scott Redbud Audubon

@ Carol Huchingson/Michelle

Scully/Susan Parker

Other (Examples: Sierra Club / HOA / @ Farm Bureau/etc.) (RFR only)



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

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: March 2, 2020

TO: Simone Hingston, Assistant Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 19-47 Major Use Permit; IS 19-67; VR 20-01
Variance

APN: 008-032-51 4615 Work Right Circle, Lakeport
Benmore Valley Operations LLC

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

If the existing septic system (permit #10901) has not been used and applicant is now placing the septic system back in use, our office will require an Authorization inspection.

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



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.