



NORTHSHORE FIRE PROTECTION DISTRICT
6257 Seventh Avenue • Post Office Box 1199 • Lucerne, California 95458
(707) 274-3100 • (707) 274-3102 Fax
District Fire Chief Mike Ciancio

Station 75
(707) 998-3294

Station 80
(707) 274-3100

Station 85
(707) 274-8834

Station 90
(707) 275-2446

February 23, 2021

Northshore Fire Protection District has the following comments regarding the proposed project.

Frosty Oaks, LLC. ; Major Use Permit (UP 19-46); Initial Study (IS 19-65)
1027 Watertrough Road; 21822 Meriann Drive; 21496 Meriann Drive, Clearlake Oaks, CA 95423

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 12655 E. State Hwy 20 in Clearlake Oaks about 10 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

A proposed Use Permit may will require a Change of Occupancy and will be subject to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. The need for fire hydrants and supporting water storage will be determined by the Lake County Building official and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Lake County Building official.

The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.

Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,

Fire Chief
NorthShore Fire Protection District



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Ukiah Field Office
2550 North State Street, Suite 2
Ukiah, CA 95482
www.blm.gov/office/ukiah-field-office

November 20, 2019

County of Lake
Community Development Department
Attn: Sateur Ham
255 N. Forbes Street, Lakeport, CA 95453

Dear Ms. Ham:

Thank you for providing the Bureau of Land Management with the opportunity to share our concerns regarding county permitting for cannabis cultivation on private parcels if this affects federal lands or requires federal authorizations.

The Comprehensive Drug Abuse Prevention and Control Act of 1970 and more specifically Title II of the act (the Controlled Substances Act), lists Cannabis as a Schedule I drug. The BLM does not have any discretion to permit activities on the public land that will violate the Controlled Substances Act or any other federal law. The BLM therefore, cannot authorize any activities related to cannabis authorizations on public land such as the *cultivation, production, transportation or distribution* of supplies or product.

We recommend that permit applicants adjacent to or near BLM lands have their parcels surveyed by a professional land surveyor so that their operations do not trespass upon or cause impacts to federal lands. Individuals that cause resource damage (i.e. erosion or soil contamination) to BLM-administered lands from illicit acts, including the manufacturing of cannabis, may be subject to federal criminal and/or civil action. Permit applicants should be aware that transporting cannabis across federal lands to access a private parcel, regardless of an authorized BLM right-of-way, is illegal under federal law, and violators could face federal criminal action.

Thank you again for the opportunity to comment. Please contact me if you would like to further discuss the issue. You can reach me at 707-468-4070.

Sincerely,

Amanda James
Field Manager

Sateur Ham

From: Nafus, Aleta M <anafus@blm.gov>
Sent: Wednesday, January 22, 2020 10:57 AM
To: Sateur Ham
Cc: Vigil, Mary A
Subject: [EXTERNAL]Re: Request for Review: UP 19-46; IS 19-65; EA 19-70
Attachments: Letter to Lake County Cannabis Permits Sateur Ham.pdf

The proposed project appears to occur on a parcel adjacent to federally managed land. We recommend that permit applicants adjacent to or near BLM lands have their parcels surveyed by a professional land surveyor so that their operations do not trespass upon or cause impacts to federal lands. Individuals that cause resource damage (i.e. erosion or soil contamination) to BLM-administered lands from illicit acts, including the manufacturing of cannabis, may be subject to federal criminal and/or civil action. Permit applicants should also be aware that transporting cannabis across an existing right-of-way on federal lands to access a private parcel, is also illegal under federal law, and violators could face federal criminal action.

Aleta Nafus
Project Manager, Bureau of Land Management
USDI Region 10
Office: 831-582-2237
Cell: 702-280-1831
Email: anafus@blm.gov

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; Nafus, Aleta M <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmy@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; aflora@clearlake.ca.us <aflora@clearlake.ca.us>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: [EXTERNAL] Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Please respond no later than February 4, 2020.

Sateur Ham

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Saturday, March 21, 2020 3:22 PM
To: Sateur Ham
Cc: Mike Ciancio; Jack Smalley; David Casian
Subject: [EXTERNAL]Re: REVISED PMP for UP19:46; IS 19-65; EA 19-70

Good afternoon Planner Ham.

These comments are from CAL FIRE.

This Use Permit is 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 is also within the Northshore 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.

Early Activation is not supported unless all State Fire Safe Regulations are in place and approved by the AHJ. The AHJ may choose to allow other Codes/Titles/Regulations to be applied when it deems necessary. Any delay in application of Fire Safe Standards is not allowed in Code/Title et'al.

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.
- 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 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 "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 Northshore 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 combustible 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
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
[Hazardous Materials Management \(CUPA\)](#)

www.lakecountycalifornia.gov

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

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

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<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>
[Report of the Committee on - NFPA](#)

www.nfpa.org

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

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

Sateur Ham

From: Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>
Sent: Thursday, February 6, 2020 8:23 AM
To: Sateur Ham
Subject: [EXTERNAL]RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good Morning Sateur,
District staff reviewed the project and supplemental information, thank you for providing that. We have no comments for this project.

Thank you,

Saskia Rymer-Burnett

Caltrans District 1
Transportation Planning
Ph: (707) 441-2009
saskia.rymer-burnett@dot.ca.gov

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; a flora@clearlake.ca.us; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please respond no later than February 4, 2020.

Sateur Ham

From: Gordon Haggitt
Sent: Wednesday, January 22, 2020 10:34 AM
To: Sateur Ham
Subject: RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Sateur: FYI – the roads in Double Eagle Ranch are all private roads and the listed owner of APN 628-100-10 is Jerome Lippman. My concerns would be that any setbacks are met and demonstrated in the field from the property corners set on the parcel map for Double eagle ranch.

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

From: Sateur Ham
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; aflora@clearlake.ca.us; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Please respond no later than February 4, 2020.

Thank you,

Sateur Ham

Assistant Planner I

Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Thursday, February 27, 2020 10:42 AM
To: Sateur Ham
Subject: [EXTERNAL]Re: REVISED PMP for UP19:46; IS 19-65; EA 19-70

Sateur,

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 utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

Fahmy Attar
Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
(707) 263-7000 | fahmya@lcaqmd.net

On Feb 26, 2020, at 4:30 PM, Sateur Ham <Sateur.Ham@lakecountyca.gov> wrote:

Hello,

This is revised management plan with additional documentation from a previous ongoing project. Please respond no later than March 11, 2020. Thank you

Best,

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

<628-080-04 2013 WELL PERMIT.pdf><628-090-03 2017 WELL PERMIT.pdf><628-090-03 WELL LOG.pdf><628-100-10 2017 WELL PERMIT.pdf><628-100-10 WELL LOG 2.pdf><Cannabis_NOA_Dillon_McEwin_Tier2L_5S17CC401828_Updated.pdf><Frosty Oaks Management Plan.pdf><FrostyOaksLLCInfo.pdf><FrostyOaksSitePlans.pdf>

NORTHSHORE FIRE PROTECTION DISTRICT



*District Office 6257 7th Ave, P.O. Box 1199
Lucerne, California 95458 (707) 274-3100
Mike Ciancio, Fire Chief*

January, 2020

Northshore Fire Protection District has the following comments regarding the proposed project; Stuart Spivak, Major Use Permit, UP 19-46; Initial Study IS 19-65, Early Activation EA 19-70, 21822 & 21496 Meriann Drive, Clearlake Oaks, CA, 95423

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 12655 E. Highway 20 in Clearlake Oaks, about 17 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

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The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.

Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,

Mike Ciancio
Fire Chief

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
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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
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

January 30, 2020

File No.: 19-1498

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

re: County File Numbers UP 19-46, IS 19-65, EA 19-70 / 21822 Meriann Drive, 21496 Meriann Drive, 1027
Watertrough Road, Clearlake Oaks / Frosty Oaks LLC

Dear Sateur Ham:

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

Project Description: The proposed project entails a Major Use Permit for a total of 38,516 square feet of commercial cannabis canopy area, with a total of 42,616 square feet of cultivation area contained entirely within APN 628-100-10. The project is being proposed with two other contiguous properties (APNs 628-080-04 and 628-090-03) in order to allow for collocation/cluster of permits; however, as currently proposed, the entire project will take place only on APN 628-100-10.

Previous Studies:

XX Study #S-52518 (Parker 2019), covering approximately 100% of the proposed project parcels, identified one or more cultural resources (see recommendation below).

Archaeological and Native American Resources Recommendations:

XX Project parcel 628-100-10 contains the archaeological site P-17-002962, which consists of a Native American lithic scatter, as well as an informally recorded historic-period animal coop. In addition, project parcel 628-090-03 contains informally documented historic-period refuse. Recommendations provided for the Native American resource documented on APN 628-100-10 are as follows:

This prehistoric site appears to be located outside the currently proposed project area. It is recommended that this site area be avoided by both construction and equipment staging activities. It is recommended that a stipulation be added to the permit indicating

that no ground disturbance activity take place within the recorded prehistoric site area. If future ground disturbance activities are planned for the prehistoric site area, it will be necessary to develop a mitigation plan to protect or recover the information contained in this resources in accordance with the California Environmental Quality Act (CEQA) (Parker 2019: 12).

Further mitigation measures were not recommended for the historic-period resources identified on APNs 628-100-10 and 628-090-03 (Parker 2019: 9-11). Therefore, further study of historic-period resources is not recommended at this time.

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.

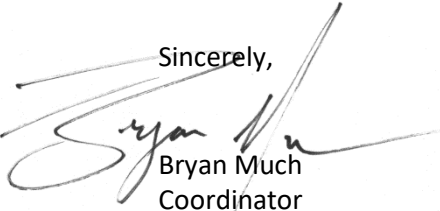
Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if any of the project parcels contain 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



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: February 26, 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> PG&E	<u>@</u> CALCANNABIS
<u>@</u> SURVEYOR	<u>_____</u> HOA _____	<u>@</u> GRADING:RON
<u>@</u> TAX COLLECTOR	<u>_____</u> WATER CO _____	<u>_____</u> US FISH & WILDLIFE SVC
<u>_____</u> WASTE DISPOSAL	<u>_____</u> OTHER _____	<u>_____</u> US FOREST SERVICE
<u>@</u> WATER RESOURCES		

FROM: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-46; Initial Study IS 19-65, Early Activation EA 19-70
OWNER/APPLICANT: Stuart Spivack
APNs: 628-080-04, 628-090-03 & 628-100-10
LOCATION: 21822 & 21496 Meriann Drive, Clearlake Oaks, CA
1027 Watertrough Road, Clearlake Oaks, CA
ZONING: "RL-WW" Rural Lands-Waterway Combining District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel located within State Responsibility Fire Area and Serpentine Soil
FLOOD ZONE: "X" areas of no flood hazard.
SOIL STABILITY: Variable stability; Average Slope 22-36%
EXISTING-DEVELOPMENT: No existing development
WATER SOURCE: Well
CONSTRUCTION: **Phase 1 (Upon Early Activation):** No construction, 24 x 72 Outdoor Canopy Area for cultivation
Phase 2 (Upon immediate approval of Major Use): Sets of greenhouses and processing facility will undergo development
Phase 3: Full development of greenhouses and phasing out all of outdoor cultivation after the season

PROPOSAL: Applicant is requesting approval of a major use permit to allow **two (2) A – Type 3B: "Mixed-Light"**: Cultivation for adult use cannabis in greenhouse structure with light deprivation below a rate of 25 watts/ft² (87,120 ft² total cultivation and 44,000 ft² canopy), **A-Type 1C "Indoor"**: Cultivation for adult use cannabis in greenhouse structure with light deprivation below a rate of 25 watts/ft² (1,500 ft² total cultivation and 500 ft² canopy) and a **Type 13: "Self-distribution transport"** license on contiguous parcel to allow collocation/cluster of permits. Fencing, security, organic farming, new driveway, grading, parking spaces with ADA parking, portable restrooms, a 3,200 ft² processing facility, twenty-two (22) 1,728 ft² greenhouses, additional 1000 ft² greenhouse for propagation of plants, 200 ft² for fertilizer and pesticide

storage and 200 ft² composting area. The operation will include 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 **March 11, 2020**. **Please email your comments to Sateur.Ham@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.**

COMMENTS: _____

NAME		DATE
cc: <u> 3 </u>	Supervisory District (RFR Only)	Redbud Audubon
		Farm Bureau / etc.) (RFR
Other (Examples: <u> </u>	Sierra Club / <u> </u>	HOA / <u> </u>
		<u> </u> @ <u> </u>
		Only)

Sateur Ham

From: Ronald Yoder
Sent: Tuesday, January 28, 2020 12:55 PM
To: Sateur Ham
Subject: RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Sateur, The storm water plan seems adequate. I am unclear how much grading and other land disturbance activities will take place. How much new road work is proposed are building pads included in the grading. Will there be any trenching for water lines all of this requires some form of ground disturbance and needs to be included in the overall totals for grading, not just the 400 cu yds. shown on the site plan.

Ron Yoder
Grading Stormwater Inspector II

From: Sateur Ham
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; aflora@clearlake.ca.us; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Please respond no later than February 4, 2020.

Thank you,

Sateur Ham

Assistant Planner I

Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Lori Baca
Sent: Wednesday, January 22, 2020 10:34 AM
To: Sateur Ham
Subject: RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Sateur,

Parcels 628-080-04, 628-090-03 and 628-100-10 are all 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: Sateur Ham
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; aflora@clearlake.ca.us; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Please respond no later than February 4, 2020.



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

Received

JAN 22 2020

Environmental Health

DISTRIBUTION DATE: January 22, 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: PEGGY/RON
<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: Sateur Ham, Assistant Planner
REQUEST: Major Use Permit, UP 19-46; Initial Study IS 19-65, Early Activation EA 19-70
OWNER/APPLICANT: Stuart Spivack
APNs: 628-080-04, 628-090-03 & 628-100-10
LOCATION: 21822 & 21496 Meriann Drive, Clearlake Oaks, CA
1027 Watertrough Road, Clearlake Oaks, CA
ZONING: "RL-WW" Rural Lands-Waterway Combining District
GENERAL PLAN: Rural Lands
HAZARDS: Project Parcel located within State Responsibility Fire Area and Serpentine Soil
FLOOD ZONE: "X" areas of no flood hazard.
SOIL STABILITY: Variable stability; Average Slope 22-36%
DEVELOPMENT: No existing development
WATER SOURCE: Well
CONSTRUCTION: **Phase 1:** Would consist of 24 x 72 ft. outdoor canopy area for cultivation. According to their PMP, no additional development would occur at this time.
Phase 2: The construction of the greenhouses and processing facility. Outdoor canopy will still occur at this time.
Phase 3: Full development of greenhouses and structures. Phasing out all of outdoor cultivation after the season.

PROPOSAL: Applicant is requesting approval of a major use permit to allow the following:

- **Two (2) A – Type 3B: "Mixed-Light":** Cultivation for adult use cannabis in greenhouse structure with light deprivation below a rate of 25 watts/ft² (87,120 ft² total cultivation and 44,000 ft² canopy)
- **A-Type 1C "Indoor":** Cultivation for adult use cannabis in greenhouse structure with light deprivation below a rate of 25 watts/ft² (1,500 ft² total cultivation and 500 ft² canopy)

- **Type 13: "Self-distribution transport"** license on contiguous parcel to allow collocation/cluster of permits.

Fencing, security, organic farming, new driveway, grading, parking spaces with ADA parking, portable restrooms, a 3,200 ft² processing facility, twenty-two (22) 1,728 ft² greenhouses, additional 1000 ft² greenhouse for propagation of plants, 200 ft² for fertilizer and pesticide storage and 200 ft² composting area. The operation will include 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 **February 4, 2020**. Please email your comments to Sateur.Ham@lakecountycal.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME Eina Rubin DATE 1/28/2020

cc: 2 Supervisorial District (RFR Only)

Redbud Audubon
Farm Bureau / etc.) (RFR
Only)

Other (Examples: Sierra Club / HOA / @)



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: January 28, 2020
TO: Sateur Ham, Assistant Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: UP 19-46 Major Use Permit, IS 19-65, EA 19-70
Commercial Cannabis
APN: 628-080-04, 628-090-03, 628-100-10 21822 & 21496
Meriann Dr, Clearlake

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

APN: 628-080-04 – applicant needs to demonstrate the SFD w/septic system (Permit #11375) on a scaled plot plan & potable restrooms for the processing facility.

APN: 628-090-03 – applicant needs to demonstrate barn & well location (permit # WE-4970) on a scaled plot plan.

APN: 628-100-10 – applicant needs to demonstrate the existing house, outbuilding & existing well (Permit # WE 4969) on a scaled plot plan.

Please label APNs on scaled plan.

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.

Sateur Ham

From: Yuliya Osetrova
Sent: Friday, February 28, 2020 10:55 AM
To: Sateur Ham
Subject: RE: REVISED PMP for UP19:46; IS 19-65; EA 19-70

Sateur,
Please send also the initial RFR for this project
Thank you,
Yuliya

From: Sateur Ham
Sent: Wednesday, February 26, 2020 4:31 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmy@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: REVISED PMP for UP19:46; IS 19-65; EA 19-70

Hello,

This is revised management plan with additional documentation from a previous ongoing project. Please respond no later than March 11, 2020. Thank you

Best,

Sateur Ham

Assistant Planner I

Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Yuliya Osetrova
Sent: Tuesday, January 28, 2020 10:21 AM
To: Sateur Ham
Subject: RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Sateur,

I have reviewed the application and when I ran the parcel (APN 628-100-10) through the Parcel Owner Lookup software, it gave the different name of the owner than the one on the application. The software associated Jerome D. Lippman with the APN 628-100-10.

I would need the written agreement of the Parcel/well owner with applicant to use the well for proposed activities.

I have notice that the address for APN 628-0909-03 is mistyped (stated 21496 Meriann drive whereas it's 21946 Meriann Drive)

Information on the well that is proposed to be used is missing –well test documents, outflow and level measuring methodology and equipment description is missing.

Thank you,

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

From: Sateur Ham
Sent: Wednesday, January 22, 2020 8:54 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis <kevinponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <T4b5@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; aflora@clearlake.ca.us; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Sateur Ham

From: Sateur Ham
Sent: Tuesday, February 4, 2020 4:17 PM
To: 'Fried, Janae@Waterboards'
Subject: RE: [EXTERNAL]RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Hello Janae,

Thank very much for this information. I am unsure of the requirements on your end but this information will definitely help guide my applicants to comply with both the state and local regulations and requirements. I did receive some comments regarding ownership and it is something I will address with the applicant. I would like to know of their progress in satisfying the requirements with your agency. I will definitely follow up with you regarding this project.

Best,

From: Fried, Janae@Waterboards [mailto:Janae.Fried@Waterboards.ca.gov]
Sent: Tuesday, February 4, 2020 3:52 PM
To: Sateur Ham <Sateur.Ham@lakecountycalifornia.gov>
Subject: [EXTERNAL]RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Hello Sateur,

So this is the wrong NOA that they sent you. I just spoke to their 3rd party rep with Lake County Planning Consultants and they were unaware that there are two different WDIDs associated with this property. The one they sent you, 5S17CC401835 was actually terminated due to their being a duplicate application. I've attached the correct/current WDID for the property to this email, 5S17CC401828. On it, only 2/3 APNs are listed, so I am having them submit a Change of Information to us. After I receive this, I will issue a new NOA. I don't know if you are familiar with the program, LandVision, but on it, it shows both APN 628-080-040 and 628-090-030 as being owned by Stuart Spivack. However, APN 628-100-100 is owned by a Jerome Lippman and he is not anywhere on the applications. I can send you the apps to us if you are interested. In the RFR you sent, it states they will have 87,120 sq. ft of total cultivation which is more than one acre. So they are enrolled as the wrong Tier with us as well. They should be in Tier 2L and not Tier 1L. I spoke to the representative about all this today and let them know they needed to get it straightened out and submit an updated Site Management Plan to us. He said they should have everything done and updated by the end of the week.

Thank you for continuing to send these to me. I may not always have time to look at them thoroughly before the deadlines in the email, but they have been helping me uncover discrepancies in our files.

Janae

Janae Fried
Engineering Geologist
Central Valley Regional Water Quality Control Board, Region 5R
Cannabis Permitting Unit
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Janae.Fried@Waterboards.ca.gov
530-224-3291

Sateur Ham

From: Ryan Peterson <rpeterson@middletownrancheria.com>
Sent: Wednesday, January 22, 2020 11:21 AM
To: Sateur Ham
Subject: [EXTERNAL]Re: Request for Review: UP 19-46; IS 19-65; EA 19-70
Attachments: Tribal_RFR_Spivack.pdf; Frosty Oaks Management Plan 1.10.20.pdf; Frosty Oaks Site Plan 1.10.20.pdf; Frosty Oaks LLC Pest Management Plan.pdf; Frosty Oaks Premises Diagrams (Lake County).pdf; Supplemental_form_app.pdf

Good morning Sateur,

The Middletown Rancheria of Pomo Indians of California (the "Tribe") or ("Middletown Rancheria") is in receipt of your notification dated 1/22/20 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 Wed, Jan 22, 2020 at 8:58 AM Sateur Ham <Sateur.Ham@lakecountyca.gov> wrote:

>
> Good morning,
>
>
>
>
>

Sateur Ham

From: Mary Camp <admin@rvrpomo.net>
Sent: Wednesday, January 22, 2020 9:18 AM
To: Sateur Ham
Subject: [EXTERNAL]RE: Request for Review: UP 19-46; IS 19-65; EA 19-70

Redwood Valley thanks you for the notice. We would defer to any review, comments or concerns from all surrounding Lake County Tribes including, but not limited to, Elem, Middletown, Cortina, Koi Nation and Grindstone Rancheria.

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Wednesday, January 22, 2020 8:58 AM
To: Cortina Rancheria <cww281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
Subject: Request for Review: UP 19-46; IS 19-65; EA 19-70

Good morning,

Enclosed is a commercial cannabis project request for review, please respond accordingly.

Thank you,

Sateur Ham

Assistant Planner I

Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102



February 17, 2021

Sateur Ham, Assistant Planner
Lake County Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, CA 95453
(707) 263-2221

Re: Review of Initial Study/Mitigated Negative Declaration (SCH No. 2021010225) –
Frosty Oaks, LLC., – Project IS/MND (IS 19-65)

Dear Sateur Ham:

Thank you for providing the California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND; SCH No. 2021010225) prepared by Lake County for the proposed Frosty Oaks, LLC. Project (Proposed Project).

CDFA has jurisdiction over the issuance of licenses to cultivate, propagate and process commercial cannabis in California. CDFA issues licenses to outdoor, indoor, and mixed-light cannabis cultivators, cannabis nurseries and cannabis processor facilities, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code § 26012(a)(2).) All commercial cannabis cultivation within California requires a cultivation license from CDFA. Therefore, with respect to the Proposed Project, CDFA is a responsible agency under the California Environmental Quality Act (CEQA). For a complete list of all license requirements, including CalCannabis Licensing Program regulations, please visit: https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text_01162019_Clean.pdf.

CDFA expects to be a Responsible Agency for this project because the project will need to obtain an annual cultivation license from CDFA. In order to ensure that the IS/MND is sufficient for CDFA's requirements, CDFA requests that a copy of the IS/MND, revised in response to the comments provided in this letter, and a signed Notice of Determination be provided to the applicant, so the applicant can include them with the application package it submits to CDFA. This should apply not only to this



Proposed Project, but to all future CEQA documents related to cannabis cultivation applications in Lake County.

CDFA offers the following comments concerning the IS/MND.

General Comments (GC)

GC 1: Proposed Project Description

In general, more detailed information related to Proposed Project operations and routine maintenance would be helpful to CDFA. This includes:

- the types and projected duration equipment anticipated for operations and maintenance activities;
- the number of workers employed at the cultivation site, and estimated number of daily vehicle trips projected to occur during operation; and
- the source (equipment) and amounts of energy expected to be used in operating the cultivation facility, including any energy management and efficiency features incorporated into the Proposed Project.

It appears that some of these details may be contained in the Stormwater Management Plan, Odor Management Plan, and other reports and studies prepared for the Proposed Project (as indicated in the list of sources at the end of the IS/MND). CDFA requests that the County remind applicants to include a copy of these documents with their application to CDFA.

GC 2: Acknowledgement of CDFA Regulations

The IS/MND states that CDFA is responsible for “monitoring commercial cannabis cultivation.” CDFA is responsible for the licensing of cannabis cultivation and is responsible for the regulation of cannabis cultivation and enforcement, as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation (Bus. & Prof. Code, § 26103(a)). The IS/MND’s analysis would also benefit from discussion of the protections for environmental resources provided by CDFA’s regulations (Cal. Code Regs. tit.3, § 8000 et seq.). In particular, the impact analysis would be further supported by a discussion of the effects of state regulations on reducing the severity of impacts on the following resource topics:

- Aesthetics (See 3 California Code of Regulations § 8304(c); § 8304(g).)
- Air Quality and Greenhouse Gas Emissions (See § 8102(s); § 8304(e); § 8305; § 8306.)
- Biological Resources (See § 8102(w); § 8102(dd); § 8216; § 8304(a-c); § 8304(g).)

- Cultural Resources (See § 8304(d).)
- Hazards and Hazardous Materials (See § 8102(q); § 8106(a)(3); § 8304(f); § 8307.)
- Hydrology and Water Quality (See § 8102(p); § 8102(v); § 8102(w); § 8102(dd); § 8107(b); § 8216; § 8304(a and b); § 8307.)
- Noise (See § 8304(e); § 8306.)
- Utilities and Service Systems (See § 8102(s); § 8108; § 8308.)
- Energy (See § 8102(s); § 8305; § 8306.)
- Cumulative Impacts (related to the above topics).

GC 3: CalCannabis PEIR potential impacts

The CalCannabis PEIR determined that some environmental topics generally fell outside of CalCannabis' regulatory authority because these topics are regulated by local land use. Additionally, there are other topics for which detailed analysis in the CalCannabis PEIR was not possible because of the statewide nature of the CalCannabis licensure program. Many of these topics involve the evaluation of site-specific conditions, the details of which were infeasible to identify and evaluate in a statewide PEIR, and the characteristics of which were unknown at the time the PEIR was published (e.g., the locations of new cultivation sites that would be planned and licensed were unknown at the time the PEIR was published).

For those topics, listed below, the CalCannabis PEIR determined that potential impacts would most appropriately be evaluated in local regulatory program-level documents or site-specific documents.

CalCannabis requests that CEQA documents prepared by or on behalf of cannabis cultivation applicants evaluate the impacts of commercial cannabis cultivation projects for these resource topics, at an appropriate regionally-focused and site-specific level, and include mitigation measures that will ensure projects will not result in significant adverse impacts on the environment.

Specific Comments and Recommendations

In addition to the general comments provided above, CDFA provides the following comments regarding the analysis in the IS/MND.

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	CDFA Comments and Recommendations
1	VII (c) Geology and Soils XX Wildfire	18, 26	General Mitigation	The IS/MND would be improved if it provided an analysis of how the proposed mitigation measures would reduce Wildfire impacts to less than significant levels.
2	I. Aesthetics through XX. Wildfire	9 to 26	General Mitigation	CDFA requests that for instances where the County's General Plan is referenced, the IS/MND clearly describe how any previous environmental analysis has been applied to the site-specific analysis, and provide substantial evidence to support impact determinations for the Proposed Project. The IS/MND should discuss applicable General Plan policies, whether there are effects peculiar to the Proposed Project that were not previously considered in the General Plan and disclose and analyze cumulative impacts that were not discussed in prior CEQA documents.
3	XVI. Recreation XIV. Population and Housing	24, 23	General Mitigation	The IS/MND should provide evidence to support the impact statements in for each question in the checklist, including references for the sources of information relied upon to make conclusions. CEQA requires that Lead Agencies evaluate the environmental impacts of proposed projects and support factual conclusions with "substantial evidence." Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. (CEQA Guidelines, § 15384(b).)

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	CDFA Comments and Recommendations
4	IV. Biological Resources; X. Hydrology and Water Quality	14, 20	General Comment	The IS/MND would be more informative if it provided a list of the Best Management Practices (BMPs) that would be employed, and an analysis of how those BMPs would reduce potential impacts to less than significant levels. If the BMPs are the same as the ones listed in section VII Geology and Soils, then it would be more informative to reference the location the BMPs are listed in the other sections they are used.
5	I. Aesthetics	10	Aesthetics	The IS/MND would be improved if it referenced CDFA's requirements that all outdoor lighting for security purposes must be shielded and downward facing, and that lights used in mixed-light cultivation activities must be fully shielded from sunset to sunrise to avoid nighttime glare (Cal. Code Regs., tit. 3 §§ 8304(c) and (g)).
6	III. Air Quality	11 to 12	Air Quality	The IS/MND would be improved if it provided a description or summary of proposed operation equipment that is anticipated to generate air pollutant emissions, including ROG, NOx, PM10, and PM2.5, and provided estimates of such emissions.
7	IV. Biological Resources	12	Biological Resources	The IS/MND could be improved by providing additional detail regarding the environmental setting for biological resources at the project site and impact conclusions regarding individual species and habitats. It appears that this detail may be included in the Biological Assessment prepared for the Proposed Project. To ensure that CDFA has supporting documentation for the IS/MND, CDFA requests that the City advise the applicant to provide a copy of the Biological Assessment with its state application package for an annual cultivation license to CDFA.

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	CDFA Comments and Recommendations
8	VIII. Green House Gas Emissions	18	Greenhouse Gas Emissions	The IS/MND would be improved if it quantified the projected emissions of the Proposed Project from each phase of development and provided an analysis of how the projected emissions relate to a specific threshold of significance.
9	X. Hydrology and Water Quality	19 to 22	Hydrology and Water Quality	The IS/MND would be improved if it provided an analysis of potential impacts resulting from agricultural runoff related to cultivation activities. The document should provide information about the volume of agricultural runoff, how runoff would be managed, and whether runoff would result in significant impacts to water quality.
10	X. Hydrology and Water Quality	20	Hydrology and Water Quality	To ensure that CDFA has supporting documentation for the IS/MND, CDFA requests that the County advise the applicant to provide a copy of the Groundwater Management plan with its state application package for an annual cultivation license to CDFA.

Conclusion

CDFA appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist, at (916) 576-6407 or via e-mail at Kevin.Ponce@cdfa.ca.gov.

Sincerely,

Lindsay Rains,
Licensing Program Manager



NORTHSHORE FIRE PROTECTION DISTRICT
6257 Seventh Avenue • Post Office Box 1199 • Lucerne, California 95458
(707) 274-3100 • (707) 274-3102 Fax
District Fire Chief Mike Ciancio

Station 75
(707) 998-3294

Station 80
(707) 274-3100

Station 85
(707) 274-8834

Station 90
(707) 275-2446

February 23, 2021

Northshore Fire Protection District has the following comments regarding the proposed project.

Frosty Oaks, LLC. ; Major Use Permit (UP 19-46); Initial Study (IS 19-65)
1027 Watertrough Road; 21822 Meriann Drive; 21496 Meriann Drive, Clearlake Oaks, CA 95423

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 12655 E. State Hwy 20 in Clearlake Oaks about 10 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

A proposed Use Permit may will require a Change of Occupancy and will be subject to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. The need for fire hydrants and supporting water storage will be determined by the Lake County Building official and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Lake County Building official.

The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.

Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,

Fire Chief
NorthShore Fire Protection District



January 28, 2021

County of Lake | Community Development Department
Attn: Sateur Ham, Planner
255 N. Forbes Street.
Lakeport, CA 95453

RE: Frosty Oaks 1027 Watertrough Rd 21822 21496 Meriann Dr YD-04042019-03

Dear Mr. Ham:

Thank you for your project notification letter regarding cultural information on or near the proposed Frosty Oaks 1027 Watertrough Rd 21822 21496 Meriann Dr., Clearlake Oaks, Lake County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project site and a cultural monitor is not needed. However, we recommend cultural sensitivity training for all personnel prior to any work be completed and proof shall be provided to the city that this was set up with the tribe. Additionally, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project.

Please submit the updated mitigation measures to the Cultural Resources Department once completed and contact the individual listed below to schedule the cultural sensitivity training, prior to the start of the project.

Laverne Bill, Cultural Resources Manager
Yocha Dehe Wintun Nation
Office: (530) 723-3891
Email: lbill@yochadehe-nsn.gov

Please refer to identification number YD - 04042019-03 in correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

5C39F9463F58429
Tribal Historic Preservation Officer



YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation ("Tribe") traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee ("Committee") to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission ("NAHC") upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site



YOCHA DEHE
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of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of



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Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



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ADDENDUM I

**Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol**

I. Preferred Treatment

The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment

All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.



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(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8”-screened. All **Exposure** soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.



YOCHA DEHE CULTURAL RESOURCES

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(E) Additional Lab Finds. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.



YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.



January 21, 2021

Sateur Ham
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Sateur Ham,

Thank you for submitting the 1027 Watertrough 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.
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) 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.

Sateur Ham

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Saturday, January 30, 2021 9:17 AM
To: Sateur Ham
Subject: Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

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 utilize 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

On Jan 21, 2021, at 8:59 AM, Sateur Ham <Sateur.Ham@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 19-46), and Initial Study (IS 19-65) located on 1027 Watertrough Road, Clearlake Oaks, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH#2021010225.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-65 will begin on January 20, 2021 and end on February 24, 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 sateur.ham@lakecountyca.gov.

Have a great day!

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov



February 24, 2021

Sateur Ham
County of Lake Community Development
255 North Forbes Street
Lakeport, CA 95453

Re: Use Permit, UP 19-46

Dear Sateur Ham,

Thank you for providing PG&E the opportunity to review your proposed plans for Use Permit, UP 19-46. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



**HABEMATOLEL POMO
CULTURAL RESOURCES**

January 22, 2021

County of Lake
Department of Community Development
Attn: Sateur Ham, Assistant Planner
225 N. Forbes Street
Lakeport, CA 95453

RE: Frosty Oaks LLC. Cannabis Cultivation Project

Dear Mr. Sateur Ham:

Thank you for your project notification letter dated January 21, 2021, regarding cultural information on or near the proposed on 1027 Watertrough Road, Clearlake Oaks, Lake County. We appreciate your effort to contact us.

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

Elem Indian Colony
Attn: Alix Tyler
P.O. Box 757
Lower Lake, CA 95457

Yocha Dehe Wintun Nation
Attn: Lavern Bill, Cultural Resource Manager
PO Box 18
Brooks, CA 95606

Please refer to identification number HP -01212021-01 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

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

Sincerely,

A handwritten signature in blue ink that reads "Robert Geary". The signature is fluid and cursive, with the first and last names being clearly legible.

Robert Geary
Tribal Historic Preservation Officer

Habematolel Pomo of Upper Lake

PO Box 516 Upper Lake, California 95485 p) 707.275.0737 f) 707.275.0757 www.hpultribe-nsn.gov



**HABEMATOLEL POMO
CULTURAL RESOURCES**

cc: Tribe to defer

Sateur Ham

From: Roberta Lyons <roberta.lyons@att.net>
Sent: Thursday, January 21, 2021 12:57 PM
To: Sateur Ham
Subject: [EXTERNAL] Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Sorry, I am talking about the IS 19-65 on Watertrough Road in CLO.
R

On Thursday, January 21, 2021, 12:55:17 PM PST, Roberta Lyons <roberta.lyons@att.net> wrote:

Thank you Sateur. I looked over this project. Glad to see no trees will be removed.
Roberta Lyons

On Thursday, January 21, 2021, 09:00:26 AM PST, Sateur Ham <sateur.ham@lakecounttyca.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 19-46), and Initial Study (IS 19-65) located on 1027 Watertrough Road, Clearlake Oaks, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH#2021010225.

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Have a great day!

Sateur Ham

Assistant Planner I

Sateur Ham

From: Lori Baca
Sent: Thursday, January 21, 2021 11:51 AM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Sateur,

Parcels 628-100-100, 628-080-040, and 628-090-030 are all outside of any Special Districts service area, no impact.

Have a great day!

Lori A. Baca

Customer Service Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Sateur Ham

Sent: Thursday, January 21, 2021 8:59 AM

Cc: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; Bureau of Cannabis Control <bcc@dca.ca.gov>; CA Dept. of Health <CDPH-LNCSANTAROSA@cdph.ca.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; California Native Plant Society <jruygt@comcast.net>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGEPlanReview@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; 'Redbud Audobon' <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sierra Club <vbrandon@lakelive.info>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Cortina Rancheria <cww281@gmail.com>; Elem Colony <k.cole@elemindiancolony.org>; Guidiville Indian Rancheria <admin@guidiville.net>;

hopland <sjelliott@hoplandtribe.com>; Hopland Band of Pomo <cfo@hoplandtribe.com>; James Kinter-Yocha Dehe <jkinter@yochadehe-nsn.gov>; Koi Nation <kn@koination.com>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Michael-Middletown <mlrivera@middletownrancheria.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; TeMashio Anderson-Robinson <tanderson@rrcbc-nsn.gov>; thpo@big-valley.net; thpo@yochadehe-nsn.gov; Upper Lake Habematolel (Rgeary@hpultribe-nsn.gov) <Rgeary@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>; Bruno Sabatier <Bruno.Sabatier@lakecountyca.gov>

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-46), and Initial Study (IS 19-65) located on 1027 Watertrough Road, Clearlake Oaks, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH#2021010225.

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Have a great day!

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: Sateur.ham@lakecountyca.gov

Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Tuesday, February 23, 2021 2:53 PM
To: Sateur Ham
Subject: [EXTERNAL] RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Hello Sateur,

This site is in good standing with the Water Board. Their reports have been submitted, and all 3 years of invoices have been paid on time. Thank you.

We are currently undergoing a reduced in-office presence from implications due to COVID19. But all efforts are made to reply as quickly as possible.

Janae Fried
Engineering Geologist
Central Valley Regional Water Quality Control Board, Region 5R
Cannabis Permitting Unit
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Janae.Fried@Waterboards.ca.gov
Office Line: 530-224-3291 - (Working remotely, may call back from a different or restricted number)

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Thursday, January 21, 2021 8:59 AM
Cc: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; DCA, BCC@DCA <BCC@dca.ca.gov>; CA Dept. of Health <CDPH-LNCSANTAROSA@cdph.ca.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; California Native Plant Society <jruygt@comcast.net>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGEPlanReview@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; 'Redbud Audobon' <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sierra Club <vbrandon@lakelive.info>; Sonoma State <nwic@sonoma.edu>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Cortina Rancheria <cww281@gmail.com>; Elem Colony <k.cole@elemindiancolony.org>; Guidiville Indian Rancheria <admin@guidiville.net>;

Sateur Ham

From: Yuliya Osetrova
Sent: Friday, January 22, 2021 1:10 PM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Sateur,

For the project, the comments are as follows:

- The detailed plans showing the location of the canopy site on the parcel and offsets from parcel boundaries and surface water body – missing
- The location (and list) of stormwater BMPs on the site – missing
- The well permit docs and testing docs – missing
- Installed water flow metering and water level reading equipment information – missing

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

From: Sateur Ham
Sent: Thursday, January 21, 2021 8:59 AM
Cc: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; Bureau of Cannabis Control <bcc@dca.ca.gov>; CA Dept. of Health <CDPH-LNCSANTAROSA@cdph.ca.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; California Native Plant Society <jruygt@comcast.net>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGEPlanReview@pge.com>; PG&E <PGENorthernAgencyIns@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; 'Redbud Audobon' <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sierra Club <vbrandon@lakelive.info>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Cortina Rancheria <cww281@gmail.com>; Elem Colony (k.cole@elemindiancolony.org) <k.cole@elemindiancolony.org>; Guidiville Indian Rancheria <admin@guidiville.net>; Hopland <sjelliott@hoplandtribe.com>; Hopland Band of Pomo <cfo@hoplandtribe.com>; James Kinter-Yocha Dehe <jkinter@yochadehe-nsn.gov>; Koi Nation <kn@koination.com>; Linda Rosas <lrosas@hpultribe-nsn.gov>; Michael-Middletown <mlrivera@middletownrancheria.com>; middletownrancheria <THPO@middletownrancheria.com>;

Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; TeMashio Anderson-Robinson <tanderson@rrcbc-nsn.gov>; thpo@big-valley.net; thpo@yochadehe-nsn.gov; Upper Lake Habematolel (Rgeary@hpultribe-nsn.gov) <Rgeary@hpultribe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>; Bruno Sabatier <Bruno.Sabatier@lakecountyca.gov>

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (19-65)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-46), and Initial Study (IS 19-65) located on 1027 Watertrough Road, Clearlake Oaks, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below. Additional documents will be posted on the State Clearinghouse, SCH#2021010225.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-65 will begin on January 20, 2021 and end on February 24, 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 sateur.ham@lakecountyca.gov.

Have a great day!

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: Sateur.ham@lakecountyca.gov

Phone: (707)263-2221 ext. 37102

- ☒ County Clerk
☒ Interested
☒ Parties

RECEIVED
JAN 25 2021
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Frosty Oaks, LLC. ; Major Use Permit (UP 19-46); Initial Study (IS 19-65)

Project Location:

1027 Watertrough Road; 21822 Meriann Drive; 21496 Meriann Drive, Clearlake Oaks, CA 95423

APN No.: 628-100-10; 628-080-04; 628-090-03

Project Description: Frosty Oaks, LLC is seeking a use permit to allow strictly outdoor commercial cannabis cultivation operation to cultivate 28,012 square feet canopy area, with a total of 28,252 square feet of cultivation area located at 1027 Watertrough Road, Clearlake Oaks, California in Lake County with an Assessor Parcel Number (APN): 628-100-10. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems in full direct sunlight with no light deprivation. A total of 28,012 square feet of mature cannabis cultivation will take place within 5 designated areas inside of the fenced enclosure (see site plans). The proposed ancillary facilities include a 120 square feet storage shed, a 120 square feet security shed, four 5,000-gallon water storage tanks, and two 2,500-gallon water storage tanks (one of which will be steel or fiberglass). Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the secured 120 square feet storage area. Cultivation will occur in full sunlight with no artificial lighting, and will utilize drip irrigation systems to conserve water resources.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-65 will begin on January 20, 2021 and end on February 24, 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 sateur.ham@lakecountycal.gov.

The operator has to obtain a Pesticide Operator Identification Number to purchase and use pesticides. Pesticides include: organic, conventional, restricted and non-restricted. They also need to obtain a Private Applicator Certificate to train any employees that apply pesticides. Both of these forms can be obtained at the Lake County Agricultural Commissioners Office.

(Signature)

January 21, 2021