

## Eric Porter

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**From:** Fahmy Attar <FahmyA@lcaqmd.net>  
**Sent:** Thursday, July 8, 2021 2:25 PM  
**To:** Eric Porter  
**Subject:** Re: Sunny S Ranch modification - file no. MMU 21-20; request for comments

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  
O 707-263-7000 | M 707-533-3469 | [FahmyA@LCAQMD.net](mailto:FahmyA@LCAQMD.net)

On Jul 2, 2021, at 4:16 PM, Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)> wrote:

Hi all,

Sunny S ranch, located at 19424 Butts Canyon Road, Middletown, was approved for a major use permit in 2019 for commercial cannabis. The cultivator, Shannon Sanders, wants to add four 2,499 sq. ft. 'nursery areas.'

The site plan provided is very large, and I did not receive pdfs of this proposal. I have called the applicant's designer, Vincent Price with a request for pdfs for this change that I can route to you. I will send them once I receive them.

Happy 4<sup>th</sup> weekend,

<image001.png>

**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](mailto:eric.porter@lakecountyca.gov)  
STAY CONNECTED:

<IMAGE002.PNG> <IMAGE003.PNG> <image004.gif> <IMAGE005.PNG>

<RFR Sunny S MMU.doc>

## Eric Porter

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**From:** Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>  
**Sent:** Friday, July 2, 2021 10:28 PM  
**To:** Eric Porter; Steven Hajik; Fahmy Attar; Ryan Lewelling; Ray Kehoe; John Everett; Craig Wetherbee; Gloria Gregore; Lori Baca; Gordon Haggitt; Elizabeth Martinez; Yuliya Osetrova; Paul Bleuss; Ponce, Kevin@CDFA; Northwest Information Center; vbrandon95457@gmail.com; Roberta Lyons; Carol Huchingson; Susan Parker; Galvez, Shane@CALFIRE; Duncan, Paul@CALFIRE; Hannan, Jake@CALFIRE; Fong, Gloria@CALFIRE  
**Subject:** [EXTERNAL] Re: Sunny S Ranch modification - file no. MMU 21-20; request for comments

### Greetings Planner Porter

These comments are from CAL FIRE

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

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

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

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

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

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

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

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

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.

- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).
- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.

- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
  - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustible surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.
- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

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

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

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

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

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

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#### Hazardous Materials Management (CUPA)

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

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

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

□

#### Report of the Committee on - NFPA

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

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

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FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

**Mike Wink**

**Battalion Chief**

**Middletown Battalion**

**CAL FIRE**

**Sonoma - Lake - Napa Unit**

**21095 Hwy 175 - P.O.Box 1360**

**Middletown, Ca. 95461**

**Office: 707.987-3089 ext 3**

**Cell: 707.889.4225**

**Fax: 707.987.9478**

**Emial [Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)**

---

**From:** Eric Porter <Eric.Porter@lakecountyca.gov>

**Sent:** Friday, July 2, 2021 4:16 PM

**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@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>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Northwest Information Center

<nwic@sonoma.edu>; vbrandon95457@gmail.com <vbrandon95457@gmail.com>; Roberta Lyons  
<roberta.lyons@att.net>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker  
<Susan.Parker@lakecountyca.gov>

**Subject:** Sunny S Ranch modification - file no. MMU 21-20; request for comments

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

Hi all,

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Happy 4<sup>th</sup> weekend,



**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](mailto:eric.porter@lakecountyca.gov)

STAY CONNECTED:







## Eric Porter

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**From:** John Everett  
**Sent:** Tuesday, July 20, 2021 4:10 PM  
**To:** Eric Porter  
**Subject:** RE: Sunny S Ranch modification - file no. MMU 21-20; request for comments

No comment.

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:** Friday, July 2, 2021 4:16 PM  
**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@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>; Northwest Information Center <nwic@sonoma.edu>; vbrandon95457@gmail.com; Roberta Lyons <roberta.lyons@att.net>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>  
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**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](mailto:eric.porter@lakecountyca.gov)

STAY CONNECTED:



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>

July 15, 2021

File No.: 21-0019

Eric Porter, Associate Planner  
Lake County  
Community Development Department  
255 N. Forbes Street  
Lakeport, CA. 95453

re: Modification, MMU 21-20 / 19424 Butts Canyon Road, APN 014-004-20 / Sunny S Ranch

Dear Eric Porter,

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

**Project Description:** The applicant was approved for a major use permit for 25,996 sq. ft. of mixed light (greenhouse) commercial cannabis cultivation under file number UP 18-43. The applicant wants to add four (4) 2,499 sq. ft. areas for use as nursery area. The site plan submitted however shows one large building, just under 10,000 sq. ft. that would not be exempt from CEQA due to its size and the commercial categorization of commercial cannabis cultivation. The applicant has provided large Esized drawings but no pdfs (electronic drawings). Staff has requested pdf drawings that will be forthcoming and distributed once received by staff.

**Previous Studies:**

XX This office has no record of any previous cultural resource studies for the proposed project area (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

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

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

     The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.


**Built Environment Recommendations:**

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

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

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

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

Sincerely,  
  
Bryan Much  
Coordinator

## Eric Porter

---

**From:** Lori Baca  
**Sent:** Friday, July 2, 2021 4:25 PM  
**To:** Eric Porter  
**Subject:** RE: Sunny S Ranch modification - file no. MMU 21-20; request for comments

Eric,

Parcel 014-004-200 is outside of any Special District service areas, no impact.

Happy Friday!

### Lori A. Baca

Customer Service Supervisor

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

Office Number (707) 263-0119

Fax (707) 263-3836



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STAY CONNECTED:



## Eric Porter

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**From:** Gordon Haggitt  
**Sent:** Friday, July 2, 2021 4:54 PM  
**To:** Eric Porter  
**Subject:** RE: Sunny S Ranch modification - file no. MMU 21-20; request for comments

Eric: My original comments (hopefully I made some) still pertain. Make sure they mark the setback lines on the ground for the inspectors to see.

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