



May 25, 2021

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

Re: Review of Initial Study/Mitigated Negative Declaration (SCH No. 2021040423) –
UP 20-86, Ursa Valley – Major Use Permit (UP) 20-86, Initial Study (IS) 20-102.

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. 2021040423) prepared by Lake County for the proposed Ursa Valley commercial cannabis cultivation (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).)

- 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.

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,
Licensing Program Manager

MEMORANDUM

TO: File

FROM: Yuliya Osetrova, WRE, Sr.

SUBJECT: MUP 20-86 vicinity wells analysis

DATE: May 24, 2021

The aquifer in the vicinity is not identified by the State nor by the Lake County Groundwater Management Plan (2006) and there is no info on the average depth and approximate size of the aquifer.

There are several wells with data available for analysis.

The data available for the wells outside the project shows the water levels lay within 20 feet below ground surface, fluctuate seasonally, drop in fall season and rebound in spring season. The data shows that for the drought years the levels do not rebound to average spring levels which might be an indicator that the aquifer is fed primarily by the stormwater runoffs during winters.

Due to the limited available data, it is not feasible to predict the behavior of the water levels on the vicinity wells when the project MUP 20-86 is fully operated.

If you have questions please contact me,
Yuliya Osetrova
(707) 263-2344

Attachments 2-8

CC: Alan and Dawn Farr
Michael Taylor, Assistant Planner



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

DISTRIBUTION DATE: December 10, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

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

FROM: Michael Taylor, Assistant Planner

REQUEST: Major Use Permit, UP 20-86; Initial Study IS 20-102; Early Activation EA 20-102

APPLICANT: Ursa Valley, LLC

OWNER: Morongo Equity Partners II, LLC

APN: **002-046-09**
ACRES: 23.10
ADDRESS: 10960 Bachelor Valley Road, Witter Springs, CA 95493
ZONING: A-SC-WW-FF (Agriculture District-Scenic Combining District-Water Combining District-Floodway Fringe Combining district).
GENERAL PLAN: A/RC (Agriculture/Resource Conservation)
HAZARDS: Moderate Fire Hazard Severity Zone-Cal Fire SRA
FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain. "A" - Areas of the 1% annual flood (100-year flood); base flood elevations and flood hazard factors not determined.
SOIL STABILITY: Generally Stable

002-046-15 (clustering/cannabis operation)
ACRES: 18.10
ADDRESS: 10950 Bachelor Valley Road, Witter Springs, CA 95493
ZONING: A-WW (Agriculture District-Water Combining District)
GENERAL PLAN: A/RC (Agriculture/Resource Conservation)
HAZARDS: Moderate Fire Hazard Severity Zone-Cal Fire SRA
FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain.
SOIL STABILITY: Generally Stable

002-046-16 (clustering/cannabis operation)

ACRES: 10.90

ADDRESS: 10934 Bachelor Valley Road, Witter Springs, CA 95493

ZONING: A-WW (Agriculture District-Water Combining District)

GENERAL PLAN: A/RC (Agriculture/Resource Conservation)

HAZARDS:

FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain.

SOIL STABILITY: Generally Stable

002-046-17

ACRES: 34.20

ADDRESS: 10930 Bachelor Valley Road, Witter Springs, CA 95493

ZONING: RL (Rural Lands District)

GENERAL PLAN: RL (Rural Lands)

HAZARDS:

FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain.

SOIL STABILITY: Generally Stable, Unstable

002-025-52

ACRES: 34.20

ADDRESS: 10874 Bachelor Valley Road, Witter Springs, CA 95493

ZONING: RL-WW (Rural Lands District-Water Combining District)

GENERAL PLAN: RL/RC (Rural Lands/Resource Conservation)

HAZARDS:

FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain.

SOIL STABILITY: Generally Stable, Unstable

002-025-53

ACRES: 78.10

ADDRESS: 10874 Bachelor Valley Road, Witter Springs, CA 95493

ZONING: RL-WW (Rural Lands District-Water Combining District)

GENERAL PLAN: RL/RC (Rural Lands/Resource Conservation)

HAZARDS:

FLOOD ZONE: "X" - Areas determined to be outside the 0.2% annual chance (500-year) floodplain.

SOIL STABILITY: Generally Stable, Unstable

WATER SOURCE: Two (2) existing on-site groundwater wells.

WASTE MANAGEMENT: On-Site Septic

PROPOSAL:

The applicant is requesting approval of a Major Use Permit to allow the following licenses: **(Please refer to attached documents for further information)**

- Twelve (12) **A-Type 3: "Outdoor"**: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises

According to the applicant's Property Management Plan, the applicant is proposing the following:

- The property is composed of six (6) parcels totaling approximately 242 acres. The applicant proposes to only cultivate on parcels 002-046-15 and 002-046-16.
- Cultivation/canopy area of approximately 522,720 square feet.
- Total area of proposed cultivation which in addition to the cultivation/canopy area, includes a 120 square foot security center/Shed and a 160 square foot pesticides and agricultural chemicals storage area, is approximately 523,000 square feet.

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

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **December 28, 2020**. Please email your comments to michael.taylor@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME Dona Cloninger DATE 12-28-2020

cc: 3	Supervisory District (RFR Only)	Eddie Crandell	Redbud Audubon
@	Carol Huchingson/Michelle Scully/Susan Parker		
	Other (Examples: Sierra Club /	HOA /	@ Farm Bureau / etc.) (RFR Only)



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681



Denise Pomeroy
Health Services Director

Gary Pace, MD
Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: December 28, 2020

TO: Michael Taylor, Assistant Planner

FROM: Donna Cloninger, Environmental Health Aide

RE: UP 20-86 Major Use Permit, IS 20-102 Initial Study, EA 20-102 Early Activation

APN 002-046-09 10960 Bachelor Valley Rd., Witter Springs
002-046-15 10950 Bachelor Valley Rd., Witter Springs
002-046-16 10934 Bachelor Valley Rd., Witter Springs
002-046-17 10930 Bachelor Valley Rd., Witter Springs
002-025-52 10874 Bachelor Valley Rd., Witter Springs
002-025-53 10874 Bachelor Valley Rd., Witter Springs

Lake County Division of Environmental Health (EH) has on file for listed parcels: 002-046-09, 2003 well permit #3302; 002-046-15, 2016 well permit #WE-4673; 002-046-16, 2015 well permit WE-4583; 002-025-53, 2016 well permit WE-4730. We have nothing on file for 002-046-17 and 002-025-52.

The applicant must meet the EH requirements regarding Onsite Wastewater Treatment System (OWTS) and potable water.

For any proposed building permits or projects where the parcel is serviced by an OWTS or well, the applicant may need to demonstrate the location of any proposed or existing structures including residential or commercial dwellings, garages, driveways, shed, barns, green houses, non-perimeter fences, well houses, etc., and the location of the proposed project on a to-scale site plan prior to building permit issuance and/or project approval.

EH may require a field clearance to validate septic or well locations prior to site plan approval.

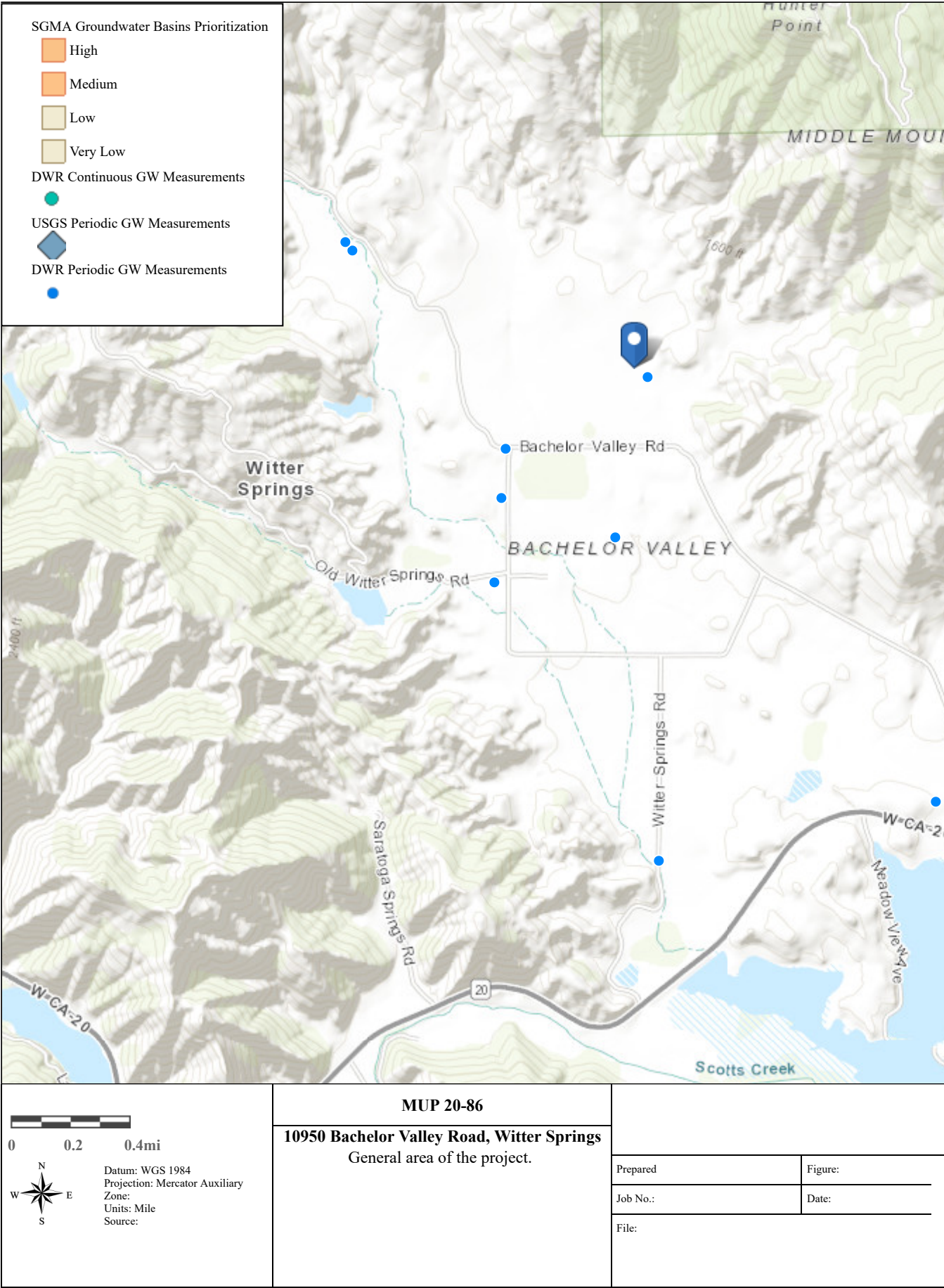
If the applicant is proposing a commercial cannabis operation and the operation will be constructing or utilizing an existing structure (i.e., processing facility) that will have plumbing for a restroom, sink, etc, that structure will be required to have its own OWTS, separate from any existing or new OWTS designed to service a residential structure.

If the applicant is proposing portable toilets, EH has no concerns.

If the applicant is proposing an OWTS, then applicant must apply for a site evaluation and, if the site is acceptable to support an OWTS, apply for a permit.

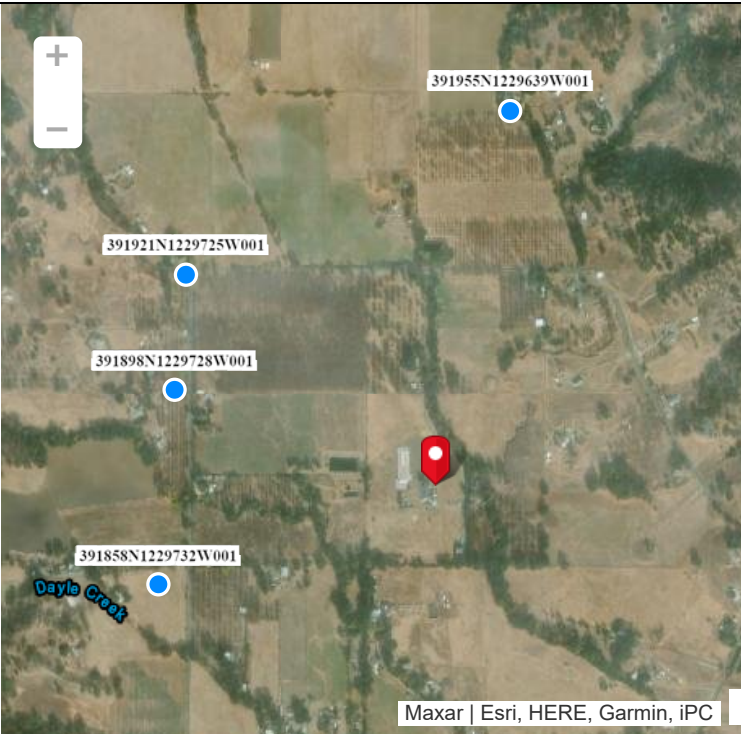
Promoting an Optimal State of Wellness in Lake County

EH 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 materials declaration.



Code: 391879N1229659W001 State Well Number: 15N10W03D001M Local Well Name: 15N-10W-03D1

Site Code: 391879N1229659W001
Local Well Name: 15N-10W-03D1
State Well Number: 15N10W03D001M
Station ID: 18021
WCR Number:
Latitude: 39.187922
Longitude: -122.965876
Station Organization ID: 5181
ion Organization Name: Lake County Watershed Protection District
II Location Description: 0.52 mi northwest of East Rd on Foothill RD, thence west 0.25 mi, south 0.30 mile on dirt road. Well is in open field 200' southwest of road north of irrigation well
Well Use Type: Unknown
Well Completion Type: Single Well
Well Depth (feet bgs): 90
Perforation (feet bgs):
Perforation (feet bgs):
ound Surface Elevation: 1364.9
erence Point Elevation: 1366.2
ence Point Description: top of casing
Station Comments: Unofficial QAF



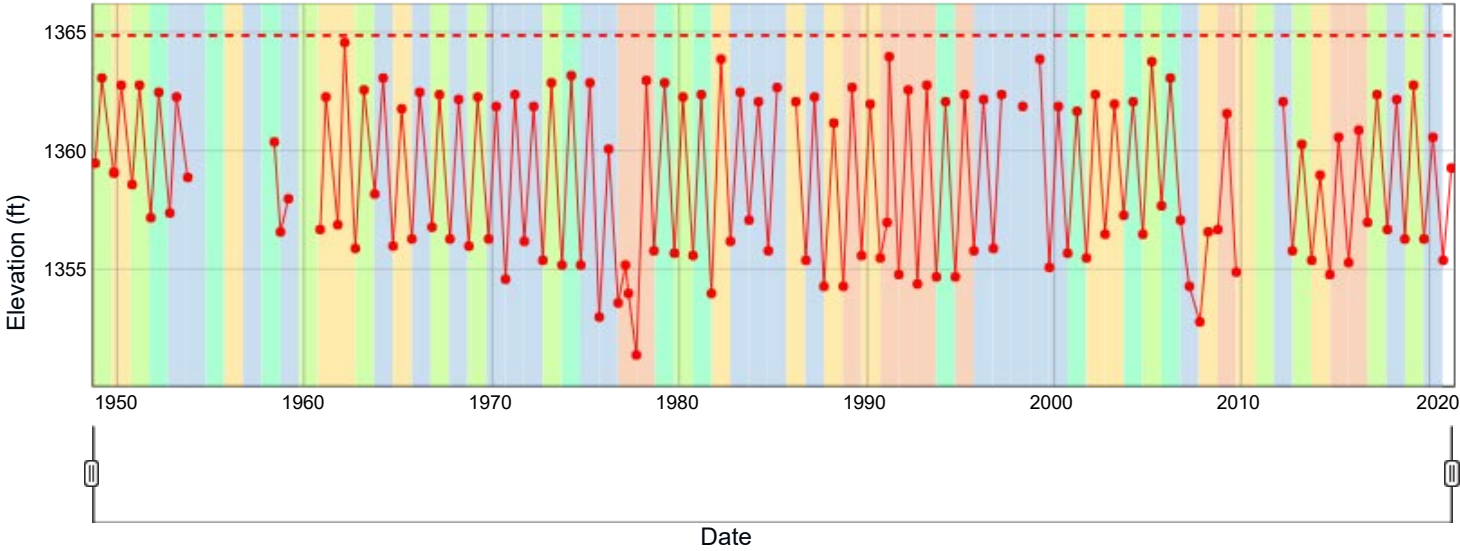
Water Level

Hide Water Year Type

CDEC Water Year Type (Sacramento)

Wet Above Normal Below Normal Dry Critical

Ground Levels for Well 391879N1229659W001



Code: 391898N1229728W001 State Well Number: 15N10W04B001M Local Well Name: 15N-10W-04B1

Site Code: 391898N1229728W001
Local Well Name: 15N-10W-04B1
State Well Number: 15N10W04B001M
Station ID: 18022
WCR Number:
Latitude: 39.1898
Longitude: -122.9728
Station Organization ID:
ion Organization Name:
II Location Description:
Well Use Type: Residential
Well Completion Type: Unknown
Well Depth (feet bgs):
Perforation (feet bgs):
Perforation (feet bgs):
ound Surface Elevation: 1376.28
erence Point Elevation: 1376.68
ence Point Description: None Provided
Station Comments: Unofficial QAF



Water Level

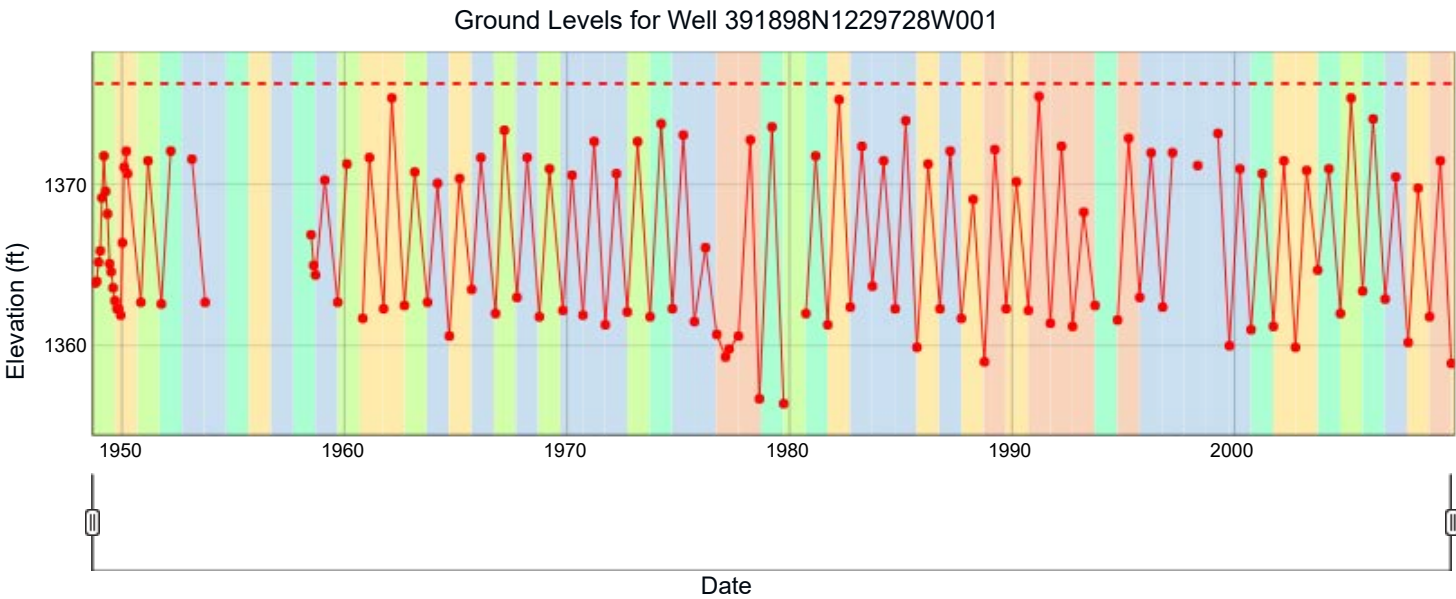
Hide Water Year Type

Date: (hover to see values)

☒ -- GSE ☒ — WSE 391898N1229728W001 : 0

CDEC Water Year Type (Sacramento)

Wet Above Normal Below Normal Dry Critical



Search:

MSMT_DATE WSE RPE_WSE GSE_WSE WLM_RPE WLM_GSE RDNG_RP RDNG_WS WLM_ORG_

Code: 391858N1229732W001 State Well Number: 15N10W04B002M

Site Code: 391858N1229732W001
Local Well Name:
State Well Number: 15N10W04B002M
Station ID: 18023
WCR Number:
Latitude: 39.1858
Longitude: -122.9732
Station Organization ID:
ion Organization Name:
II Location Description:
Well Use Type: Residential
Well Completion Type: Unknown
Well Depth (feet bgs):
Perforation (feet bgs):
Perforation (feet bgs):
ound Surface Elevation: 1372.78
erence Point Elevation: 1373.78
ence Point Description: None Provided
Station Comments: Unofficial QAF



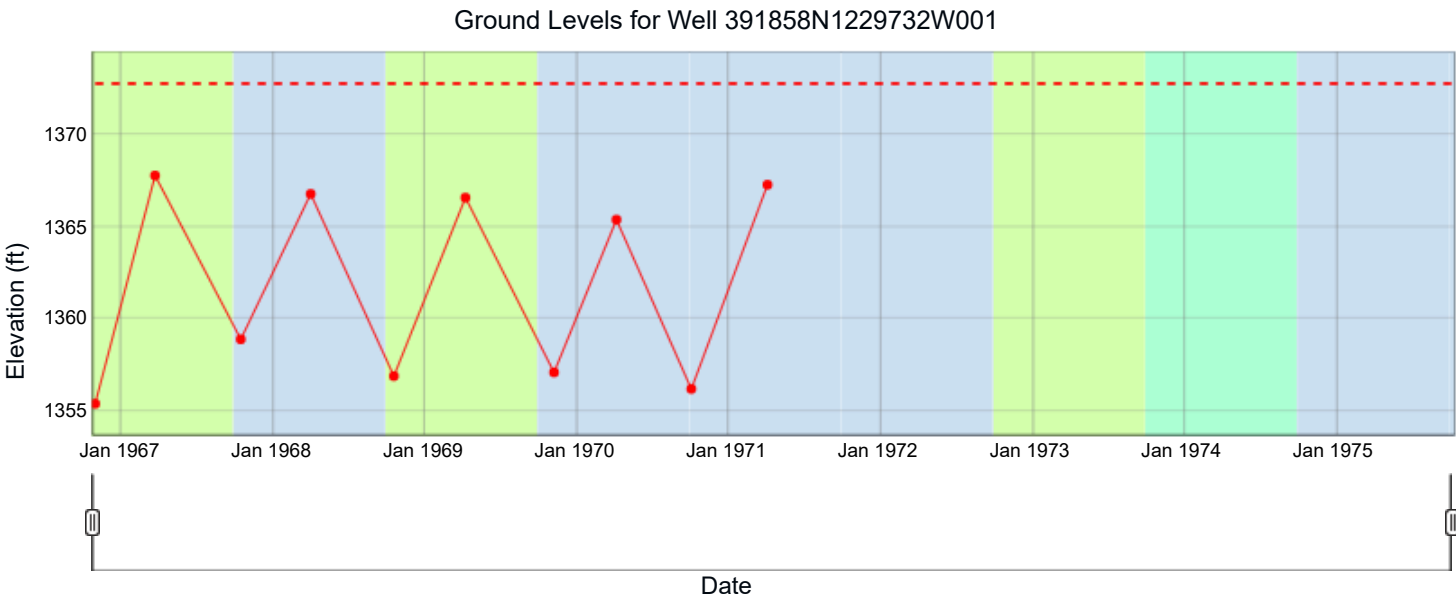
Water Level

Hide Water Year Type

Date: (hover to see values)

☒ -- GSE ☒ — WSE 391858N1229732W001 : 0

CDEC Water Year Type (Sacramento)
Wet Above Normal Below Normal Dry Critical



Search:

MSMT_DATE WSE RPE_WSE GSE_WSE WLM_RPE WLM_GSE RDNG_RP RDNG_WS WLM_ORG_

Code: 391921N1229725W001 State Well Number: 15N10W04B003M Local Well Name: 15N10W04B003M

Site Code: 391921N1229725W001
Local Well Name: 15N10W04B003M
State Well Number: 15N10W04B003M
Station ID: 35241
WCR Number: 30614
Latitude: 39.192142
Longitude: -122.972506
Station Organization ID:
Organization Name:
Location Description: Southwest of intersection of Witter Springs Road and Bachelor Valley Road in locked pumphouse. Use 2153 key.
Well Use Type: Residential
Well Completion Type: Single Well
Well Depth (feet bgs): 45
Perforation (feet bgs): 26
Perforation (feet bgs): 45
Ground Surface Elevation: 1384.8
Reference Point Elevation: 1385.8
Reference Point Description: Top of casing.
Station Comments: Unofficial QAF



Water Level

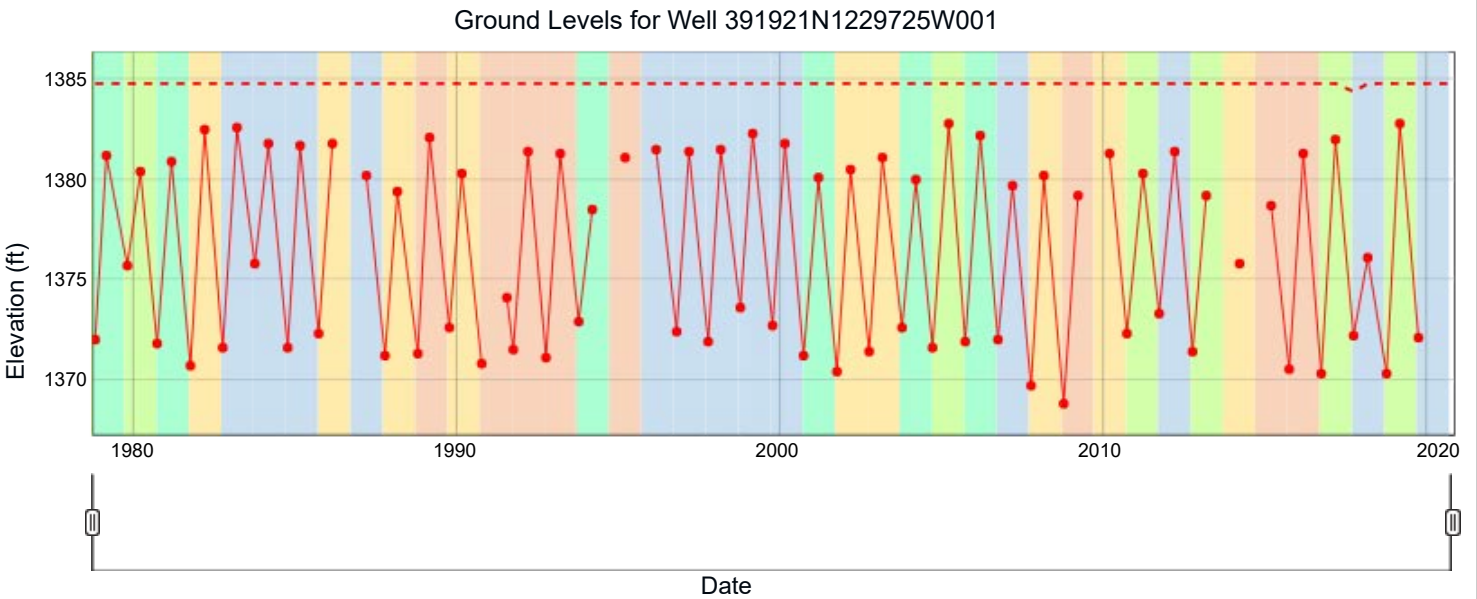
Hide Water Year Type

Date: (hover to see values)

☒ -- GSE ☒ — WSE 391921N1229725W001 : 26.0 - 45.0

CDEC Water Year Type (Sacramento)

Wet Above Normal Below Normal Dry Critical



Search:

MSMT_DATE WSE RPE_WSE GSE_WSE WLM_RPE WLM_GSE RDNG_RP RDNG_WS WLM_ORG_

le: 391955N1229639W001 State Well Number: 16N10W34N001M

Site Code: 391955N1229639W001

Local Well Name:

State Well Number: 16N10W34N001M

Station ID: 33875

WCR Number:

Latitude: 39.1955

Longitude: -122.9639

ion Organization ID:

Organization Name:

ocation Description:

Well Use Type: Residential

all Completion Type: Unknown

Well Depth (feet bgs):

arforation (feet bgs):

arforation (feet bgs):

d Surface Elevation: 1396.88

nce Point Elevation: 1397.68

e Point Description: None Provided

Station Comments: Unofficial QAF



Water Level

Hide Water Year Type

ate: (hover to see values)

-- GSE

☒ -- WSE 391955N1229639W001 : 0

DEC Water Year Type (Sacramento)

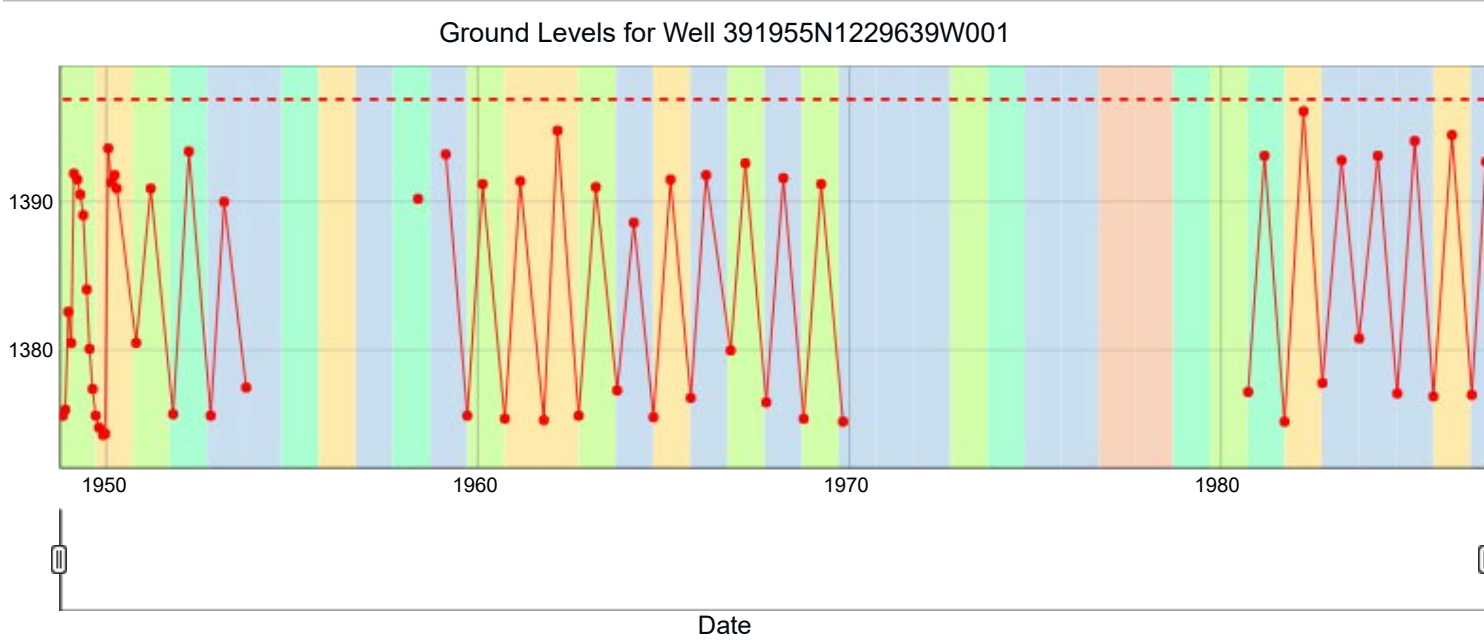
Wet

Above Normal

Below Normal

Dry

Critical



Water Level

Hide Water Year Type



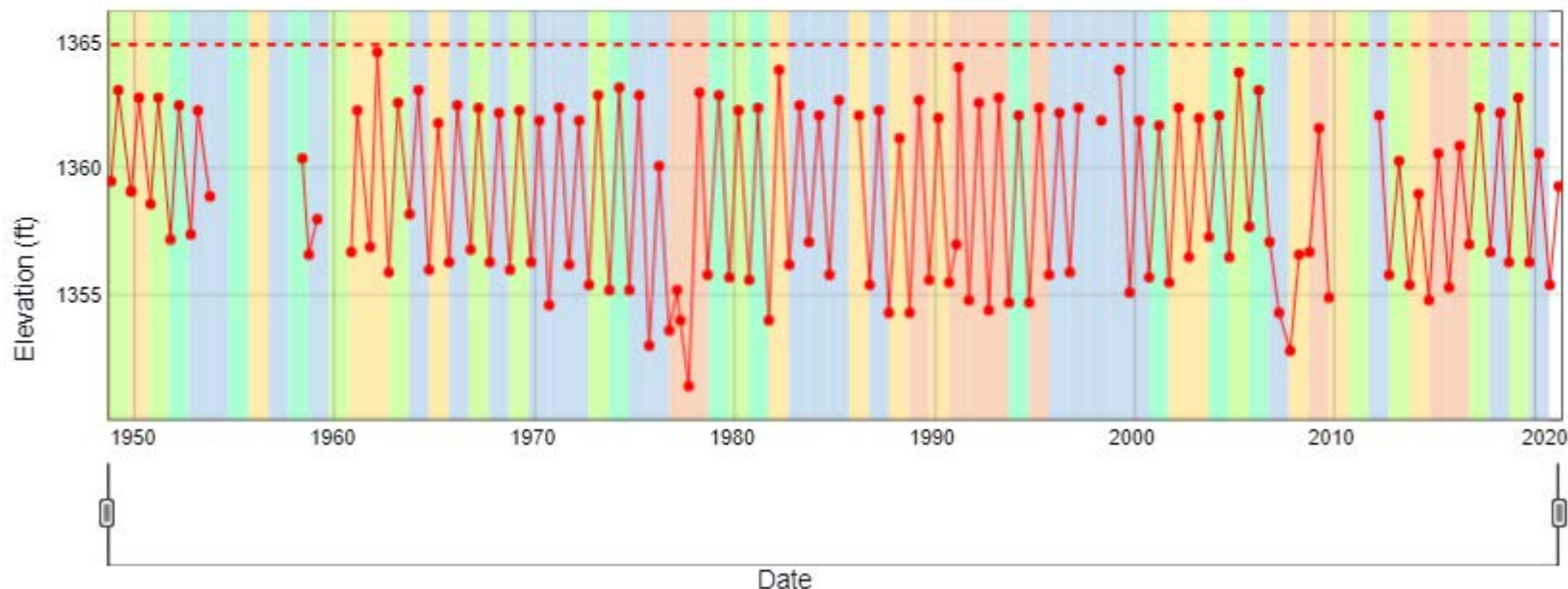
Date: (hover to see values)

☒ -- GSE☒ — WSE 391879N1229659W001 : 90

CDEC Water Year Type (Sacramento)

☐ Wet ☐ Above Normal ☐ Below Normal ☐ Dry ☐ Critical

Ground Levels for Well 391879N1229659W001



CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwwic@sonoma.edu
<http://www.sonoma.edu/nwwic>

December 23, 2020

File No.: 20-1132

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

re: UP 20-86, IS 20-102, EA 20-102 / 10960 Bachelor Valley Road, Witter Springs, CA / Ursa Valley, LLC

Dear Michael Taylor,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: Major Use Permit to allow the following licenses:

- ☑ Twelve (12) **A-Type 3: "Outdoor"**: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises • The property is composed of six (6) parcels totaling approximately 242 acres. The applicant proposes to only cultivate on parcels 002-046-15 and 002-046-16.
- ☐ Cultivation/canopy area of approximately 522,720 square feet. ☐ Total area of proposed cultivation which in addition to the cultivation/canopy area, includes a 120 square foot security center/Shed and a 160 square foot pesticides and agricultural chemicals storage area, is approximately 523,000 square feet.

Previous Studies:

- XX Study # 44891 (Maniery and Nolte 2008), covering approximately 10% of the proposed project area, does not appear to include any fieldwork within the project area. See recommendation below.

Archaeological and Native American Resources Recommendations:

- XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

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

Built Environment Recommendations:

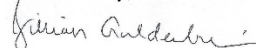
XX The 1958 (photo revised 1975) Upper Lake USGS 7.5' quad depicts a transmission line and one building in the proposed project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects 45 years or older may be of historical value, and therefore, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

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

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

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

Sincerely,



Jillian Guldenbrein
Researcher



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

Station 75
(707) 998-3294

Station 80
(707) 274-3100

Station 85
(707) 274-8834

Station 90
(707) 275-2446

December 15, 2020

Northshore Fire Protection District has the following comments regarding the proposed project.
10960 Bachelor Valley Road, Witter Springs, CA 95493.

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 9420 Main St. Upper Lake about 6 miles from the project area.

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

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

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

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

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

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

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

Respectfully,

Fire Chief
NorthShore Fire Protection District

From: [Fahmy Attar](#)
To: [Michael Taylor](#)
Subject: Re: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Friday, December 11, 2020 3:12:23 PM

Hello,

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

1. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
2. Any manufacturing or delivery Cannabis operations must comply with LCAQMD rules and regulations. An application must be submitted. Contact LCAQMD for more details.
3. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
4. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
5. If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
6. All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
7. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in

the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best Regards,

Fahmy Attar

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 533-3469 | fahmya@lcaqmd.net

On Dec 11, 2020, at 9:56 AM, Michael Taylor
<Michael.Taylor@lakecountyca.gov> wrote:

For your review.

Sincerely,

<[image001.png](#)>

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:

<[IMAGE002.PNG](#)> <[IMAGE003.PNG](#)> <[image004.gif](#)> <[IMAGE005.PNG](#)>

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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: Michael Taylor

Sent: Thursday, December 10, 2020 4:57 PM

To: 'Agriculture Commissioner' <steven.hajik@lakecountyca.gov>; 'Aleta Nafus (BLM)' <bhalstead@blm.gov>; 'Army Corps of Engineers' <spkregulatorymailbox@usace.army.mil>; 'Brian Much (Sonoma State NWIC)' <nwic@sonoma.edu>; 'CalCannabis CDFA' <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; 'CDFW-CEQA' <r2ceqa@wildlife.ca.gov>; 'Corey Smith' <csmith@lakecountyfire.com>; 'Dennis Keithly' <Dennis.Keithly@lakecountyca.gov>; 'Doug Gearhart' <dougg@lcaqmd.net>; 'Elizabeth Knight' <elizabethk@lcaqmd.net>; 'Fahmy Attar' <fahmya@lcaqmf.net>; 'Gloria Fong' <gloria.fong@fire.ca.gov>; 'Gloria Pulido' <gloria.pulido@lakecountyca.gov>; 'Gordon Haggitt' <Gordon.Haggitt@lakecountyca.gov>; 'Greg Peters' <Greg.Peters@lakecountyca.gov>; 'Jack Smalley' <Jack.Smalley@lakecountyca.gov>; 'Jacob Rightnar (CalTrans)' <jacob.rightnar@dot.ca.gov>; 'Janae Fried (CRWQCB)' <janae.fried@waterboards.ca.gov>; 'Jim Campbell' <Jim.Campbell@lakecountyca.gov>; 'Jim Shupe (CalTrans)' <james.shupe@dot.ca.gov>; 'Kelli Hanlon' <Kelli.Hanlon@lakecountyca.gov>; 'Kyle Stoner (CDFW)' <kyle.stoner@wildlife.ca.gov>; 'Lakeport Fire District' <chief500@lakeportfire.com>; 'Lori Baca' <Lori.Baca@lakecountyca.gov>; 'Mike Wink (CalFire)' <mike.wink@fire.ca.gov>; 'Northshore Fire District' <chief800@northshorefpd.com>; 'Paul Bleuss' <pbleuss@kelseyvillefire.com>; 'PG&E' <pgeplanreview@pge.com>; 'Richard Ford' <Richard.Ford@lakecountyca.gov>; 'Ryan Olah (USFWS)' <ryan_olah@fws.gov>; 'Saskia Burnett (CalTrans)' <saskia.rymer-burnett@dot.ca.gov>; 'Scott DeLeon' <Scott.DeLeon@lakecountyca.gov>; 'Tracy Cline' <Tracy.Cline@lakecountyca.gov>; 'Yuliya Osetrova' <Yuliya.Osetrova@lakecountyca.gov>;
Cc: 'Carol Huchingson' <Carol.Huchingson@lakecountyca.gov>; 'Michelle Scully' <Michelle.Scully@lakecountyca.gov>; 'Susan Parker' <Susan.Parker@lakecountyca.gov>; 'Eddie Crandell' <Eddie.Crandell@lakecountyca.gov>

Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that

would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor

[<image001.png>](#)

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:
[<IMAGE002.PNG>](#) [<IMAGE003.PNG>](#) [<image004.gif>](#) [<IMAGE005.PNG>](#)

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[<up_20-86_ursa_rfr_agency_final.pdf>](#)[<up_20-86_projectdescription.pdf>](#)[<up-20-86_siteplans.pdf>](#)

From: [Ron Montez](#)
To: [Michael Taylor](#)
Cc: [Sarah Ryan](#)
Subject: [EXTERNAL] RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-86
Date: Tuesday, April 20, 2021 5:46:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Hello Mr. Taylor,

The above proposed project is located outside of the Aboriginal Historic Tribal Boundaries of the Big Valley Band of Pomo Indians and we will not request consultation.

Please send your notices for permits to me for Big Valley Band of Pomo Indians as I am responsible for handling these kinds of requests

Thank you.

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

From: Sarah Ryan <sryan@big-valley.net>
Sent: Tuesday, April 20, 2021 12:57 PM
To: Ron Montez <rmontez@big-valley.net>
Subject: FW: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-86

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

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

From: Michael Taylor <Michael.Taylor@lakecountyca.gov>

Sent: Tuesday, April 20, 2021 11:24 AM

To: Michael Taylor <Michael.Taylor@lakecountyca.gov>

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-86

Good Morning Tribal Agencies,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-86) located at 10950 Bachelor Valley Road, Witter Springs, CA. You may download and review the Notice of Intent (NOI) below, along with the Initial Study and attachments by accessing the following link, <https://ceqanet.opr.ca.gov/2021040423> . If you have any questions please let me know.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-102 will begin on April 16, 2021 and end on May 20, 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:



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Central Valley Regional Water Quality Control Board

6 October 2020

WDID: 5S17CC429015

DISCHARGER

Michael Wheeler
Ursa Valley, LLC
340 South Lemon Avenue
Walnut, CA 91789

LANDOWNER

David Snider
Morongo Equity Partners II, LLC
730 Arcady Road
Santa Barbara, CA 93108

NOTICE OF APPLICABILITY, WATER QUALITY ORDER WQ-2019-0001-DWQ, MICHAEL WHEELER, APN 002-025-530-000, 002-046-090-000, 002-046-150-000, 006-046-160-000, 006-046-170-000, LAKE COUNTY

Michael Wheeler for Ursa Valley, LLC (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on 4 September 2020, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2019-0001-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **5S17CC429015**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Central Valley Regional Water Quality Control Board (Central Valley Water Board) will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA, including non-payment of annual fees.

Pursuant to the General Order and Policy, David Snider for Morongo Equity Partners II, LLC (hereafter “Landowner”) is ultimately responsible for any water quality degradation that occurs on or emanates from the property and for unauthorized water diversions. Accordingly, the Landowner, in addition to the Discharger, may be held responsible for correcting non-compliance.

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater than 1 acre (43,560 square feet), no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is greater than 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 2, low risk.

2. SITE-SPECIFIC REQUIREMENTS

[The Policy and General Order](http://www.waterboards.ca.gov/cannabis) are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

1. A *Site Management Plan* must be submitted within 90 days of applying for enrollment in the General Order; this deadline falls on **5 December 2020**. For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. . For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Central Valley Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Central Valley Water Board in developing a compliance schedule as described in Attachment A of the General Order. You are not required to use a Qualified Professional for developing the *Site Management Plan*. However, you are required to submit the *Site Management Plan* to Central Valley Water Board staff for approval prior to any site development.
2. A *Nitrogen Management Plan* must be submitted within 90 days of applying for enrollment in the General Order; this deadline falls on **4 December 2020**,

consistent with the requirements of General Order Provision C.1.d., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Nitrogen Management Plan*.

3. A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the Monitoring and Reporting Program (MRP). Attachment B of the General Order provides guidance on the contents for the annual reporting requirement. Annual reports shall be submitted to the Central Valley Water Board by March 1 following the year being monitored. The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Central Valley Water Board's Executive Officer or the State Water Board's Chief Deputy Director, or Deputy Director.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 2, low risk with the current annual fee assessed at \$1000. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice of Termination, including a *Site Closure Report* at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Central Valley Water Board reserves the right to inspect the site before approving a NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify Central Valley Water Board staff by telephone at 530-224-4845 so that a site-specific compliance schedule can be developed.

All monitoring reports, submittals, discharge notifications, and questions regarding compliance and enforcement should be directed to centralvalleyredding@waterboards.ca.gov or 530-224-4845.

(for) Patrick Pulupa
Executive Officer

JF: ck

cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
Mark Roberts, Lake County Planning Department, Lakeport

From: [West, Sarah E SPK](#)
To: [Michael Taylor](#)
Subject: [EXTERNAL] Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Thursday, December 17, 2020 6:42:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Dear Mr. Taylor,

The Corps does not have any comments at this time, however, if any waters of the US were to be filled due to your proposed project, a permit may be needed,

V/r

Sarah West

Sarah E. West
Project Manager
California North Section
USACE
916-557-7617 Office
sarah.e.west@usace.army.mil

We want to hear from you! Submit a customer service survey form
http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey>

Need information on the Regulatory Program?
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>

In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.

From: Mike Ciancio <chief800@northshorefpd.com>
Sent: Tuesday, December 15, 2020 2:23 PM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Cc: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; SPKRegulatoryMailbox <SPKRegulatoryMailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Corey Smith <csmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <dougge@lcaqmd.net>; Elizabeth Knight

<elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong
<gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt
<Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley
<Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae
Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell
<Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon
<Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire
District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire)
<mike.wink@fire.ca.gov>; Paul Bleuss <pbleuss@kelseyvillefire.com>; PG&E
<pgeplanreview@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Olah (USFWS)
<ryan_olah@fws.gov>; Saskia Burnett (CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon
<Scott.DeLeon@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Yuliya Osetrova
<Yuliya.Osetrova@lakecountyca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>;
Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker
<Susan.Parker@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: [Non-DoD Source] Re: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-
025-52 & 53.

Mr. Taylor,
Please see NFPD response attached,

*Mike Ciancio , Fire Chief
Northshore Fire Protection District
707-274-3100 Office
707-813-7720 Cell*

On Thu, Dec 10, 2020 at 4:58 PM Michael Taylor <Michael.Taylor@lakecountyca.gov> wrote:

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor



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:



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From: [Cory Smith](#)
To: [Michael Taylor](#)
Subject: [EXTERNAL] RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Friday, December 11, 2020 8:12:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Good Morning Assistant Planner Michael,
Thanks for the update for this proposed project. With this project not within Lake County Fire Protections District, I have not comment at this time.

Thanks and have a great day!

Cory Smith
Fire Marshal

Lake County Fire Protection District

CSmith@lakecountyfire.com

14815 Olympic Drive
Clearlake, Ca. 95422

707-994-2170 office
707-350-4140 cell
707-9944861 fax

From: Michael Taylor <Michael.Taylor@lakecountyca.gov>

Sent: Thursday, December 10, 2020 4:57 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; Army Corps of Engineers <spkregulatorymailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Cory Smith <CSmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong <gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire) <mike.wink@fire.ca.gov>; Northshore Fire District <chief800@northshorefpd.com>; Paul Bleuss

<pbleuss@kelseyvillefire.com>; PG&E <pgeplanreview@pge.com>; Richard Ford
<Richard.Ford@lakecountycalifornia.gov>; Ryan Olah (USFWS) <ryan_olah@fws.gov>; Saskia Burnett
(CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountycalifornia.gov>;
Tracy Cline <Tracy.Cline@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>

Cc: Carol Huchingson <Carol.Huchingson@lakecountycalifornia.gov>; Michelle Scully
<Michelle.Scully@lakecountycalifornia.gov>; Susan Parker <Susan.Parker@lakecountycalifornia.gov>; Eddie
Crandell <Eddie.Crandell@lakecountycalifornia.gov>

Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 & 17, 002-025-52 & 53.

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR
above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your
agency (if any), and of your environmental concerns. Additionally, please advise if your agency
recommends any modifications to the project that would reduce potential environmental
impacts. Due to the provisions of state law, it is essential that we receive your comments as
soon as possible but in no case later than December 29, 2020. Please email your comments to
michael.taylor@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor



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@lakecountycalifornia.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.



HABEMATOLEL POMO CULTURAL RESOURCES

Standard Monitoring Agreement Between Habematolel Pomo of Upper Lake And URSA Valley LLC

This MONITORING AGREEMENT ("Agreement") is made and entered into as of May 24th, 2021, by and between the **Habematolel Pomo of Upper Lake**, a federally recognized Indian tribe ("Habematolel Pomo of Upper Lake" or "Tribe") on the one hand, and URSA Valley LLC (**hereinafter "Contractor"**) on the other hand. Habematolel Pomo of Upper Lake and Contractor are collectively referenced hereinafter as the "Parties".

I. RECITALS

A. Subject Matter: This Agreement concerns the use and/or development of real property located within the area of Witter Springs, California, and which is the subject of development by Contractor. The development is commonly known as URSA Valley LLC, hereinafter referenced as the URSA Valley LLC and is described in Attachment I of this Agreement which shall include a map of the Project area. As used herein, the Area of Potential Effect includes 002-046-15 & 16.

B. Purpose: The purpose of this Agreement is to establish fee schedules and terms for the use of Habematolel Pomo of Upper Lake tribal monitors for the Project; establish protocols for the relationship between Habematolel Pomo of Upper Lake and the Contractor; formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items and any cultural artifacts, in the event that any are found in conjunction with the Project's development, including archaeological studies, excavation, geotechnical investigations, grading and any ground disturbing activity. This Agreement is entered into as mitigation under the California Environmental Quality Act ("CEQA") and/or the National Environmental Policy Act ("NEPA") and Section 106 of the National Historic Preservation Act ("Section 106"), any applicable Memorandum of Understanding between sovereign governments and any such mitigation may be a condition of approval for said Project.

C. Cultural Affiliation: The Project is within the boundaries of the Habematolel Pomo Linguistic Territory. Thus, cultural resources identified in the APE are related to the history and tradition of the Habematolel Pomo of Upper Lake and Pomo speaking peoples. Habematolel Pomo of Upper Lake has designated its Cultural Resources Department to act on its behalf with

HABEMATOLEL POMO OF UPPER LAKE

P: 707.900.6923 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485



HABEMATOLEL POMO CULTURAL RESOURCES

respect to the provisions of this Agreement. Any Native American human remains, grave goods, ceremonial items, and cultural items or artifacts that are found in conjunction with the development of this Project shall be treated in accordance with the Provisions of this Agreement.

II. TERMS

A. Incorporation of Recitals and Attachments: All of the foregoing recitals are accurate and are incorporated in this Agreement by reference. Attachments I and II are accurate and are incorporated in this Agreement by reference. In the event of a conflict between this Agreement and Attachments I and II, the [applicable Attachment] shall prevail.

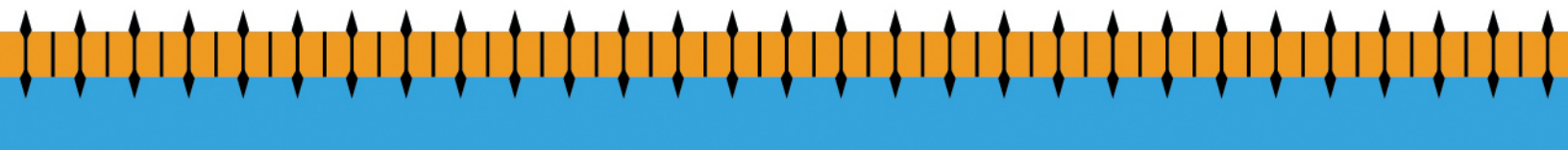
B. Term: This Agreement shall be effective as of the date of execution and it shall remain in effect until the Project's completion.

C. Scope of Services and Specifications: Given the nature and sensitivity of archaeological sites and cultural resources that are or may be within the Project area, Habematolel Pomo of Upper Lake shall provide tribal monitoring and consultation for the Project during the archaeological investigations and all ground disturbing activities required for the Project as further defined in Attachment II, Section I. Monitors will work in collaboration with the archaeologists and Project engineers hired/employed by the Contractor.

D. Fee Schedule:

The fee schedule for the use of Habematolel Pomo of Upper Lake monitors and staff is as follows:

Native American Monitoring	\$75.00 hourly rate (per monitor)
Tribal Historic Preservation Officer/ (4 hour minimum)	\$175.00 (per hour)
Tribal Executives (4 hour minimum)	\$200.00 (per hour)
Overtime (over 8 hrs. in a day)	\$112.50 hourly rate (per monitor)
Weekend and Holiday Hours	\$112.50 hourly rate Saturday; and \$150.00 hourly rate Sunday and Holiday





HABEMATOLEL POMO CULTURAL RESOURCES

Cultural Sensitivity Training

\$150.00 one-time charge per project

Administrative Fee

15% of Invoice

Habematolel Pomo of Upper Lake monitors will bill for time spent traveling to and from any Project site. In addition, Habematolel Pomo of Upper Lake shall be reimbursed for all costs associated with travel to and from the Project. Eligible items for cost reimbursement shall include, but not be limited to, mileage (or fuel purchases, at the submitter's election), hotel, and per diem (GSA rate).

E. Coordination with County Coroner's Office: In the event human remains are discovered on or near the Project site during its development, Contractor shall immediately contact the Coroner, the Habematolel Pomo of Upper Lake Tribal Historic Preservation Officer (THPO), the Tribal Chairperson and/or the Habematolel Pomo of Upper Lake's MLD Designee. In order to facilitate this Agreement's implementation, the appropriate County Coroner's Office shall be provided a copy of this Agreement either before any earth disturbing activities or upon request of the Tribe. Habematolel Pomo of Upper Lake agrees to provide Contractor the needed contact information in order to comply with this provision. The Coroner shall be asked by the Contractor to determine if the remains are (1) human, (2) prehistoric, and further, the Contractor shall request the Coroner to notify the State of California's Native American Heritage Commission in the event the remains are determined to be Native American. The Contractor will compensate the Coroner for reasonable fees and costs, if applicable and required by the County Coroner's office.

F. Most Likely Descendant ("MLD"): The Habematolel Pomo of Upper Lake as the MLD for any Human Remains, Associated Funerary Objects and Artifacts found within the exterior boundaries of the Habematolel Pomo of Upper Lake Linguistic Territory. Human Remains have been discovered within the Habematolel Pomo of Upper Lake Linguistic Territory on occasion and in all of those cases, the Native American Heritage Commission ("NAHC") designated the Habematolel Pomo of Upper Lake as the MLD under California Public Resources Code section 5097.98.

G. Treatment and Disposition of Remains: Where Native American human remains are discovered during the Project's development, and where Habematolel Pomo of Upper Lake has been designated the MLD, the following provisions shall apply to the Parties:

I. The Tribe shall be allowed, under California Public Resources Code sections 5097.98 (a) and 21083.2 and State CEQA Guidelines section 15064.5 (e), to: (1)





HABEMATOLEL POMO CULTURAL RESOURCES

inspect the site of the discovery; and (2) make recommendations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

II. The Tribe shall complete its inspection within twenty-four (24) hours of receiving notification from either the Contractor or the NAHC, as required by California Public Resources Code section 5097.98 (a). The Parties agree to discuss, in good faith, what constitutes "appropriate dignity" as that term is used in the applicable statutes.

III. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code sections 5097.98 (a) and (b) and 21083.2 and State CEQA Guidelines section 15064.5 (e).

IV. The Parties are aware that Habematolel Pomo of Upper Lake may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. Should Habematolel Pomo of Upper Lake recommend reburial of the human remains and associated ceremonial and cultural items (artifacts) on or near the site of their discovery, the Contractor shall make good faith efforts to accommodate the Tribe's request.

V. The term "human remains" encompasses more than human bones because Habematolel Pomo of Upper Lake's traditions periodically necessitated the ceremonial burning of human remains, and the Tribal Historic Preservation Officer shall make recommendations for removal of cremations. Grave goods are those artifacts associated with any human remains. These items and the soil, in an area encompassing up to two (2) feet in diameter around the burial, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

H. Treatment and Disposition of Cultural Items (Artifacts): Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Tribe. Contractor agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the Project site to the MLD for appropriate treatment, unless Contractor is ordered to do otherwise by a court or agency of competent jurisdiction. In addition, the Tribe requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations on or adjacent to the Project site. Where appropriate (from the perspective of Habematolel Pomo of Upper Lake), and agreed upon in advance by Habematolel Pomo of Upper Lake, certain analyses of certain artifact types will be permitted, which may



HABEMATOLEL POMO CULTURAL RESOURCES

include, but which may not necessarily be limited to, shell, bone, ceramic, stone and/or other artifacts.

I. Ownership Relinquishment: Contractor waives any, and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. If examination of cultural artifacts by an entity or individual other than the MLD is necessary, that entity or individual shall return said artifacts to the MLD within thirty (30) days, or any other agreed upon time frame from the initial recovery of the items.

J. The Description of Work: Description of work for Habematolel Pomo of Upper Lake monitors for the grading and ground disturbing operations at the Project site is provided in **Attachment II** to this Agreement and incorporated herein by this reference. **Section I of Attachment II specifies the duties and responsibilities of the identified tribal monitoring crew and other specified parties. Section II of Attachment II identifies the geographical area over which the tribal monitoring crew shall oversee cultural resource mitigation and monitoring in accordance with California Public Resources Code section 21083.2 (c) and (k). Sections III and IV of Attachment II mandate compensation of the tribal monitoring crew by the Contractor.**

K. Confidentiality: Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The County Coroner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). Moreover, all records relative to consultation between the Parties shall be confidential and not subject to public disclosure as required by the California Public Records Act, Cal. Govt. Code § 6250 et seq.

L. Severability: If any provision of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, unenforceable, unauthorized, annulled, voided or set aside,



under present or future laws, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such provision or by its severance from this Agreement. In the event of any such determination, the Parties shall enter into good faith negotiations to replace the prohibited or invalid provision with a valid provision, the effect of which comes as close as possible to that of the invalid provision.

M. Sovereign Immunity: Nothing in this Agreement shall be construed as a waiver of the Tribe's sovereign immunity, express or implied, or the sovereign immunity of any of its instrumentalities, political subdivisions, corporations, agents, departments, or agencies, or their respective officers, directors, employees, or agents.

Executed by:

Date: _____, 2021

Sherry Treppa
Tri

A handwritten signature in black ink, appearing to read "Sherry Treppa", written over a horizontal line.

Date: May 24th, 2021

URSA Valley, LLC

Jaime Restrepo
Manager

A handwritten signature in black ink, appearing to read "Jaime Restrepo", written over a horizontal line.





HABEMATOLEL POMO CULTURAL RESOURCES

Attachment II

NATIVE AMERICAN MONITORING OF GRADING AND GROUND DISTURBING ACTIVITIES

- I. **Specifications:** Given the nature and sensitivity of the archaeological sites and cultural resources that are in or may be within the Project area, the Habematolel Pomo of Upper Lake, a federally recognized Indian tribe and the Most Likely Descendant as identified by the Native American Heritage Commission, shall provide the tribal monitoring, consultation and facilitation for this Project during the archeological investigations, and all ground disturbing activities for the Project. Habematolel Pomo of Upper Lake monitors will work in concert with the archaeologists and Project engineers hired/employed by Contractor. The tribal monitors or Project archaeologists will be empowered to halt all earthmoving equipment in the immediate area of discovery when cultural items or features are identified until further evaluation can be made in determining their significance. It is understood that all surface and subsurface artifacts of significance shall be collected and mapped during this operation following standard archaeological practices.

After discovery of cultural items or features' discussions between the tribal monitors and project archaeologist will occur to determine the significance of the situation and best course of action for avoidance, protection of resources, and/or data recovery, as applicable.

- II. **Project to be Monitored:** Monitoring shall encompass the area known as [Project Name] and shall be known as the Project area. It is agreed that monitoring shall be allowed for all archaeological studies, excavations, and groundbreaking activities occurring in conjunction with the development of the Project.
- III. **Project Crew Size:** The Parties to this Agreement project the need for a tribal monitoring crew size to be determined by the Tribal Historic Preservation Officer (THPO), in accordance with Habematolel Pomo of Upper Lake Cultural Law. If the scope of the work changes (e.g., inadvertent discoveries of cultural resources or simultaneous grading of area that requires multiple tribal monitors), additional tribal monitors may be required. Developer agrees to directly compensate Habematolel Pomo of Upper Lake for all of the work performed by the tribal monitors. The compensation rate shall be made directly from Contractor to the Tribe in accordance with Section IV. If human remains are found, the coordination of the reburial of those remains and any associated cultural and ceremonial items shall be conducted in accordance with Sections III and IV of this Agreement.



HABEMATOLEL POMO CULTURAL RESOURCES

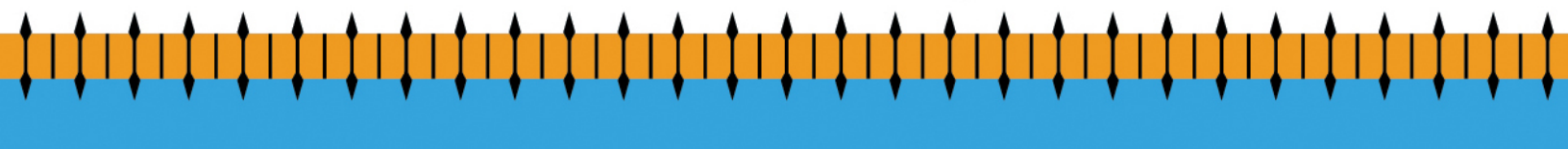
- IV. **Compensation:** Contractor shall directly compensate the Tribe in accordance with the compensation rates and procedures set forth in Section II.D of the Agreement. Invoices will be submitted on a monthly basis and shall be paid within 30 days of submittal to assure timely tribal monitor compensation and to further assure that tribal monitoring will not be terminated for the Project.

A minimum half-day charge ("show up" time) shall be charged to Contractor for unannounced work stoppages of the tribal monitors that are not due to actions by Habematolel Pomo of Upper Lake.

- V. **Rights of Access/Stoppage/Consultation Upon Discovery:** Contractor shall provide Habematolel Pomo of Upper Lake tribal monitors with unencumbered access to the Project site as reasonably necessary for the monitors to effectively perform the services required by this Agreement. It is understood that all surface and subsurface artifacts, Native American human remains, funerary objects, items of cultural patrimony, and any other cultural items shall be treated in accordance with an agreed upon artifact treatment and disposition plan.

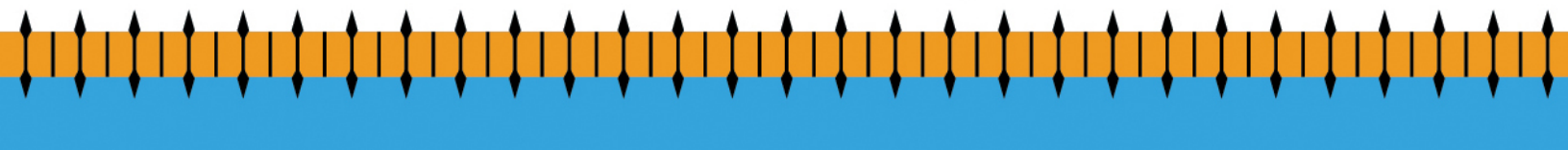
After discovery of cultural items or features, discussions between the tribal monitors and project archaeologist will occur to determine its significance and the best course of action for avoidance, protection of resources, and/or data recovery, as applicable. While determinations will be mostly in the field, Habematolel Pomo of Upper Lake's tribal monitors may need to seek further guidance from the Tribal Historic Preservation Officer (THPO) and/or Most Likely Descendent, Habematolel Pomo of Upper Lake Tribal Council and/or the Cultural Committee. If this rare occurrence should arise, Habematolel Pomo of Upper Lake reserves the right to request a 30-day stoppage of work.

Where circumstances warrant, the Contractor may be required, at its sole expense, to provide security personnel or remove unnecessary persons from the Project site. For example, where the safety of tribal monitors is at risk due to controversy or other circumstances surrounding a particular Project's development, security personnel would be provided at the Contractor's expense and members of the public excluded from the site. Likewise, where the protocol for the treatment of Native American human remains, funerary objects, artifacts, or items of cultural patrimony deems culturally required or appropriate, Contractor agrees unnecessary personnel will leave the site during the relevant time period.





HABEMATOLEL POMO
CULTURAL RESOURCES





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 10950 Bachelor Valley Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

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



Attachment 2 – Electric Facilities

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

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



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

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

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

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

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

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

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



December 11, 2020

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 UP 20-86 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

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



Attachment 2 – Electric Facilities

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

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



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

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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.

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From: [Gordon Haggitt](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Monday, December 14, 2020 11:11:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Michael: Confirm that the parcels involved are legal parcels and that any required setbacks from the property line are adhered to. A record of survey may be needed to verify setbacks for the inspectors. Bachelor Valley road is a public road but any easements leaving BVR would be private and terms of the easements unknown.

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

From: Michael Taylor
Sent: Thursday, December 10, 2020 4:57 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; Army Corps of Engineers <spkregulatorymailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Corey Smith <csmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong <gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire) <mike.wink@fire.ca.gov>; Northshore Fire District <chief800@northshorefpd.com>; Paul Bleuss <pbleuss@kelseyvillefire.com>; PG&E <pgeplanreview@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Olah (USFWS) <ryan_olah@fws.gov>; Saskia Burnett (CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor



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:



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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: [Yuliya Osetrova](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Wednesday, March 31, 2021 9:41:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Michael,

For the project, the comments are as follows:

- Require double straw wattles rows installation beside the creek banks to ensure the water quality.
- Require silt fence installation on the perimeter of the canopy site to ensure the water quality
- Request culvert installation (if installed, request the compliance with Cannabis cultivation BMPs, e.g. minimum diameter and length) at the each crossing of the creek (at least 3 as determined from the plan review)
- The PMP states that the monitoring equipment **would be** installed... Require the installation of the monitoring water flow and water levels equipment for all the wells proposed to be used (5 total wells) prior granting the permit to start the project.

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

From: Michael Taylor
Sent: Monday, March 29, 2021 9:28 AM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.

Hello Yuliya,

Please find attached as requested information (updated) for the above mentioned use permit. Information for your review include well permits and well flow/levels as described in your response to the original RFR sent on 12/10/2020.

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:



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From: Yuliya Osetrova
Sent: Friday, December 11, 2020 9:26 AM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Subject: RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.

Michael,

For this project the comments are as follows:

- The Property Management Plan compliant with County Ordinance (Cannabis cultivation) should be developed and the following parts should be submitted for Water Resources Department review: Stormwater, Water Use - missing
- Well/s permit/s – missing
- Installed monitoring equipment information (water flow, water levels) – missing

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

From: Michael Taylor

Sent: Thursday, December 10, 2020 4:57 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; Army Corps of Engineers <spkregulatorymailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Corey Smith <csmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong <gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire) <mike.wink@fire.ca.gov>; Northshore Fire District <chief800@northshorefpd.com>; Paul Bleuss <pbleuss@kelseyvillefire.com>; PG&E <pgeplanreview@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Olah (USFWS) <ryan_olah@fws.gov>; Saskia Burnett (CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>

Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 & 17, 002-025-52 & 53.

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Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor

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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**HABEMATOLEL POMO
CULTURAL RESOURCES**

April 28, 2021

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

RE: Ursa Valley LLC Project

Dear Mr. Michael Taylor:

Thank you for your project notification letter dated April 16, 2021, regarding cultural information on or near the proposed 10960, 10950, 10934, 10930 Bachelor Valley Road, Witter Springs, Lake County. We appreciate your effort to contact us and wish to respond.

The Habematolel Pomo Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. Please send us the cultural resource study for this project. Additionally, Habematolel Pomo of Upper Lake requests a site visit to the project area to evaluate our cultural concerns.

Please contact the following individual to coordinate a date and time for the site visit.

Robert Geary, Tribal Historic Preservation Officer (THPO)
Habematolel Pomo of Upper Lake
Office: (707) 900-6923
Email: rgeary@hpultribe-nsn.gov

Please refer to identification number HP- 20210423-02 in any correspondence 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

From: [Lori Baca](#)
To: [Michael Taylor](#)
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-86
Date: Wednesday, April 28, 2021 9:51:31 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)

Michael,

Parcels 002-046-09, -15, -16, -17 and 002-025-52 and -53 are all 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 11:24 AM
To: Michael Taylor <Michael.Taylor@lakecountyca.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Major Use Permit, UP 20-86

Good Morning,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-86) located at 10950 Bachelor Valley Road, Witter Springs, CA. You may download and review the Notice of Intent (NOI) below, along with the Initial Study and attachments by accessing the following link, <https://ceqanet.opr.ca.gov/2021040423> . If you have any questions please let me know.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-102 will begin on April 16, 2021 and end on May 20, 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:



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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: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 & 17, 002-025-52 & 53.
Date: Tuesday, December 15, 2020 9:17:22 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)

Michael,

Parcel 002-046-09 is 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: Thursday, December 10, 2020 4:57 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; Army Corps of Engineers <spkregulatorymailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Corey Smith <csmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong <gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire) <mike.wink@fire.ca.gov>; Northshore Fire District <chief800@northshorefpd.com>; Paul Bleuss <pbleuss@kelseyvillefire.com>; PG&E <pgeplanreview@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Olah (USFWS) <ryan_olah@fws.gov>; Saskia Burnett (CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully

<Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>

Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 & 17, 002-025-52 & 53.

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor



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:



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**HABEMATOLEL POMO
CULTURAL RESOURCES**

May 20, 2021

Lake County Dept. Community Development
Attn: Michael Taylor, Assistant Planner
255 N. Forbes St.
Lakeport CA, 95453
RE: Ursa Valley LLC, Cannabis Project

Dear Mr. Michael Taylor:

Thank you to all for the site visit on May 19, 2021, regarding the proposed 10960,10950,10934,10930 Bachelor Valley Road, Witter Springs, Lake County. We appreciate taking the time to show the project area.

Based on the information provided to the Habematolel Pomo of Upper Lake during our site visit, as well as supporting documents provided by your organization; we would like to initiate a formal consultation with the lead agency/developer. At the time of consultation, please provide the Habematolel Pomo Cultural Resources Department with a project timeline, detailed project information. The Habematolel Pomo of Upper Lake highly recommends cultural monitors during ground disturbance, including tilling, scraping, backhoe trenching and any excavations. In addition, we recommend cultural sensitivity training for all project personnel. Additionally, we request that the Habematolel Pomo of Upper Lake's Treatment Protocol is incorporated into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed.

Please contact the following individual to schedule a consultation meeting and set up a monitoring agreement:

Robert Geary, Tribal Historic Preservation Officer (THPO)
Habematolel Pomo of Upper Lake
Office: (707) 900-6923
Email: Rgeary@hpultribe-nsn.gov

Please refer to identification number HP- 20210423-02 in future correspondences concerning this project.

Thank you for providing us 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

From: [Yuliya Osetrova](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.
Date: Friday, December 11, 2020 9:26:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Michael,

For this project the comments are as follows:

- The Property Management Plan compliant with County Ordinance (Cannabis cultivation) should be developed and the following parts should be submitted for Water Resources Department review: Stormwater, Water Use - missing
- Well/s permit/s – missing
- Installed monitoring equipment information (water flow, water levels) – missing

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

From: Michael Taylor
Sent: Thursday, December 10, 2020 4:57 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Aleta Nafus (BLM) <bhalstead@blm.gov>; Army Corps of Engineers <spkregulatorymailbox@usace.army.mil>; Brian Much (Sonoma State NWIC) <nwic@sonoma.edu>; CalCannabis CDFA <cdfa.CalCannabis_local_verification@cdfa.ca.gov>; CDFW-CEQA <r2ceqa@wildlife.ca.gov>; Corey Smith <csmith@lakecountyfire.com>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy Attar <fahmya@lcaqmf.net>; Gloria Fong <gloria.fong@fire.ca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jacob Rightnar (CalTrans) <jacob.rightnar@dot.ca.gov>; Janae Fried (CRWQCB) <janae.fried@waterboards.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Jim Shupe (CalTrans) <james.shupe@dot.ca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kyle Stoner (CDFW) <kyle.stoner@wildlife.ca.gov>; Lakeport Fire District <chief500@lakeportfire.com>; Lori Baca <Lori.Baca@lakecountyca.gov>; Mike Wink (CalFire) <mike.wink@fire.ca.gov>; Northshore Fire District <chief800@northshorefpd.com>; Paul Bleuss <pbleuss@kelseyvillefire.com>; PG&E <pgeplanreview@pge.com>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Olah (USFWS) <ryan_olah@fws.gov>; Saskia Burnett (CalTrans) <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>

Subject: Request for Review UP 20-86 APNs: 002-046-09, 15, 16 &17, 002-025-52 & 53.

Good Morning Fellow Agencies,

This email is a request for review for a Major Use Permit (UP 20-86). I have attached the RFR above for your convenience, including the Site Plan and Project Description.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than December 29, 2020. Please email your comments to michael.taylor@lakecountyca.gov or mail them to the address listed in the letterhead above.

Sincerely,

Michael Taylor



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:



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YOCHA DEHE
CULTURAL RESOURCES

May 19, 2021

Lake County – Planning Commission
Attn: Michael Taylor, Planner
255 N. Forbes St.
Lakeport, CA 95453

RE: 10950 10934 Bachelor Valley Rd Witter Springs Cannabis Project YD-05172021-03

Dear Mr. Taylor:

Thank you for your project notification letter dated, May 21, 2021, regarding cultural information on or near the proposed 10950 10934 Bachelor Valley Rd Witter Springs Cannabis Project, Lake County. We appreciate your effort to contact us.


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

Habematolel Pomo of Upper Lake
Attn: Linda Rosas-Bill
P.O. Box 516
Upper Lake, CA 95485

Please refer to identification number YD - 05172021-03 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,

DocuSigned by:

F5E6AC2FFD52434...

Laverne Bill
Interim Director of Cultural Resources

cc: Habematolel Pomo of Upper Lake

From: [Marilyn Crayton Randy Kocher](#)
To: [Michael Taylor](#)
Subject: [EXTERNAL] Ursa Valley Major Use Permit UP20-86
Date: Tuesday, May 18, 2021 12:29:41 PM

1. We would like to know if you have received our email and snail mail regarding this major use permit
2. We have a shallow well and there have been numerous wells recently drilled to the east of our well and fence line. Our fear is that once the grow gets in service we will lose our water, leaving our land and home with little value. Being as it is your decision as to what will be transpiring we want to know will the county be responsible to make our loss if any whole again if water is lost. Our neighbor seems nice but we do fear losing our water.
3. Last year our neighbor at our north fence put in a grow that we were told was not a legal grow. We were never notified of that grow and are wondering why

Randall Kocher
Marilyn Crayton
707-272-0735 272-1761

doodahland@live.com

From: [Marilyn Crayton Randy Kocher](#)
To: [Michael Taylor](#)
Subject: [EXTERNAL] Ursa Valley - Major Use Permit (UP 20-86) and Initial Study (IS 20-102)
Date: Friday, April 30, 2021 4:16:52 PM

We Randal Kocher and Marilyn Crayton are the property owners of 11000 Bachelor Valley Road APN 002 024 17, property located on west side of the Ursa Valley project located at 10950 Bachelor Valley Road, Witter Springs.

We are not opposed to the grow site as long as it has NO adverse impact on our shallow well. A number of wells have been drilled recently next door to us.

Concern: if we experience water shortage or muddied water will the county be responsible for making us whole again ?

We thank you for informing us of this grow, we have met our new neighbors and they seem quite compatible.

We have another cannabis grow site on our northern property line that was started last year. For some reason we were not notified of that one (APN 002 024 22)

Please contact us with any updates.

Randall Kocher 707-272-0735

Marilyn Crayton 707-272-1761

To the Planning Division:

I am writing regarding the Ursa Valley Major Use permit for the cannabis cultivation operation in Bachelor Valley. I have great concerns about the amount of water required to sustain such an operation. We have had very little rain. Many of my neighbor's wells in this valley dry up by the end of summer. Why would we allow this major water use operation to dry up what little water we have?

In addition to the over use of water (hoop houses allow for many grows in a year requiring massive amounts of water), this type of operation brings in a transient population that is often threatening to the neighborhood. If you don't believe me, look at what has happened to Covelo. Out of control pot growing is destroying this community. Please do not allow this to happen here. Humboldt and Mendocino County have allowed out of control cultivation to destroy their counties. Please, please stop it here.

Rick and Natalie Perry
9707 Witter Springs Rd.
Witter Springs, Calif.

From: [Rachel Quist](#)
To: [Michael Taylor](#)
Subject: [EXTERNAL] Project Title: Ursa Valley - Major Use Permit (UP 20-86)
Date: Thursday, April 29, 2021 10:53:31 AM

Hello,

We are voicing our concerns for the referenced project with APNs: 002-046-09, 15,16, & 17; 002-025-52 & 53. It is our understanding that there has already been several wells drilled to obtain enough water for this project. Our property, 10955 Bachelor Valley Rd., borders the project location of 10950 Bachelor Valley Rd., It appears that the wells being drilled are pretty much in line with our well. We haven't previously had any problems with this well but if we lose it because of this project, our property will suffer greatly. Is there assurances that our well won't be negatively impacted?

Trusting you to look out for us who have been living and farming in this beautiful area for years.

Sincerely,
Jim and Rachel Quist

May 13,2021

To the Planning Division of the Community Development Department:

Regarding: The Proposed Mitigated Negative Declaration based on Initial Study IS 20-102

Dear Planning Division,

I am very concerned about the water drought in Lake County. My neighbors and I have been told to be extremely conservative with water usage. We all have shallow wells and have barely made it through the past few summer and fall seasons. Witter Springs would not have survived the last large fire in 2018, without our water resources. It is predicted that we will have a severe fire season with definite fire danger. To allow a commercial cannabis grow with tremendous water usage ,at this time seems very short sided. It may completely destroy our fragile aquifers and beautiful valley. We need our water to survive.

I live within 100 feet of the proposed 12 acre operation. The noise of equipment, day and night, is not healthy nor pleasant. The heavy traffic will destroy our narrow roads and also be dangerous for other drivers and the school buses that run the route of the valley.

Please consider protecting our water, homes and state of mind.

Thank you for your consideration,

Rye Davis Gilley

10946 Bachelor Valley Road
Witter Springs, Ca 95493
gwoodinc@hughes.net
707.391.8658