

## Victor Fernandez

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**From:** Fahmy Attar <FahmyA@lcaqmd.net>  
**Sent:** Wednesday, February 3, 2021 4:57 PM  
**To:** Victor Fernandez  
**Subject:** Re: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Hello,

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 Regards,

**Fahmy Attar**

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 533-3469 | [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)

On Jan 25, 2021, at 9:47 AM, Victor Fernandez <[Victor.Fernandez@lakecountyca.gov](mailto:Victor.Fernandez@lakecountyca.gov)> wrote:

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-36) located at 20144 Jerusalem Grade Road, Middletown, CA. I have attached a copy of the Notice of Intent (NOI) below, along with the Initial Study and attachments for your review. If you have any questions please let me know.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-43 will begin on January 25, 2021 and end on March 01, 2021. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email at [victor.fernandez@lakecountyca.gov](mailto:victor.fernandez@lakecountyca.gov).

Sincerely,

Victor Fernandez  
Assistant Planner  
County of Lake

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## Files attached to this message

Filename	Size	Checksum
Final Initial Study - Environmental Document (UP 20-36).pdf	970 KB	f0b5
NOI Ghost Dance.pdf	249 KB	6469
ATTACHMENT D - MITIGATION MONITORING REPORTING PROGRAM.pdf	145 KB	2d5a

Filename	Size	Check
ATTACHMENT A - SITE PLANS.pdf	7.37 MB	0202
ATTACHMENT B - PROPERTY MANAGEMENT PLAN.pdf	11.9 MB	4246
ATTACHMENT C - BIOLOGICAL ASSESSMENT.pdf	5.77 MB	7c1b

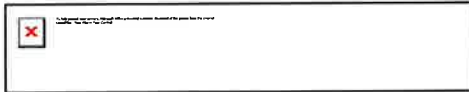
Please click on the following link to download the attachments: <https://filetransfer.co.lake.ca.us/message/EeLHgMzh24tgPkHCIBFZUT>  
This email or download link can be forwarded to anyone.

The attachments are available until: **Wednesday, 24 February.**

Message ID: EeLHgMzh24tgPkHCIBFZUT

Download Files

Reply to this Secure Message



County of Lake Secure File Transfer — LiquidFiles Appliance: <https://filetransfer.co.lake.ca.us>



## 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: Jan 25, 2021

### REQUEST FOR REVIEW FOR SUFFICIENCY

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

FROM: Victor Fernandez, Assistant Planner  
REQUEST: Major Use Permit, UP 20-36; Initial Study IS 20-43; Early Activation EA 20-43  
OWNER: Alexander Paul & Michael Colbruno  
APPLICANT: Ghost Dance LLC

APN: 136-031-63 (Approximately 30.75 acres in size)

LOCATION: 20144 Jerusalem Grade Road, Lower Lake, CA

ZONING: "RL": Rural Lands  
GENERAL PLAN: Rural Lands

HAZARDS: Project Parcel Located within State Responsibility Area  
FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard area.  
SOIL STABILITY: Generally Stable  
SOIL TYPE(s): Benridge-Konocti association (Type 112)  
Sobranite-Collayomi-Whispering (Type 216)

WATER SOURCE: Well  
CONSTRUCTION: Construction is expected to take approximately 3-8 weeks. Approximately 1 vehicle trip per day is expected.  
EXISTING DEVELOPMENT: Two (2) 20'X20' Stables, One (1) 40'X20" Stable, Residence, Garage, and Well.

#### PROPOSAL:

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

One (1) **A – Type 3: "Outdoor"**: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises.

Two (2) **A – Type 1C: “Specialty Cottage”**: Cultivation for adult use cannabis of 2,500 square feet or less of total canopy size for mixed-light cultivation using light deprivation and/or artificial lighting below a rate of 25 watts per square foot, up to 25 mature plants for outdoor cultivation without the use of light deprivation and/or artificial lighting in the canopy area at any point in time, or 500 square feet or less of total canopy size for indoor cultivation 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, on one premises.

**One (1) A – Type 13: “Self-Distribution”**: The transport of medicinal cannabis goods between entities licensed pursuant to California Code.

According to the applicant’s application package, the total outdoor canopy proposed is approximately 1.1 acres of outdoor cultivation. The applicant proposes to install a 10’X12’ fertilizer storage shed, a 10’X12’ Security Shed, three (3) 6,500 gallon water tanks, 15’X15’ trash area, and 1,600 square foot parking area. According to the applicant’s application package, there are ten (10) proposed employees. **Please refer to attached site plans and project description for further information.**

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

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **June 4, 2020**. Please email your comments to [victor.fernandez@lakecountycal.gov](mailto:victor.fernandez@lakecountycal.gov) or mail them to the address listed in the letterhead above.

COMMENTS: See attached memo

NAME	<u>Carol Huchingson</u>	DATE	<u>2-3-21</u>
cc:	1	Supervisory District (RFR Only)	Moke Simon
		Carol Huchingson/Michelle	Redbud Audubon
	@	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

Craig Wetherbee  
Environmental Health Director

*Promoting an Optimal State of Wellness in Lake County*

**Memorandum**

**DATE:** February 3, 2021  
**TO:** Victor Fernandez, Assistant Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 20-36 Major Use Permit, IS 20-43, EA 20-43  
Commercial Cannabis  
**APN:** 136-031-63 20144 Jerusalem Grade Rd, Lower Lake

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

Environmental Health has no concerns regarding on-site wastewater disposal at this time as the applicant is proposing the use of portable toilets/restrooms in the garden areas.

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.

## Victor Fernandez

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**From:** Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>  
**Sent:** Thursday, January 28, 2021 2:51 PM  
**To:** Victor Fernandez  
**Cc:** Galvez, Shane@CALFIRE; Ray Kehoe; Duncan, Paul@CALFIRE; Hannan, Jake@CALFIRE; Fong, Gloria@CALFIRE  
**Subject:** [EXTERNAL] Re: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Greetings Planner Fernandez.

These comments are from CAL FIRE.

The Lake County RFR Document says that roads and access for "Emergency Vehicles" is a requirement. Below are the minimum requirements for "Emergency Vehicles".

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

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 is also within the local Fire Protection Districts Boundary, where they are a cooperater in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- 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 Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet 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 "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- 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.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- 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 local 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.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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

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

[www.fire.ca.gov](http://www.fire.ca.gov)

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

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

#### Hazardous Materials Management (CUPA)

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

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

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

#### Report of the Committee on - NFPA

[www.nfpa.org](http://www.nfpa.org)

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

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

---

**From:** Victor Fernandez <Victor.Fernandez@lakecountycalifornia.gov>

**Sent:** Monday, January 25, 2021 9:47 AM

**To:** steven.hajik@lakecountycalifornia.gov <steven.hajik@lakecountycalifornia.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; elizabethk@lcaqmd.net <elizabethk@lcaqmd.net>; ryan.lewelling@lakecountycalifornia.gov <ryan.lewelling@lakecountycalifornia.gov>; ray.kehoe@lakecountycalifornia.gov <ray.kehoe@lakecountycalifornia.gov>; kelli.hanlon@lakecountycalifornia.gov <kelli.hanlon@lakecountycalifornia.gov>; john.everett@lakecountycalifornia.gov <john.everett@lakecountycalifornia.gov>; scott.deleon@lakecountycalifornia.gov <scott.deleon@lakecountycalifornia.gov>; lucas.bingham@lakecountycalifornia.gov <lucas.bingham@lakecountycalifornia.gov>; lori.baca@lakecountycalifornia.gov <lori.baca@lakecountycalifornia.gov>; gordon.haggitt@lakecountycalifornia.gov <gordon.haggitt@lakecountycalifornia.gov>; greg.peters@lakecountycalifornia.gov <greg.peters@lakecountycalifornia.gov>; yuliya.osetrova@lakecountycalifornia.gov <yuliya.osetrova@lakecountycalifornia.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Ciancio, Mike@NorthShore FPD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; csmith@lakecountycaliforniafire.com <csmith@lakecountycaliforniafire.com>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; pgeplanreview@pge.com <pgeplanreview@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; spkregulatorymailbox@usace.army.mil <spkregulatorymailbox@usace.army.mil>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

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

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-36) located at 20144 Jerusalem Grade Road, Middletown, CA. I have attached a copy of the Notice of Intent

## Victor Fernandez

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**From:** Yuliya Osetrova  
**Sent:** Thursday, January 28, 2021 11:10 AM  
**To:** Victor Fernandez  
**Subject:** RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Victor,

For this project, the comments are as follows:

- There are 3 wells with different production are mentioned throughout the application: 12 gpm (p23 (of 34) on Environmental Check list form), 9.5 gpm (p. 80, PMP), 35 gpm ( p. 82 gpm)
- Well permit for the wells – missing
- The installed water flow/levels equipment information – missing
- If all three mentioned wells are going to be used for the project, the monitoring equipment should be installed on all of them.

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

**From:** Victor Fernandez [mailto:Victor.Fernandez@lakecountyca.gov]  
**Sent:** Monday, January 25, 2021 9:47 AM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@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; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; fdchf700@yahoo.com; pgeplanreview@pge.com; kyle.stoner@wildlife.ca.gov; r2ceqa@wildlife.ca.gov; jacob.rightnar@dot.ca.gov; spkregulatorymailbox@usace.army.mil; janae.fried@waterboards.ca.gov; kevin.ponce@cdfa.ca.gov  
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## Victor Fernandez

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**From:** Ryan Lewelling  
**Sent:** Tuesday, January 26, 2021 5:47 PM  
**To:** Victor Fernandez  
**Subject:** RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Victor,

The Assessor-Recorder's Office has no comment at this time.

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

**From:** Victor Fernandez [mailto:Victor.Fernandez@lakecountyca.gov]  
**Sent:** Monday, January 25, 2021 9:47 AM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@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; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; fdchf700@yahoo.com; pgeplanreview@pge.com; kyle.stoner@wildlife.ca.gov; r2ceqa@wildlife.ca.gov; jacob.rightnar@dot.ca.gov; spkregulatorymailbox@usace.army.mil; janae.fried@waterboards.ca.gov; kevin.ponce@cdfa.ca.gov  
**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-36) located at 20144 Jerusalem Grade Road, Middletown, CA. I have attached a copy of the Notice of Intent (NOI) below, along with the Initial Study and attachments for your review. If you have any questions please let me know.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-43 will begin on January 25, 2021 and end on March 01, 2021. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email at [victor.fernandez@lakecountyca.gov](mailto:victor.fernandez@lakecountyca.gov).

Sincerely,

Victor Fernandez  
Assistant Planner  
County of Lake





January 25, 2021

Victor Fernandez  
County of Lake  
255 N Forbes St, #330  
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Victor Fernandez,

Thank you for submitting the 20144 Jerusalem Grade Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team  
Land Management

## **Attachment 1 – Gas Facilities**

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

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



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

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

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

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

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

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

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

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

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

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



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





## **Attachment 2 – Electric Facilities**

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

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



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

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

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

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

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

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

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

## Victor Fernandez

---

**From:** Lori Baca  
**Sent:** Monday, January 25, 2021 10:03 AM  
**To:** Victor Fernandez  
**Subject:** RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Victor,

Parcel 136-031-630 is outside of any Special Districts service area, no impact.

Have a great day!

### Lori A. Baca

Customer Service Coordinator

[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)

Office Number (707) 263-0119

Fax (707) 263-3836



**From:** Victor Fernandez [mailto:Victor.Fernandez@lakecountyca.gov]

**Sent:** Monday, January 25, 2021 9:47 AM

**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@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; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; fdchf700@yahoo.com; pgeplanreview@pge.com; kyle.stoner@wildlife.ca.gov; r2ceqa@wildlife.ca.gov; jacob.rightnar@dot.ca.gov; spkregulatorymailbox@usace.army.mil; janae.fried@waterboards.ca.gov; kevin.ponce@cdfa.ca.gov

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-36

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-36) located at 20144 Jerusalem Grade Road, Middletown, CA. I have attached a copy of the Notice of Intent (NOI) below, along with the Initial Study and attachments for your review. If you have any questions please let me know.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-43 will begin on January 25, 2021 and end on March 01, 2021. You are encouraged to submit written comments



## PUBLIC RESOURCES CODE 4290 FIRE SAFE REQUIREMENTS

Date: 6/19/2020

Assessor's Parcel #: 136-031-63

### Type of request

☐ Building Permit ☐ Subdivision Map ☒ Use Permit ☐ Parcel Map ☐ Other (please give brief explanation on line below)

### Project Information

Applicant name: Ghost Dance LLC

Address: 20144 Jerusalem Grade Road Lower Lake  
Last First  
Street City

Cross Street: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_

*Applicant shall comply with the following subsections of Public Resources Code 4290 and 4291. Requirements shall be met prior to the issuance of a use permit; certificate of occupancy; the recording of a parcel or final map; filing of a notice of completion; or the final inspection of any building permit.*

#### Road Standards for Fire Equipment Access

- ☐ 1273.01 Road Width
- ☐ 1273.02 Roadway Surface
- ☐ 1273.03 Roadway Grades
- ☐ 1273.04 Roadway Radius
- ☐ 1273.05 Roadway Turnarounds
- ☐ 1273.06 Roadway Turnouts
- ☐ 1273.07 Roadway Structures
- ☐ 1273.08 One-way Roads
- ☐ 1273.09 Dead End Roads
- ☐ 1273.10 Driveways
- ☐ 1273.11 Gate Entrances

#### Water Supply for Emergency Fire Use

- ☒ 1275.10 General Water Supply Standards
- ☒ 1275.15 Hydrant/Fire Valve Standards
- ☒ 1275.20 Signing of Water Sources

#### Signing Streets, Roads & Buildings

- ☐ 1274.01 Street & Road Signs
- ☐ 1274.02 Road Sign Visibility/Legibility
- ☐ 1274.03 Height of Street & Road Signs
- ☐ 1274.04 Names/Numbers for Road Signs
- ☐ 1274.05 Intersecting Road Signs
- ☐ 1274.06 Traffic Access Limitation Signs
- ☐ 1274.07 Installation of Road/Street Signs
- ☐ 1274.08 Building/Structure Addresses
- ☐ 1274.09 Size of Letters/Numbers/Symbols
- ☐ 1274.10 Address Location & Visibility

#### Fuel Modification Standards

- ☒ 1276.01a Defensible Space Setback Greater Than an Acre
- ☐ 1276.01b Defensible Space Setback Less Than an Acre
- ☐ 1276.02 Disposal of Vegetation & Fuels
- ☐ 1276.03 Greenbelts
- ☐ 1299 Defensible Space Requirements

*This office reserves the right to have applicant comply with additional subsections of the Public Resources Code as additional information becomes available or in the course of the final inspection.*

Remarks/Mitigations/Exceptions allowed:

Authorizing Personnel Signature: \_\_\_\_\_ Title: CODE

Any future expansions or modifications may require additional fire protection requirements. Other agencies may impose more stringent requirements to this project.

FINAL INSPECTION COMPLETED BY: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

## Victor Fernandez

---

**From:** Yuliya Osetrova  
**Sent:** Monday, June 1, 2020 9:21 AM  
**To:** Victor Fernandez  
**Subject:** RE: Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

Victor,

For this project, the comments are:

- There are certain discrepancies between the submitted well permits/documents in the description of the location (well location in the permit is different from the well location in the plans) and the well production ( PMP states 35 gpm, and its 12 gpm on permits). Given that there is history of splitting the parcels from bigger to smaller and several residences with wells, also given that cannabis operations cannot have illegal water source please research further and make sure that the documents submitted for a well on the general area and the well that is proposed to be used for cannabis irrigation purposes is for the same well and proposed irrigation source is permitted and legal.
- Installed water levels and water flow measuring devices info is missing

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

**From:** Victor Fernandez [mailto:Victor.Fernandez@lakecountyca.gov]  
**Sent:** Thursday, May 21, 2020 2:32 PM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@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; mike.wink@fire.ca.gov; fdchf700@yahoo.com; pgenorthernagencyins@pge.com; rlk7@pge.com; cgf7@pge.com; kyle.stoner@wildlife.ca.gov; r2ceqa@wildlife.ca.gov; janae.fried@waterboards.ca.gov; nwic@sonoma.edu; melissa.m.france@usace.army.mil; kevinponce@cdfa.ca.gov; ryan\_olah@fws.gov  
**Subject:** Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

Good Afternoon Agencies,

The attachments below is a Request for Review for Major Use Permit (UP 20-36; IS 20-43; EA 20-43), please review the attached documents.

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 June 4, 2020. Please email your comments to victor.fernandez@lakecountyca.gov or mail them to the address listed in the letterhead above.



Sincerely,

Victor Fernandez  
Assistant Planner  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: victor.fernandez@lakecountyca.gov

## Files attached to this message

Filename	Size	Checksum (SHA256)
RFR UP 20-36.pdf	254 KB	1af6525fc9360a49650e53013664dc1cd4f6679830c9a11dba6598bfd402df8e
Property Management Plan_revised May 13 2020 v5.pdf	11.9 MB	4246d4fc2ef9ff709f266a76d519db69eccc6303e7ed3496111578889db5e50a
Revised site plan May 16 2020 v3.pdf	7.17 MB	4389589a8d695f75c13ac459f8e8995c498cce223117af841b836d63f47049c2
APN 136-031-63 well completion report 1992.pdf	382 KB	d1f6bf9b4795f48e028e0027db34a6141d1e61012a8191cc87244e6eb364c6a2

Please click on the following link to download the attachments:  
<https://filetransfer.co.lake.ca.us/message/yeh9qoNmeQonxzeNx7JIz3>  
This email or download link can be forwarded to anyone.

The attachments are available until: **Saturday, 20 June.**

Message ID: yeh9qoNmeQonxzeNx7JIz3

Download Files



County of Lake Secure File Transfer — LiquidFiles Appliance: <https://filetransfer.co.lake.ca.us>



## 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: May 21, 2020

### REQUEST FOR REVIEW FOR SUFFICIENCY

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

FROM: Victor Fernandez, Assistant Planner  
REQUEST: Major Use Permit, UP 20-36; Initial Study IS 20-43; Early Activation EA 20-43  
OWNER: Alexander Paul & Michael Colbruno  
APPLICANT: Ghost Dance LLC

APN: 136-031-63 (Approximately 30.75 acres in size)

LOCATION: 20144 Jerusalem Grade Road, Lower Lake, CA

ZONING: "RL": Rural Lands

GENERAL PLAN: Rural Lands

HAZARDS: Project Parcel Located within State Responsibility Area

FLOOD ZONE: "D" Areas of undetermined, but possible, flood hazard area.

SOIL STABILITY: Generally Stable

SOIL TYPE(s): Benridge-Konocti association (Type 112)  
Sobrante-Collayomi-Whispering (Type 216)

WATER SOURCE: Well

CONSTRUCTION: Construction is expected to take approximately 3-8 weeks. Approximately 1 vehicle trip per day is expected.

EXISTING DEVELOPMENT: Two (2) 20'X20' Stables, One (1) 40'X20' Stable, Residence, Garage, and Well.

#### PROPOSAL:

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

One (1) A - Type 3: "Outdoor": Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises.

5R0003117



**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:** June 19, 2020  
**TO:** Victor Fernandez, Assistant Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 20-36 Major Use Permit, IS 20-43, EA 20-43  
Commercial Cannabis  
**APN:** 136-031-63 20144 Jerusalem Grade Rd, Lower Lake

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

Environmental Health has no concerns regarding on-site wastewater disposal at this time as the applicant is proposing the use of portable toilets/restrooms in the garden areas.

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.



Two (2) A – Type 1C: “Specialty Cottage”: Cultivation for adult use cannabis of 2,500 square feet or less of total canopy size for mixed-light cultivation using light deprivation and/or artificial lighting below a rate of 25 watts per square foot, up to 25 mature plants for outdoor cultivation without the use of light deprivation and/or artificial lighting in the canopy area at any point in time, or 500 square feet or less of total canopy size for indoor cultivation 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, on one premises.

One (1) A – Type 13: “Self-Distribution”: The transport of medicinal cannabis goods between entities licensed pursuant to California Code.

According to the applicant’s application package, the total outdoor canopy proposed is approximately 1.1 acres of outdoor cultivation. The applicant proposes to install a 10’X12’ fertilizer storage shed, a 10’X12’ Security Shed, three (3) 6,500 gallon water tanks, 15’X15’ trash area, and 1,600 square foot parking area. According to the applicant’s application package, there are ten (10) proposed employees. **Please refer to attached site plans and project description for further information.**

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

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **June 4, 2020**. Please email your comments to [victor.fernandez@lakecountycal.gov](mailto:victor.fernandez@lakecountycal.gov) or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME Fina Rubin DATE 6/19/20

cc: 1	Supervisory District (RFR Only)	Moke Simon	Redbud Audubon
@	Carol Huchingson/Michelle Scully/Susan Parker		
	Other (Examples: Sierra Club / HOA /	Farm Bureau / etc.) (RFR Only)	

## Victor Fernandez

---

**From:** Ryan Peterson <rpeterson@middletownrancheria.com>  
**Sent:** Thursday, May 21, 2020 4:51 PM  
**To:** Victor Fernandez  
**Subject:** Re: [EXTERNAL]Re: Request for Review/ AB 52; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation

Received, thank you. After the review the Tribe is comfortable with the project moving forward under the mutual understanding the Tribe be contacted should any inadvertent discoveries be made. We do have a process to protect our sacred resources. Thank you Victor. Have a great day.

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 Thu, May 21, 2020 at 4:48 PM Victor Fernandez <[Victor.Fernandez@lakecountyca.gov](mailto:Victor.Fernandez@lakecountyca.gov)> wrote:

Hello Ryan,

I have attached the Cultural Study to this email for your review. Let me know if you need additional information, and/or have any questions.

Sincerely,



**Victor Fernandez**

**Assistant Planner**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [victor.fernandez@lakecountyca.gov](mailto:victor.fernandez@lakecountyca.gov)

STAY CONNECTED:



**From:** Ryan Peterson [mailto:[rpeterson@middletownrancheria.com](mailto:rpeterson@middletownrancheria.com)]

**Sent:** Thursday, May 21, 2020 4:31 PM

**To:** Victor Fernandez <[Victor.Fernandez@lakecountyca.gov](mailto:Victor.Fernandez@lakecountyca.gov)>

**Subject:** [EXTERNAL]Re: Request for Review/ AB 52; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation

Hey Victor,

This project does fall within our area of concern. Could you please forward a copy of the cultural resources report for our review?

Regards,

Ryan Peterson

Admin & Projects Coordinator

Middletown Rancheria

Tribal Historic Preservation Department

PO Box 1035 Middletown, CA 95461

Phone: (707) 987-1315

## Victor Fernandez

---

**From:** Linda Rosas <lrosas@hpultribe-nsn.gov>  
**Sent:** Thursday, May 21, 2020 2:36 PM  
**To:** Victor Fernandez  
**Subject:** [EXTERNAL]Automatic reply: Request for Review/ AB 52; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation

Hello,

As per the County of Lakes "Shelter in Place" order, the Habematolel Pomo of Upper Lake (HPUL) Tribal Office has officially decided to follow it and will closed effective March 19,2020 until further notice.

The HPUL Staff and Executive Council appreciates your patience and understanding during this challenging time.

I will be in office Monday, Wednesdays, and Fridays for a limited time.

Stay safe, wash your hands, be a good neighbor!

I hope you stay wonderfully blessed.

Wheli Bo (Thank You),

Linda D. Rosas -Bill

## Victor Fernandez

---

**From:** Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>  
**Sent:** Thursday, May 21, 2020 2:51 PM  
**To:** Victor Fernandez  
**Cc:** Jack Smalley; David Casian; Hakala, Jeff@CALFIRE; Hannan, Jake@CALFIRE; Ch700, Fd@yahoo; Duncan, Paul@CALFIRE  
**Subject:** [EXTERNAL]Re: Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

Good afternoon Planner Fernandez.

These comments are from CAL FIRE.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, 19, 24, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

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 is also within the local 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.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- 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 Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet 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 "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- 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.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- 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 local 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.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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

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

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

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

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

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

#### Hazardous Materials Management (CUPA)

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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](http://www.nfpa.org)

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

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

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## Hazardous Materials Management (CUPA)

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

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[www.nfpa.org](http://www.nfpa.org)

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

---

**From:** Victor Fernandez <Victor.Fernandez@lakecountycalifornia.gov>

**Sent:** Thursday, May 21, 2020 2:31 PM

**To:** steven.hajik@lakecountycalifornia.gov <steven.hajik@lakecountycalifornia.gov>; doug.gearhart@lakecountycalifornia.gov <doug.gearhart@lakecountycalifornia.gov>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; elizabethk@lcaqmd.net <elizabethk@lcaqmd.net>; ryan.lewelling@lakecountycalifornia.gov <ryan.lewelling@lakecountycalifornia.gov>; david.casian@lakecountycalifornia.gov <david.casian@lakecountycalifornia.gov>; kelli.hanlon@lakecountycalifornia.gov <kelli.hanlon@lakecountycalifornia.gov>; scott.deleon@lakecountycalifornia.gov <scott.deleon@lakecountycalifornia.gov>; lucas.bingham@lakecountycalifornia.gov <lucas.bingham@lakecountycalifornia.gov>; lori.baca@lakecountycalifornia.gov <lori.baca@lakecountycalifornia.gov>; gordon.haggitt@lakecountycalifornia.gov <gordon.haggitt@lakecountycalifornia.gov>; greg.peters@lakecountycalifornia.gov <greg.peters@lakecountycalifornia.gov>; yuliya.osetrova@lakecountycalifornia.gov <yuliya.osetrova@lakecountycalifornia.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>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; pgenorthernagencyins@pge.com <pgenorthernagencyins@pge.com>; rlk7@pge.com <rlk7@pge.com>; cgf7@pge.com <cgf7@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; nwic@sonoma.edu <nwic@sonoma.edu>; melissa.m.france@usace.army.mil <melissa.m.france@usace.army.mil>; kevinponce@cdfa.ca.gov <kevinponce@cdfa.ca.gov>; ryan\_olah@fws.gov <ryan\_olah@fws.gov>

**Subject:** Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

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

Good Afternoon Agencies,

The attachments below is a Request for Review for Major Use Permit (UP 20-36; IS 20-43; EA 20-43), please review the attached documents.

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 June 4, 2020. Please email your comments to [victor.fernandez@lakecountycalifornia.gov](mailto:victor.fernandez@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.

Sincerely,



Victor Fernandez  
Assistant Planner  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: victor.fernandez@lakecountyca.gov

## Files attached to this message

Filename	Size	Checksum (SHA256)
RFR UP 20-36.pdf	254 KB	1af6525fc9360a49650e53013664dc1cd4f6679830c9a11dba6598bfd402df8e
Property Management Plan_revised May 13 2020 v5.pdf	11.9 MB	4246d4fc2ef9ff709f266a76d519db69eccc6303e7ed3496111578889db5e50a
Revised site plan May 16 2020 v3.pdf	7.17 MB	4389589a8d695f75c13ac459f8e8995c498cce223117af841b836d63f47049c2
APN 136-031-63 well completion report 1992.pdf	382 KB	d1f6bf9b4795f48e028e0027db34a6141d1e61012a8191cc87244e6eb364c6a2

Please click on the following link to download the attachments:  
<https://filetransfer.co.lake.ca.us/message/yeh9qoNmeQonxzeNx7JIz3>  
This email or download link can be forwarded to anyone.

The attachments are available until: **Saturday, 20 June.**

Message ID: yeh9qoNmeQonxzeNx7JIz3

Download Files



County of Lake Secure File Transfer — LiquidFiles Appliance: <https://filetransfer.co.lake.ca.us>

## Victor Fernandez

---

**From:** Lori Baca  
**Sent:** Thursday, May 21, 2020 3:16 PM  
**To:** Victor Fernandez  
**Subject:** RE: Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

Victor,

Parcel 136-031-63 is outside of any Special Districts service area, no impact.

Have a wonderful afternoon!

### Lori A. Baca, CTA

Customer Service Coordinator

[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)

Office Number (707) 263-0119

Fax (707) 263-3836



**From:** Victor Fernandez [mailto:Victor.Fernandez@lakecountyca.gov]

**Sent:** Thursday, May 21, 2020 2:32 PM

**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@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; mike.wink@fire.ca.gov; fdchf700@yahoo.com; pgenorthernagencyins@pge.com; rlk7@pge.com; cgf7@pge.com; kyle.stoner@wildlife.ca.gov; r2ceqa@wildlife.ca.gov; janae.fried@waterboards.ca.gov; nwic@sonoma.edu; melissa.m.france@usace.army.mil; kevinponce@cdfa.ca.gov; ryan\_olah@fws.gov

**Subject:** Request For Review; UP 20-36, IS 20-43, EA 20-43; Commercial Cannabis Cultivation Project

Good Afternoon Agencies,

The attachments below is a Request for Review for Major Use Permit (UP 20-36; IS 20-43; EA 20-43), please review the attached documents.

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 June 4, 2020. Please email your comments to [victor.fernandez@lakecountyca.gov](mailto:victor.fernandez@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Sincerely,

Victor Fernandez  
Assistant Planner  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [victor.fernandez@lakecountyca.gov](mailto:victor.fernandez@lakecountyca.gov)

## Files attached to this message

Filename	Size	Checksum (SHA256)
RFR UP 20-36.pdf	254 KB	1af6525fc9360a49650e53013664dc1cd4f6679830c9a11dba6598bfd402df8e
Property Management Plan_revised May 13 2020 v5.pdf	11.9 MB	4246d4fc2ef9ff709f266a76d519db69eccc6303e7ed3496111578889db5e50a
Revised site plan May 16 2020 v3.pdf	7.17 MB	4389589a8d695f75c13ac459f8e8995c498cce223117af841b836d63f47049c2
APN 136-031-63 well completion report 1992.pdf	382 KB	d1f6bf9b4795f48e028e0027db34a6141d1e61012a8191cc87244e6eb364c6a2

Please click on the following link to download the attachments:  
<https://filetransfer.co.lake.ca.us/message/yeh9qoNmeQonxzeNx7JIz3>  
This email or download link can be forwarded to anyone.

The attachments are available until: **Saturday, 20 June.**

Message ID: yeh9qoNmeQonxzeNx7JIz3

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YOCHA DEHE  
CULTURAL RESOURCES

May 26, 2020

County of Lake – Planning Division  
Attn: Victor Fernandez, Assistant Planner  
255 N. Forbes Street  
Lakeport, CA 95453

RE: 20144 Jerusalem Grade Road Cannabis Project

Dear Mr. Fernandez:

Thank you for your project notification letter dated, May 21, 2020, regarding cultural information on or near the proposed 20144 Jerusalem Grade Road Cannabis Project, Lower Lake, Lake County. We appreciate your effort to contact us.

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

Middletown Rancheria  
Attn: THPO  
PO Box 1035  
Middletown, CA 95461

Please refer to identification number YD-05212020-02 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

  
Isaac Bojorquez (MAY 26, 2020 13:08 PDT)

Isaac Bojorquez  
Director of Cultural Resources

cc: Middletown Rancheria

RECEIVED

MAY 30 2020

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



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MENDOCINO  
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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  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

June 2, 2020

File No.: 19-2080

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

re: UP 20-36, IS 20-43, EA 20-43 /APN 136-031-63 at 20144 Jerusalem Grade Rd, Lower Lake / Ghost Dance LLC

Dear Victor Fernandez,

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:** Major Use Permit to allow the following licenses: One (1) A – Type 3: “Outdoor”, Two (2) A – Type 1C: “Specialty Cottage”, One (1) A – Type 13: “Self-Distribution”. The total outdoor canopy proposed is approximately 1.1 acres of outdoor cultivation. The applicant proposes to install a 10’X12’ fertilizer storage shed, a 10’X12’ Security Shed, three (3) 6,500 gallon water tanks, 15’X15’ trash area, and 1,600 square foot parking area.

**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 has the possibility of containing unrecorded archaeological site(s). 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 intermittent and perennial watercourses, near oak woodland, as well as near a variety of plant and animal resources. The proposed project area is located on Eastern facing slope of a hill located on the southwest side of the Steinhart Lakes area. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area. A study is recommended prior to commencement of project activities. 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>.

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

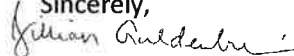
**Built Environment Recommendations:**

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 give us a call (707) 588-8455.

Sincerely,  


Jillian Guldenbrein  
Researcher



## 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 20-36  
20144 Jerusalem Grade Rd  
Middletown, CA

In review of the Security Management Plan submitted for revised MUP 20-36 via the Lake County Community Development Department in May 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