To whom it may concern,

I am writing this letter to express my concerns and asking for denial upon the request of Mighty Tasty Farms for a Major Use Permit. As a resident of this area, I am very concerned about an operation of this size and how it will negatively impact this neighborhood and the wellbeing of others.

One of my major lists of concerns of this permit approval is water. As many of the resistant's in this area rely on their well water. This rises concern because there has been little to no rain and we are coming up on a second year of a drought. That being said, the residents of this area must monitor water closely to ensure we have their essential needs. Another worry is our livestock, as many residents depend on their animals for their lively hood. It is very unsettling to have to worry about our livelihoods if there is no more water due to Mighty Tasty Farms.

My safety is also very concerning. Might Tasty Farms will attract unnecessary risk to the area that can be completed avoided. We take pride that our area is family oriented and safe. This will not be the case if this permit gets approved.

The odor is a huge issue. As I would not be able to enjoy my property without the smell of marijuana. This will also lead for me to unable to cool down my house during the evening.

With all these concerns listed upon I urge the country to deny this permit. Not only would this impact me greatly, it will impact the other residents in this area. This devastating change can be avoided and hope it will be.

Thank you for your time,

Kristen Arreaga

[ADVENTISTHEALTH:INTERNAL]

Michael Taylor

From: John Fomasi <johnny0324@aol.com>
Sent: Monday, April 26, 2021 10:49 AM
To: Michael Taylor; Scott DeLeon; tocarra.thomas@lakecountyca.gov
Cc: Cannabis@lakecountyca.gov
Subject: [EXTERNAL] Mighty Tasty Farms UP 19-32 comment

To whom it may concern,

I am writing this letter in opposition to the request by Mighty Tasty Farms for a Major Use Permit (UP 19-32). The requester has listed the addresses, 19697 East Road and 19713 East Road. As a resident of East Road I object to the issuance of this permit based on several factors. The area is made of small family farms and rural residential family properties. The area, especially East Road, is not an appropriate area for a commercial cannabis grow operation.

The following is a list of the reasons for my objection. I will detail each of my objections below.

1. Safety and Security
2. Roads and Access
3. Water/Environmental issues
4. Foul odors
5. Hours of operation
6. Potential for decreased property value
7. Legality

Safety and Security:

The cultivation of marijuana invites and attracts illegal activities. The potential for increased illegal activity is extremely high. In many cases potential thieves target the wrong location in search of marijuana and money. My home is the first residence on East Road. I fear that increased cultivation activity will further put my family at risk. These risk include the possibility of death. In several cases thieves targeting the wrong location have harmed, seriously injured, and/or killed innocent citizens. Based on the location of my residence in proximity of the proposed site, I believe my family is put at unnecessary risk for monetary gain of the applicant.

Roads and Access:

East Road is a private gravel road. While the applicant addresses the portion of road traveling through his property, he fails to address the portion of East Road, beginning at Spruce Grove Road. That portion of the road is an easement through my property until you reach 19658 East Road. The road cannot sustain increased traffic and will only cause added cost to maintain and repair the road. Yet another costly inconvenience to me, a resident of Lake County.

The gravel road also produces excessive dust. The increased traffic will add to this problem. It already causes me to have to spend more time cleaning my home.

Based on my review of the documents provided by the county, it appears this application is incomplete. The applicant, and county, have failed to address the path of travel to a landlocked parcel, nor was information provided on the shared access easement on East Road.

I request any documentation previously made by the applicant in regards to this issue. Additionally, I request a copy of the Preliminary Title Report, which was not provided by the county.

Water-related issues:

The state and immediate area have been severely impacted by drought. As we enter a second year of far below average rainfall, water supplies need to be closely monitored. The proposed amount of stored well water, and the addition of a proposed agricultural well further endangers the environment, and puts neighboring properties at risk of running out of water.

In the ***Mitigation Monitoring and Reporting Program Report*** provided by the county, it is documented that the project has potential for negative impacts in regards to water quality.

The report reads, *"The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns."*

That in itself should be basis for denial of this permit.

Furthermore, the Lake County General Plan lays out strict rules regarding water issues related to new growth and construction.

Policy WR-3.2, Adequate Water Availability states the following;

*"The county **SHALL** review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects **MUST** provide evidence of water availability prior breaking ground for construction."*

Many area residents, including myself, depend on the strained aquifer for water to live. Allowing cultivators to excessively pump and use groundwater for monetary gain is irresponsible and environmentally unsound. Myself and area residents depend on the groundwater for ourselves and livestock. The county needs to protect its residents, however approving this permit would only put them in jeopardy of losing access to a life necessity; water.

Foul odors:

The smell of cannabis is nauseating to me and my family. The odors are offensive and cannot be controlled by cultivators. The odors from existing surrounding cultivation sites enter my home causing the inside of my residence to smell of marijuana. In some cases, when I leave home my clothes smell of marijuana. It's disgusting and unfair to me, my family, and my neighbors. I cannot even have my windows open at night to cool the house down because the house would smell stronger than it already does during peak cultivation season. This causes increased energy cost for me to run air conditioning at night, which I should not have to do.

The addition of more cannabis to the area will only add to this problem. I will be filing complaints related to noxious, foul, and offensive odors this summer with the county.

The nauseating odors caused by cannabis cultivation make my property less enjoyable. I have to spend more time away from home during peak cultivation season. I feel monetary gain by another is an unfair reason to prevent residents of this county from enjoying their own property.

Hours of operation:

The applicant has listed the proposed business hours of the operation. I am assigned to work nights and the noise from vehicles traveling through my property causes me to wake up prematurely. This causes significant safety concerns for myself.

While I do not expect neighbors to refrain from driving the road at any time, I feel a business operation is completely unnecessary.

Furthermore, the weekend hours will add to the traffic on my property taking away from the enjoyment of my own property.

Potential for decreased property value:

If approved, the water issues could potentially become a reason I would not be able to sell my home if I wished to do so. No one would buy a house with no water. Additionally, families, especially those with children, would be less inclined to purchase a home surrounded by cannabis grows. Safety, security, water, odors and traffic are all reasons property values of surrounding residences could decrease.

Legality:

While marijuana cultivation is allowed by the state, it still remains illegal federally. Federal law supersedes state law.

Controlled Substances Act. Found at Title 21, Section 811 of the United States Code (U.S.C.), the law makes illegal to use, possess, grow and sell marijuana. It does not recognize medical marijuana.

In closing, I urge the county to deny the issuance of this permit. As a private resident of Lake County who would be directly, negatively impacted by this project I feel the county has an obligation to protect it citizens. While I do not believe the applicant has negative intentions towards neighbors, I believe the application is excessive and unnecessary. The area is not meant for commercial cultivation, and will have negative impacts on myself, surrounding families, and residents. This is unfair and I again urge you to deny this permit application.

Respectfully submitted,

John R. Fomasi

19302 East Road
Lower Lake, CA 95457

From: Gordon Haggitt
To: Michael Taylor
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32
Date: Wednesday, May 26, 2021 10:48:23 AM
Attachments: image001.png
image002.png
image003.png
image005.png

This property was surveyed a few years ago so the setback line should be easy to stake on the ground to make sure the grow is outside of it. A qualified surveyor will need to be involved.

From: Michael Taylor
Sent: Tuesday, April 20, 2021 9:33 AM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32

Good Morning Fellow Agencies,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 19-32) located at 19697 & 19713 East Road, Lower Lake, CA 95457. Attached is the Notice of Intent (NOI), along with the Initial Study and attachments. You may also download/review the documents via the following link: https://ceqanet.opr.ca.gov/2021030534 through April 26.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 19-32 will begin on March 23, 2021 and **end on May 4, 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 michael.taylor@lakecountyca.gov.

Best Regards,

Michael Taylor
Assistant Planner

Michael Taylor
Assistant Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: michael.taylor@lakecountyca.gov
STAY CONNECTED:

CONFIDENTIAL OR PRIVILEGED:
This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

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

From: Lori Baca
To: Michael Taylor
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32
Date: Wednesday, April 28, 2021 9:44:20 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image012.png

Michael,

Parcel 012-049-17 and 012-049-18 are both outside of any Special Districts service area, no impact.

Have a wonderful day!

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

From: Michael Taylor
Sent: Tuesday, April 20, 2021 9:33 AM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32

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Best Regards,

Michael Taylor
Assistant Planner

Michael Taylor
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: michael.taylor@lakecountyca.gov
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From: Fried, Janae@Waterboards
To: Michael Taylor
Subject: [EXTERNAL] RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32
Date: Friday, April 30, 2021 1:58:47 PM
Attachments: image001.png
image002.png
image003.png
image005.png

This site is in compliance with the Cannabis General Order. They have submitted all required technical reports and the information contained within them matches what they have submitted to the county.

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: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Sent: Tuesday, April 20, 2021 9:33 AM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 19-32

EXTERNAL:

Good Morning Fellow Agencies,

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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 michael.taylor@lakecountyca.gov.

Best Regards,

Michael Taylor
Assistant Planner

Michael Taylor
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: michael.taylor@lakecountyca.gov
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CALIFORNIA DEPARTMENT OF FOOD & AGRICULTURE

April 22, 2021

Michael Taylor, Associate 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. 2021030534) – Major Use Permit UP19-32; Applicant – Mighty Tasty Farms

Dear Mr. Taylor:

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. 2021030534) prepared by Lake County for the proposed Major Use Permit UP19-32; Applicant – Mighty Tasty Farms 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	I	10 to 11	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)).
2	III	11 to 13	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.
3	III	11 to 13	Air Quality	The analysis of air quality impacts and proposed mitigation measures would be improved if it evaluated the pollutant emissions associated with operation of the Proposed Project, disclosed the relevant air quality management plan for the project site, and disclosed the air emissions significance threshold(s), against which the impacts of the project are compared.
4	VIII	19 to 20	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.

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	CDFA Comments and Recommendations
5	X	21 to 23	Hydrology and Water Quality	The IS/MND could be improved if it noted that applicants are required to provide proof of enrollment in or exemption from the applicable SWRCB or Regional Water Quality Control Board (RWQCB) program for water quality protection. (Cal. Code Regs., tit. 3 § 8102(o).), and are required to provide a final copy of proof of a lake and streambed alteration agreement issued by CDFW or written verification that an agreement is not needed. (Cal. Code Regs., tit. 3 § 8102(v).) improved by including a discussion of criteria air pollutant emissions that could result from cannabis cultivation operations and routine maintenance at the project site.
6	X	21 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.
7	XXI	30	Mandatory Findings of Significance	The IS/MND would be more informative if it listed the mitigation measures it refers to in this section. The measures need not be repeated in full, but at a minimum they should be listed by number.

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	CDFA Comments and Recommendations
8	Source List	31 to 32	References	The Source List would be improved if it provided additional information regarding some of the references. For referenced documents, the author, title, and date of each document could be provided. For personal communications, the agency or organization, person contacted, date of contact, and method of contact should be provided. For websites, the URL and date visited should be provided.

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) 247-1659 or via e-mail at Kevin.Ponce@cdfa.ca.gov.

Sincerely,

Lindsay Rains Digitally signed by Lindsay Rains
Date: 2021.04.27 12:46:07 -07'00'

Lindsay Rains,
Licensing Program Manager

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

April 20, 2021

Michael Taylor
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Michael Taylor,

Thank you for submitting the 19697 & 19713 East 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 851filing 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° +/- 15°). 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&'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.

HABEMATOLEL POMO
CULTURAL RESOURCES

RECEIVED
MAR 09 2021
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

April 2, 2021

Lake County Dept. of Community Development

Attn: Michael Taylor, Assistant Planner
255 N. Forbes St.
Lakeport, CA 95453

RE: Mighty Tasty Farms Project

Dear Mr. Michael Taylor:

Thank you for your project notification letter dated March 23, 2021, regarding cultural information on or near the proposed 19697 & 19713, Lower Lake, 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 respectively decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Koi Nation of Northern California
Attn: Dino Beltran, Tribal Historic Preservation Officer (THPO)
P.O. Box 3162
Santa Rosa, CA 95402
dbeltran@koination.com

Please refer to identification number HP–20210401-01 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,

Robert Geary
Tribal Historic Preservation Officer

HABEMATOLEL POMO OF UPPER LAKE
P: 707.900.6923 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485

Simone Hingston

From: THPO <thpo@big-valley.net>
Sent: Thursday, December 26, 2019 4:33 PM
To: Simone Hingston
Subject: [EXTERNAL]RE: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62

Hello Simone,
This proposed project is outside of our Historical Tribal Boundaries.
Thank you,

Ronald Montez
Tribal Historic Preservation Officer
The Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, CA 95453
Thpo@big-valley.net
707-263-3924 ext. 135
707-262-2690 cell

From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, November 1, 2019 2:30 PM
To: nahc@nahc.ca.gov; Sarah Ryan <sryan@big-valley.net>; THPO <thpo@big-valley.net>; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; rpeterson@middletownrancheria.com; sshope@middletownrancheria.com; speterson@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Subject: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62
Importance: High

Subject: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62

Good Afternoon Tribal Agencies,

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB52 consultation, please email or write your request and designated lead contact person to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM: Community Development Department

YOCHA DEHE
CULTURAL RESOURCES

RECEIVED
DEC 06 2019
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

December 2, 2019

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

RE: Mighty Tasty Farms 19697 & 19713 East Road Project

Dear Ms. Hingston:

Thank you for your project notification email dated, November 1, 2019, regarding cultural information on or near the proposed Mighty Tasty Farms 19697 & 19713 East Road Project, Lower Lake, Lake County. We appreciate your effort to contact us.

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

Elem Indian Colony of Pomo Indians
Attn: Lamont Brown, Cultural Director
P.O. Box 757
Lower Lake, CA 95437

Koi Nation of Northern California
Attn: Dino Beltran
P.O. Box 3162
Santa Rosa, CA 95402

Middletown Rancheria
Attn: THPO
P.O. Box 1035
Middletown, CA 95461

Please refer to identification number YD – 11012019-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

Isaac Bojorquez
Director of Cultural Resources

cc: Elem Indian Colony of Pomo Indians, Koi Nation of Northern California, & Middletown Rancheria

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

Simone Hingston

From: Shupe, James D@DOT <james.shupe@dot.ca.gov>
Sent: Tuesday, December 3, 2019 9:20 AM
To: Simone Hingston
Cc: Mccall, Amber@DOT; Jackman, Rex A@DOT; Rymer-Burnett, Saskia@DOT
Subject: [EXTERNAL]FW: Request for Review UP 19-32, IS 19-50, EA 19-62
Attachments: UP 19-32 Property Management and Site Plans.pdf; UP 19-32 Mighty Tasty Farms LLC early activation.pdf; UP 19-32 site management plan revised.pdf; UP 19-32 final parcel map with signatures.pdf; UP 19-32 Vernal Pool Map.pdf

Importance: High

Hello Simone,

Thank you for the opportunity for the Caltrans Encroachment Permit office in Ukiah to comment on the Tasty Farms LLC cultivation Use Permit # 19-32. The application package notes that access to the project will be taken from Spruce Grove Rd., which is a county road. The north and south connections of Spruce Grove Rd. to State Hwy. 29 both have existing left turn channelization (left turn pockets). It does not appear as if this project will adversely effect the State Hwy. R/W.

The Ukiah Permit office has no other comment other than; in the future it would be a good idea to request Intergovernmental reviews through the Caltrans Community Planning and Development office in our District Office in Eureka. Please send you IGR request to:

Rex Jackman email: rex.jackman@dot.ca.gov and/or
Saskia.rymer-burnett@dot.ca.gov

Jim Shupe
South Region Permit Inspector
(707) 463-5722
(707) 498-5174

From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, November 01, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; KJC8@pge.com; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; kevinponce@cdfa.gov; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; Gillies, Eric@SLC <Eric.Gillies@slc.ca.gov>
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62
Importance: High

LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration	Central Dispatch	Coroner	Corrections	Patrol/Investigation	Substation
(707) 262-4200	(707) 263-2690	(707) 262-4215	(707) 262-4240	(707) 262-4230	(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: Mighty Taste Farms MUP 19-32, IS 19-50 & EA 19-62
19697 & 19713 East Road.
Lower Lake Ca.

In review of the Security Management Plan submitted by Mighty Taste Farms for UP 19-32, IS 19-50 and EA 19-62 via the Lake County Community Development Department on November 1st, 2019. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

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

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

L. Bingham

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

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: December 17, 2019

TO: Simone Hingston, Assistant Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 19-32, IS 19-50, EA 19-62 Cannabis Cultivation

APN: 012-049-17, 012-049-18 19697 & 19713 East Rd, Lower Lake

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

The applicant will need to indicate which septic permit will be used for the processing facility with restroom. All open septic permits (20959) for winery w/shower & single family dwelling on APN 012-049-18 and permit (18620-A) on APN 012-049-17 still need final inspections.

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.

Simone Hingston

From: Shupe, James D@DOT <james.shupe@dot.ca.gov>
Sent: Tuesday, December 3, 2019 9:20 AM
To: Simone Hingston
Cc: Mccall, Amber@DOT; Jackman, Rex A@DOT; Rymer-Burnett, Saskia@DOT
Subject: [EXTERNAL]FW: Request for Review UP 19-32, IS 19-50, EA 19-62
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Importance: High

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Saskia.rymer-burnett@dot.ca.gov

Jim Shupe
South Region Permit Inspector
(707) 463-5722
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Sent: Friday, November 01, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; KJC8@pge.com; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; kevinponce@cdfa.gov; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; Gillies, Eric@SLC <Eric.Gillies@slc.ca.gov>
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62
Importance: High

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Brian L. Martin
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Lake County Community Development

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L. Bingham

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

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
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

November 14, 2019 File No.: 19-0756

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

re: County File Numbers UP 19-32, IS 19-50, EA 19-62 / 19697 & 19713 East Road, Lower Lake / Pat Smythe

Dear Ms. Hingston:

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

Project Description: The proposed project entails a Major Use Permit for indoor and outdoor commercial cannabis cultivation. The project also includes a proposed storage area and concrete water tank pad to hold nine 1,500-gallon water storage tanks and three 3,500-gallon water storage tanks. The project site will utilize a 1,800 square foot processing facility, which will house activities associated with drying, trimming, curing, and packaging. The facility will also be used as an office with a private security room and will include restrooms for onsite managers. No employees are anticipated. The project site also contains an existing dwelling unit, which houses the property owner, and an existing 3,000 square foot accessory structure that will not be used as part of the proposed project.

Previous Studies:

_XX_ Study #S-46666 (Parker 2015), covering approximately 75% of the combined project parcels, identified one or more cultural resources *(see recommendation below).*

Archaeological and Native American Resources Recommendations:

_XX_ The proposed project area contains several informally recorded Native American resources, consisting of isolated lithic artifacts. The recommendations made by Parker are as follows:

> Although isolated artifacts do provide information about prehistoric activities in an area and can often give a time period for when those activities took place, these

materials are not considered 'significant' cultural resources as defined in the Public Resources Code. Recording their location in this report mitigates any impact that might occur as a result of the proposed lot line adjustment and future development.

In the unlikely event that buried historic or prehistoric cultural deposits are encountered, these should be evaluated for significance and either preserved or mitigated as outlined in CEQA sec. 21083.2[b] or 15126.4c (Parker 2015: 7).

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

Built Environment Recommendations:

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

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

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher

Simone Hingston

From:	Ryan Peterson <rpeterson@middletownrancheria.com>
Sent:	Tuesday, November 12, 2019 12:34 PM
To:	Simone Hingston
Cc:	Sally Peterson
Subject:	Re: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62
Attachments:	Tribal Comment letter.pdf

Good afternoon Simone,

This project does fall within our area of concern. Attached below is the Tribe's formal comment. Thanks.

Regards,

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

On Fri, Nov 1, 2019 at 2:30 PM Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62

Good Afternoon Tribal Agencies,

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB52 consultation, please email or write your request and designated lead contact person to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

November 12, 2019 Via Electronic Mail

Simone Hingston
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

Request:	Major Use Permit, UP 19-32; Initial Study IS 19-50, Early Activation, EA 19-62
Owner/Applicant:	Pat Smythe
Location:	19697 & 19713 East Road, Lower Lake
APN:	012-049-17, 18

Dear Mr. Hingston:

The Middletown Rancheria (Tribe) is in receipt of your notification dated November 1, 2019 regarding the above referenced matter. The proposed Project site and its surrounding area is a site of cultural, historical, and religious significance for the Tribe. The Tribe is aware of and concerned about significant cultural and sacred resources that, while known to the Tribe, might not be properly identified through record and survey searches. Moreover, the potential for cumulative impacts to tribal cultural resources must be adequately assessed.

Due to the high likelihood of disturbing tribal cultural resources, the Tribe hereby request that the following mitigation measures be incorporated to ensure preservation or mitigation of impacts to tribal cultural resources. We also we request government-to-government consultation with the County as the Lead/Responsible Agency of the Project. Please provide us copies of all available archaeological studies, geotechnical reports, proposed grading plans, and any other applicable scoping and environmental documents (if any) pertaining to the proposed Project, as soon as possible so that we may review them prior to our initial meeting.

Mitigation Measures

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

Office Phone (707) 987-1315 *Fax (707) 987-9091*
THPO@Middletownrancheria.com

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

MM TCR-2: Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punchlists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

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

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

MM TCR-5: The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the

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THPO@Middletownrancheria.com

best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Pursuant to the California Public Resources Code section 21080.3.1 and applicable law, the Tribe request that the County promptly notify and consult with the Tribe prior to any agency action by the County to modify or reject any of the foregoing proposed mitigation measure and allow for meaningful consultation between the parties.

Further, we also request that Project details including, but not limited to, the scope of work, dates and timelines of any Project activities be provided to the Tribe as soon as possible.

This correspondence does not purport the entire position of the Tribe and is without prejudice to any rights and remedies of the Tribe, all of which are expressly reserved.

Please contact me at your earliest convenience at to schedule a meeting and if you have questions and/or concerns. Please reference THPD File Number 19-11-001.

Thank you,

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

Office Phone (707) 987-1315 *Fax (707) 987-9091*
THPO@Middletownrancheria.com

Simone Hingston

From: Willie Sapeta <fdchf700@yahoo.com>
Sent: Tuesday, November 12, 2019 9:58 AM
To: Simone Hingston; Wink, Mike@CALFIRE
Cc: David Casian; Mary Jane Montana; Jack Smalley; Dist1 PlanningComm; Baltazar, Rudy@CALFIRE; C. Diener; Cory Smith
Subject: Re: Request for Review UP 19-32, IS 19-50, EA 19-62

Good morning, the Lake County Fire Protection District concurs with the response from CAL FIRE Battalion Chief Wink and the standards addressed in his email. If you have any questions please feel free to contact me.

Respectfully

William "Willie" Sapeta, Fire Chief

Lake County Fire Protection District

14815 Olympic Drive, Clearlake, CA. 95422

Office. (707) 994-2170 Fax. (707) 994-4861

Cell. (707) 489-0966

On Sunday, November 10, 2019, 07:14:57 PM PST, Wink, Mike@CALFIRE <mike.wink@fire.ca.gov> wrote:

Good evening Simone. These are the comments from CAL FIRE. 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 address for a Use Permit is located in the State Responsibility Area.

This location is within, or in proximity to a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. Below are the comments/requirements for Wildland Fire Safety and Prevention.

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

This shall include, but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet.
- Addressing that is reflective and of contrasting colors from the public roadway to the location.
- On site water storage for fire protection of each structure per NFPA 1142
- Per NFPA 1142 water storage tanks for this commercial use shall be steel or fiberglass (not plastic)
- Roads used for this project shall meet minimum standards for emergency vehicle ingress and egress
- A loop one way 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 not including the shoulders.
- A one lane, one way only loop road is 12 feet wide.
- Existing roadways shall meet, and or be improved to meet standards.
- All weather roadway surfaces engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope of 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road.
- Gates shall have access criteria locks that meet the Lake County Fire Protection District standard "KNOX" or similar access program.
- Parking shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space.
- 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 vegetation fuels reduction around its radius.

Thank you for your time and consideration.

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

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

www.fire.ca.gov

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

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Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, November 1, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <dougg@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov <Mandi.Huff@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; PGENorthernAgencyIns@pge.com <PGENorthernAgencyIns@pge.com>; KJC8@pge.com <KJC8@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; nwic@sonoma.edu <nwic@sonoma.edu>; kevinponce@cdfa.gov <kevinponce@cdfa.gov>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; Moke Simon <Moke.Simon@lakecountyca.gov>; Gillies, Eric@SLC

Simone Hingston

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Sunday, November 10, 2019 7:15 PM
To: Simone Hingston
Cc: David Casian; Mary Jane Montana; Jack Smalley; Dist1 PlanningComm; Baltazar, Rudy@CALFIRE; Ch700, Fd@yahoo; Willie Sapeta (wsapeta@lakecountyfire.com); C. Diener
Subject: Re: Request for Review UP 19-32, IS 19-50, EA 19-62

Good evening Simone. These are the comments from CAL FIRE. 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 address for a Use Permit is located in the State Responsibility Area.

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From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, November 1, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <dougg@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov <Mandi.Huff@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; PGENorthernAgencyIns@pge.com <PGENorthernAgencyIns@pge.com>; KJC8@pge.com <KJC8@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; nwic@sonoma.edu <nwic@sonoma.edu>; kevinponce@cdfa.gov <kevinponce@cdfa.gov>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; Moke Simon <Moke.Simon@lakecountyca.gov>; Gillies, Eric@SLC <Eric.Gillies@slc.ca.gov>
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62

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

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, November 15, 2019**. **Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.**

FROM:	Community Development Department
REQUEST:	Major Use Permit UP 19-32; Initial Study IS 19-50; Early Activation EA 19-62

OWNER/ APPLICANT:	Pat Smythe
APNs:	012-049-17 012-049-18
LOCATION:	19697 & 19713 East Road, Lower Lake, CA
ZONING:	"RL-W" Rural Lands – Wetlands Combining District.
GENERAL PLAN:	"RL" Rural Lands
HAZARDS:	Project Parcel located within State Responsibility Area
WATERWAYS:	Vernal Pool located in southern portion of project parcels.
FLOOD ZONE:	"D" Areas of undetermined, but possible, flood hazard.
SERPENTINE SOILS:	None.
SOIL STABILITY:	Generally Stable
PREVIOUS PERMITS:	Tentative Parcel Map PM 15-03
EXISTING-DEVELOPMENT:	Residence, 3,000 square feet accessory structure, septic, well
WATER SOURCE:	Well
CONSTRUCTION:	130 to 160 vehicles trips to complete all necessary construction.

PROPOSAL:

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

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

One (1) **A – Type 3B: "Mixed-Light"**: Cultivation for adult use cannabis in a greenhouse, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or artificial lighting below a rate of 25 watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

One (1) **Type 13: "Distributor Transport Only, Self-distribution"**: The transport of medicinal cannabis goods between entities licensed pursuant to California Code. **(Ord.No. 3079, 12/11/2018)**

Please review the attachments for further details.

Simone Hingston – Assistant Planner

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

Lake County Fire Protection District

14815 Olympic Drive
Clearlake, CA. 95422
Phone: (707) 994-2170
Or (707) 994-2531
Fax (707) 994-9178

Bureau of Investigation and Prevention

11/9/19
To: Lake County – CDD
Attn. Simone Hingston – Assistant Planner
255 N-Forbes Street
Lakeport Ca. 95453

From: Charlie Diener
Battalion Chief/ Fire Marshall
LCFPD

Re: Cannabis plan requirements for Mighty Tasty Farms
Major use permit UP 19-32

Dear Ms. Hingston

I have reviewed your RFR regarding the above use permit. Below I have listed our requirements. This list is not final and additional requirements may be added at a later date as needed after further review. Plans that don't meet these minimum requirements shall be rejected. After a full site plan review and review of their Fire Protection Management Plan some of these requirements may not be applicable.

- Fill out a Cannabis Business information form. These forms can be picked up at the Lake County Fire Protection District office located at 14815 Olympic Drive in the city of Clearlake.
- Complete and submit a written Fire Protection Management plan.
- All plans shall be engineered and full sized to scale per the CBC.
- Complete site plan – Show all roads and ingress and egress points. NOTE: All roads will adhere to the Public Resource Code 4290.
- Complete detailed building floor plans. This includes all indoor grow facilities.
- Elevation plans on all buildings.
- Full fire suppression water supply plan for rural areas outside municipal water systems. This plan will adhere to NFPA 20, NFPA 22, NFPA 24, and 1142. This water supply is to be independent of the irrigation supply system.
- Engineered sprinkler plans for structures housing manufacturing facilities.
- Engineered fire alarm plans for all buildings related to cannabis processing, storage, and manufacturing.
- All plans submitted shall adhere to applicable codes. This is to include but not be limited to the CBC, CFC, CEC, and CMC.
- Plan Check and inspection fees will be applied.

Thank you and if you have any questions please do not hesitate to call.

Sincerely,

Charlie Diener
Fire Marshall
LCFPD

Cc: Fire Dist. file

Simone Hingston

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Sunday, November 10, 2019 7:15 PM
To: Simone Hingston
Cc: David Casian; Mary Jane Montana; Jack Smalley; Dist1 PlanningComm; Baltazar, Rudy@CALFIRE; Ch700, Fd@yahoo; Willie Sapeta (wsapeta@lakecountyfire.com); C. Dierier
Subject: Re: Request for Review UP 19-32, IS 19-50, EA 19-62

Good evening Simone. These are the comments from CAL FIRE. 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 address for a Use Permit is located in the State Responsibility Area.

This location is within, or in proximity to a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. Below are the comments/requirements for Wildland Fire Safety and Prevention.

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

This shall include, but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet.
- Addressing that is reflective and of contrasting colors from the public roadway to the location.
- On site water storage for fire protection of each structure per NFPA 1142
- Per NFPA 1142 water storage tanks for this commercial use shall be steel or fiberglass (not plastic)
- Roads used for this project shall meet minimum standards for emergency vehicle ingress and egress
- A loop one way 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 not including the shoulders.
- A one lane, one way only loop road is 12 feet wide.
- Existing roadways shall meet, and or be improved to meet standards.
- All weather roadway surfaces engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope of 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road.
- Gates shall have access criteria locks that meet the Lake County Fire Protection District standard "KNOX" or similar access program.
- Parking shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space.
- 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 vegetation fuels reduction around its radius.

Thank you for your time and consideration.

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

California's Wildland-Urban Interface Code Information - CAL FIRE - Home
www.fire.ca.gov
The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm
Hazardous Materials Management (CUPA)
www.lakecountyca.gov
The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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

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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]

From: Simone Hingston <Simone.Hingston@lakecountyca.gov>
Sent: Friday, November 1, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <dougg@lcaqmd.net>; fahmya@lcaqmd.net <fahmya@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Beristianos, J@NSD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Mandi.Huff@fire.ca.gov <Mandi.Huff@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; PGENorthernAgencyIns@pge.com <PGENorthernAgencyIns@pge.com>; KJC8@pge.com <KJC8@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; nwic@sonoma.edu <nwic@sonoma.edu>; kevinponce@cdfa.gov <kevinponce@cdfa.gov>; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; Moke Simon <Moke.Simon@lakecountyca.gov>; Gillies, Eric@SLC <Eric.Gillies@slc.ca.gov>
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62

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

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, November 15, 2019. Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.**

FROM:	Community Development Department
REQUEST:	Major Use Permit UP 19-32; Initial Study IS 19-50; Early Activation EA 19-62

Simone Hingston

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Tuesday, November 5, 2019 11:16 AM
To: Simone Hingston
Subject: Re: Request for Review UP 19-32, IS 19-50, EA 19-62

Thank you for your UP 19-32, IS 19-50, EA 19-62 request, we have added it to our queue and will be in touch if questions arise.

Your file has been assigned NWIC 19-0756

Our office was recently closed for a week due to the Kincade fire. We will do our best to get our response to you by the response date, but we may need a few extra days while we catch up. You will receive our response no later than November 22. Thank you for your patience.

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

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

On Fri, Nov 1, 2019 at 2:30 PM Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, November 15, 2019**. **Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.**

FROM: Community Development Department

Simone Hingston

From: Charlie Diener <CDiener@lakecountyfire.com>
Sent: Saturday, November 9, 2019 2:33 PM
To: Simone Hingston
Cc: Willie Sapeta
Subject: RFR for Mighty Tasty Farms
Attachments: RFR Mighty Tasty Farms Let.19.doc

Dear Ms. Hingston
Attached is the reply for your RFR sent out on November 1, 2019 regarding Mighty Tasty Farms.

Thank You
Charlie Diener
Fire Marshal LCFPD

Simone Hingston

From: Peggy Barthel
Sent: Monday, November 4, 2019 10:35 AM
To: Simone Hingston
Subject: RE: Request for Review UP 19-32, IS 19-50, EA 19-62

It does not appear that any clearing is needed for the project. Be sure that the cultivation area meets wetland setbacks. BMPs should be used during installation of fencing and greenhouse construction.

Peggy Barthel
Associate Resource Planner
707-263-2221

From: Simone Hingston
Sent: November 1, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; KJC8@pge.com; kyle.stoner@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; kevinponce@cdfa.gov; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; eric.gillies@slc.ca.gov
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62
Importance: High

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, November 15, 2019**. **Please email your comments to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.**

FROM:	Community Development Department
REQUEST:	Major Use Permit UP 19-32; Initial Study IS 19-50; Early Activation EA 19-62
OWNER/ APPLICANT:	Pat Smythe
APNs:	012-049-17 012-049-18
LOCATION:	19697 & 19713 East Road, Lower Lake, CA

Simone Hingston

From: Dino Beltran <dbeltran@koination.com>
Sent: Friday, November 1, 2019 10:55 PM
To: Simone Hingston
Cc: KN@KoiNation
Subject: Re: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62

We are interested in this project.
Please send arch report.

Dino

Sent from my iPhone

On Nov 1, 2019, at 2:30 PM, Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: AB52 Tribal Consultation Notification UP 19-32, IS 19-50, EA 19-62

Good Afternoon Tribal Agencies,

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB52 consultation, please email or write your request and designated lead contact person to Simone Hingston at simone.hingston@lakecountyca.gov or mail them to the address listed in the letterhead above.

FROM:	Community Development Department
REQUEST:	Major Use Permit UP 19-32; Initial Study IS 19-50; Early Activation EA 19-62
OWNER/ APPLICANT:	Pat Smythe
APNs:	012-049-17 012-049-18
LOCATION:	19697 & 19713 East Road, Lower Lake, CA
ZONING:	"RL-W" Rural Lands – Wetlands Combining District.
GENERAL PLAN:	"RL" Rural Lands
HAZARDS:	Project Parcel located within State Responsibility Area
WATERWAYS:	Vernal Pool located in southern portion of project parcels.

Simone Hingston

From: Lori Baca
Sent: Monday, November 4, 2019 8:15 AM
To: Simone Hingston
Subject: RE: Request for Review UP 19-32, IS 19-50, EA 19-62

Simone,

The parcels 012-049-17 and 18 are both outside of any Special District service areas, no impact.

Have a great day!

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

From: Simone Hingston
Sent: Friday, November 01, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; KJC8@pge.com; kyle.stoner@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; kevinponce@cdfa.gov; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; eric.gillies@slc.ca.gov
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62
Importance: High

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Simone Hingston

From: Gordon Haggitt
Sent: Friday, November 1, 2019 3:46 PM
To: Simone Hingston
Subject: RE: Request for Review UP 19-32, IS 19-50, EA 19-62

Simone: My comments would be confirm the setbacks are being met by having the property lines marked by survey. I see they have the setback shown around the perimeter of both parcels. Each parcel is a separate legal parcel so I don't know if it's an issue if the use permit impacts both parcels? Roadway maintenance was addressed with a maintenance agreement recorded as Doc#2018015993 as part of the conditions for approving the parcel map.

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

From: Simone Hingston
Sent: Friday, November 01, 2019 2:30 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; PGENorthernAgencyIns@pge.com; KJC8@pge.com; kyle.stoner@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; james.shupe@dot.ca.gov; centralvalleysac@waterboards.ca.gov; nwic@sonoma.edu; kevinponce@cdfa.gov; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>; eric.gillies@slc.ca.gov
Subject: Request for Review UP 19-32, IS 19-50, EA 19-62
Importance: High

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

Good Afternoon Fellow Agencies,

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FROM:	Community Development Department
REQUEST:	Major Use Permit UP 19-32; Initial Study IS 19-50; Early Activation EA 19-62
OWNER/ APPLICANT:	Pat Smythe
APNs:	012-049-17 012-049-18

Simone Hingston

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Friday, November 1, 2019 3:15 PM
To: Simone Hingston
Subject: Re: Request for Review UP 19-32, IS 19-50, EA 19-62

Importance: High

Simone,

For a Cannabis cultivation site, here is a list of requirements they must meet (if it applicable):

AQ-3 1. Any manufacturing or delivery operations must comply with LCAQMD rules and regulations. An application must be submitted. contact LCAQMD for more details.

AQ-2 2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.

AQ-1 3. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator. Installation of backup generator requires review and approval from LCAQMD.

AQ-3 4. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.

AQ-4 5. Site development, site operation and vegetation disposal 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.

N/A 6. Any demolition or major renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant should contact the District for details. Regardless of asbestos content, all demolition activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.

N/A 7. If the construction site address contains Serpentine, approval from LCAQMD and a Serpentine control plan is required unless otherwise determined by the LCAQMD. Please contact LCAQMD for more details.

AQ-5 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

AQ-6

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. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

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 Nov 1, 2019, at 2:30 PM, Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

Subject: Request For Review UP 19-32, IS 19-50, EA 19-62

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ZONING:	"RL-W" Rural Lands – Wetlands Combining District.
GENERAL PLAN:	"RL" Rural Lands
HAZARDS:	Project Parcel located within State Responsibility Area
WATERWAYS:	Vernal Pool located in southern portion of project parcels.
FLOOD ZONE:	"D" Areas of undetermined, but possible, flood hazard.
SERPENTINE SOILS:	None.
SOIL STABILITY:	Generally Stable
PREVIOUS PERMITS:	Tentative Parcel Map PM 15-03
EXISTING-DEVELOPMENT:	Residence, 3,000 square feet accessory structure, septic, well
WATER SOURCE:	Well
CONSTRUCTION:	130 to 160 vehicles trips to complete all necessary construction.

PROPOSAL: