

Eric Porter

From: John Everett
Sent: Thursday, August 19, 2021 10:15 AM
To: Eric Porter
Subject: RE: RFR - Coast Oak mod - correction to file no. - should be MMU 21-07

No comments.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

From: Eric Porter
Sent: Tuesday, August 17, 2021 9:53 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Kevin Ponce <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: RFR - Coast Oak mod - correction to file no. - should be MMU 21-07

Hi all,

We had apparently assigned the same file number to two different files. The RFR that I sent earlier this morning should reference file no. MMU 21-07 rather than MMU 21-05. We have fixed the duplication internally – please disregard my earlier RFR on this file and use the attached RFR.

Project: modification of use permit no. 19-25; converts 14,080 sq. ft. of mixed light canopy to 15,000 sq. ft. of outdoor canopy within the same 27,125 sq. ft. cultivation area approved by UP 19-25.

Thanks,



Eric J. Porter
Associate Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37101
Fax: (707) 263-2225
Email: eric.porter@lakecountyca.gov



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

Received
AUG 19 2021
Environmental Health

SR000 4359

DISTRIBUTION DATE: August 17, 2021

REQUEST FOR REVIEW FOR SUFFICIENCY

☒ AG. COMMISSIONER
☐ AIR QUALITY MGMT
☒ ASSESSOR
☒ BUILDING DIVISION
☒ DPW - ROADS
☒ ENVIRON HEALTH
☐ LAKEBED MANAGEMENT
☐ PUBLIC SERVICES
☐ SHERIFF
☐ SPECIAL DISTRICTS
☐ SURVEYOR
☒ TAX COLLECTOR
☐ WASTE DISPOSAL
☒ WATER RESOURCES

FIRE PROTECTION DIST:
☒ Kelseyville
☐ Lake County
☐ Lake Pillsbury (no contact info)
☐ Lakeport County
☐ Northshore
☐ South Lake County
☒ CalFire
☐ GRADING
☐ PG&E
☐ HOA
☐ WATER CO
☐ OTHER

☐ CA DEPT FISH & WDLF
☐ CALTRANS
☐ STATE LANDS COMM.
☐ CRWQCB
☐ STATE DEPT. OF HEALTH
☒ CALCANNABIS
☐ NW INFO CENTER
☐ SIERRA CLUB
☐ FARM BUREAU
☐ ARMY CORPS
☐ BLM
☐ NRCS (USDA)
☐ US FISH & WILDLIFE SVC
☐ US FOREST SERVICE

FROM: Eric Porter, Associate Planner
REQUEST: Modification, ~~MMU 21-05~~ MMU 21-07, Categorical Exemption to CEQA
OWNER/APPLICANT: Coast Oak Inc. / Carl Tharp
APN: 007-029-12 (and 02, 10 as clustering sites)
LOCATION: 7560 Highway 29, Kelseyville
ZONING: "RL-B5-SC" - Rural Lands - Frozen - Scenic Combining
GENERAL PLAN: Rural Lands
HAZARDS: SRA High Fire area
NATURAL RESOURCES: None mapped
SUPERVISOR DIST: 5

PROPOSAL: The applicant was approved for a major use permit for 14,080 sq. ft. of mixed light (greenhouse) commercial cannabis cultivation under file number UP 19-25. The applicant wants to convert the mixed light cultivation area to 'outdoor' cultivation. The properties are 80 acres in size and large enough to support this request, which has a minimal impact on the footprint of the affected area. The site has been historically disturbed in the past with crops, and has already been approved for legal cannabis cultivation through the afore-mentioned use permit.

The cultivation site is required to meet the following access standards: 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. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body. The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district. Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public.

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 **August 30, 2021**. Please email your comments to Eric Porter at eric.porter@lakecountvca.gov or mail them to the address listed in the letterhead above.

See attached memorandum

Eina Rubin

824/2

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County Administration



VICINITY MAP



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, MPH
Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: August 24, 2021

TO: Eric Porter, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: MMU 21-07 Modification Major Use Permit, CEQA
Commercial Cannabis

APN: 007-029-02, 10, 12 7560 Hwy 29, Kelseyville

Lake County Division of Environmental Health (EH) has on file for the subject parcel:

APN: 007-029-10 – an October 2019 Ag Exempt Bldg sign off, a 2018 RFR review for Minor Use Permit MUP 18-49, a 1979 septic permit (6678-S) designed to service a 3 bedroom residence.

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.

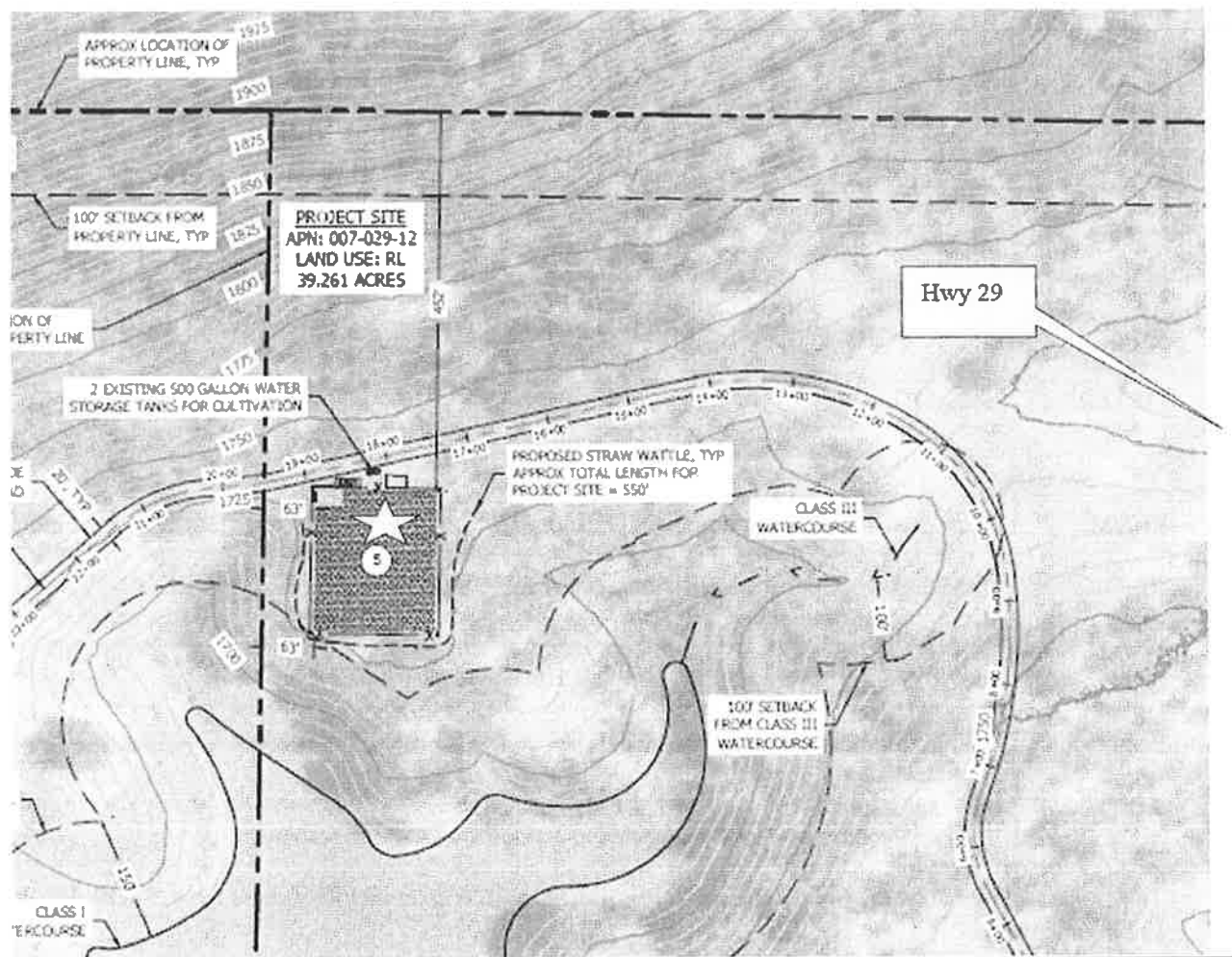
If the applicant is proposing a commercial cannabis operation and the operation will be constructing or utilizing an existing structure (i.e., processing facility) that will have plumbing for a restroom, sink, etc, the structure will be required to have its own OWTS, separate from any existing or new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

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

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.

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.

Promoting an Optimal State of Wellness in Lake County



Eric Porter

From: Robert Geary <rgeary@hpultribe-nsn.gov>
Sent: Tuesday, August 17, 2021 2:33 PM
To: Eric Porter
Subject: [EXTERNAL] RE: 7560 Hwy 29, Kelseyville - Tribal jurisdiction?

Eric,

That would be Big Valley THPO (Tribal Historic Preservation Officer) Ronald Montez Sr THPO@big-valley.net . Hope this helps!

Thanks,



Robert Geary

Tribal Historic Preservation Officer | Habematolel Pomo of Upper Lake
635 E. Hwy 20, A | P.O. Box 516 | Upper Lake, CA 95485
C 707.349.7050 | O 707.900.6923 | F 707.275.0757
www.hpultribe-NSN.gov

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Tuesday, August 17, 2021 2:08 PM
To: Robert Geary <rgeary@hpultribe-nsn.gov>
Subject: 7560 Hwy 29, Kelseyville - Tribal jurisdiction?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robert,

I'm processing a minor amendment to a 2019 (approved) cannabis use permit at 7560 Hwy 29, Kelseyville. They want to convert 14,080 sq. ft. of approved greenhouse canopy to 15,000 sq. ft. of outdoor canopy. The expansion would be under 1,000 sq. ft. in total increased canopy, so I'm fairly sure we can 'categorically exempt' this project under CEQA 15301, which allows for minor changes to an approved project.

However, I want to talk to the Tribe responsible for this area before I make any assumptions. Do you know which Tribe has jurisdiction over the Hwy 29 / Bottle Rock Road area?

Thanks,



Eric J. Porter

Associate Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37101
Fax: (707) 263-2225
Email: eric.porter@lakecountyca.gov

STAY CONNECTED:



Eric Porter

From: Mary Camp <admin@rvrpomo.net>
Sent: Thursday, August 19, 2021 1:06 PM
To: Eric Porter
Subject: [EXTERNAL] RE: AB 52 - modification MMU 21-07 to approved cannabis file no. UP 19-25, Coast Oak Inc; Carl Tharp

No comments at this time.

From: Eric Porter [mailto:Eric.Porter@lakecountyca.gov]
Sent: Tuesday, August 17, 2021 12:41 PM
To: sryan@big-valley.net; Robert Geary <rgeary@hpultribe-nsn.gov>; thomas.jordan@sv-nsn.gov; mlrivera@middletownrancheria.com; THPO@middletownrancheria.com; THPO@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; rmontez@big-valley.net; cww281@gmail.com; jsimon@middletownrancheria.com; l.brown.elem@gmail.com; aarroyosr@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; TC@middletownrancheria.com; kn@koination.com; Dino Beltran <dbeltran@koination.com>; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mshaver@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; Temashio Anderson <tanderson@rrcbc-nsn.gov>
Subject: AB 52 - modification MMU 21-07 to approved cannabis file no. UP 19-25, Coast Oak Inc; Carl Tharp

Hi all,

This cultivator has applied for a minor amendment to a Use Permit that was approved in 2020; file no. UP 19-25, 'Tharp'. The company name is Coast Oak Inc.

The applicant was approved for greenhouses inside a 27,125 sq. ft. area under the 2020 use permit. He now wants to convert the greenhouse cultivation to be outdoor.

Original canopy area: 14,080 sq. ft. (greenhouses)
Proposed canopy area: 15,000 sq. ft. (outdoors)

We did not request a revised Cultural Study and intend on categorically exempting this change from a CEQA review, since the area involved is essentially the same, and is within the originally-approved fenced enclosure.

If consultation is desired, please let me know on or before Sept. 17 if possible. I can send the original Cultural Study and original / revised site plans if you request them.

Thank you,



Eric J. Porter
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Email: eric.porter@lakecountyca.gov
STAY CONNECTED:

Eric Porter

From: Yuliya Osetrova
Sent: Thursday, September 9, 2021 8:51 AM
To: Eric Porter
Subject: RE: Cannabis - modification to approved use permit UP 19-25

Eric,

For this project the comment is as follows;

- To ensure protection of the site's water resources, require placement of stormwater BMPs on the entire perimeter of the growing site. Request silt fence installation in addition to straw wattles – on the entire perimeter as well.

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

From: Eric Porter
Sent: Tuesday, August 17, 2021 8:35 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Paul Bleuss <PBleuss@Kelseyvillefire.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Kevin Ponce <Kevin.Ponce@cdfa.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com
Subject: Cannabis - modification to approved use permit UP 19-25

Hi all,

Coast Oak Inc. (Carl Tharp) has applied for a modification to an approved major use permit to change 14,080 sq. ft. of mixed light canopy to 15,000 sq. ft. of outdoor canopy. The original footprint (cultivation area) remains the same at 27,125 sq. ft.

Please send any comments you may have to me on or before Aug. 30, 2021 if possible.

Thanks,
Eric



Eric J. Porter
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Fax: (707) 263-2225