

Attachment 6



RFR UP21-07 Little High Valley · PDF



Sign In



— want print out on 1 page, so...

(llh)

— Katherine Schaefer

5/10/21

— Cannabis - outdoor grow

— 17870 Little High Valley Rd LL
RL

I do not oppose this proposed project. The operator has to obtain a Pesticide Operator Identification Number to purchase and use pesticides. Pesticides includes organic, conventional, restricted and non-restricted. They also need to obtain a Private Applicator Certificate to train any employees that apply pesticides. Both of these forms can be obtained at the Lake County Agricultural Commissioners Office.

Steve Hark

5/10/21

RECEIVED

MAY 10 2021

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Eric Porter

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Sunday, May 16, 2021 11:16 PM
To: Katherine Schaefer; Steven Hajik; Elizabeth Knight; Richard Ford; Jim Campbell; Ray Kehoe; Scott DeLeon; Kelli Hanlon; Gloria Gregore; Dennis Keithly; Lucas Bingham; Lori Baca; Gordon Haggitt; Greg Peters; Yuliya Osetrova; 500, chief@LKP; pbleuss@kelseyvillefire.com; Ciancio, Mike@NorthShore FPD; Fong, Gloria@CALFIRE; csmith@lakecountyfire.com; Ch700, Fd@yahoo; PGEPlanReview@pge.com; Stoner, Kyle@Wildlife; Wildlife R2 CEQA; Shupe, James D@DOT; Rightnar, Jacob@DOT; Rymer-Burnett, Saskia@DOT; Jackman, Rex A@DOT; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; Ponce, Kevin@CDFA; Fried, Janae@Waterboards; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Wildlife R2 CEQA; cline.tracy@lakecountyca.gov; csmith@lakecountyfire.com; roberta.lyons@att.net
Cc: Carol Huchingson; Michelle Scully; Susan Parker; vbrandon95457@gmail.com; Moke Simon
Subject: [EXTERNAL] Re: Request for Review UP 21-07 Little High Valley

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 combustibile 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

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

www.fire.ca.gov

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

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)

www.lakecountyca.gov

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

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

Report of the Committee on - NFPA

www.nfpa.org

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

Report of the Committee on - NFPA

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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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http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

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

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From: Katherine Schaefer <Katherine.Schaefer@lakecountycalifornia.gov>

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountycalifornia.gov>; Jim Campbell <Jim.Campbell@lakecountycalifornia.gov>; Ray Kehoe <Ray.Kehoe@lakecountycalifornia.gov>; Scott DeLeon <Scott.DeLeon@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>; Gloria Gregore <Gloria.Gregore@lakecountycalifornia.gov>; Dennis Keithly <Dennis.Keithly@lakecountycalifornia.gov>; Lucas Bingham <Lucas.Bingham@lakecountycalifornia.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; 500, chief@LKP <chief500@lakeportfire.com>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Ciancio, Mike@NorthShore FPD <chief800@northshorefpd.com>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; csmith@lakecountycaliforniafire.com <csmith@lakecountycaliforniafire.com>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; PGEPlanReview@pge.com <PGEPlanReview@pge.com>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; lcfarmbureau@sbcglobal.net <lcfarmbureau@sbcglobal.net>; roberta.lyons@att.net <roberta.lyons@att.net>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; bhalstead@blm.gov <bhalstead@blm.gov>; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov <cdfa.CalCannabis_Local_Verification@cdfa.ca.gov>; jruygt@comcast.net <jruygt@comcast.net>; centralvalleysac@waterboards.ca.gov <centralvalleysac@waterboards.ca.gov>; SPKRegulatoryMailbox@usace.army.mil <SPKRegulatoryMailbox@usace.army.mil>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; cline.tracy@lakecountycalifornia.gov <cline.tracy@lakecountycalifornia.gov>; Csmith@lakecountycaliforniafire.com <Csmith@lakecountycaliforniafire.com>; roberta.lyons@att.net <roberta.lyons@att.net>

Cc: Carol Huchingson <Carol.Huchingson@lakecountycalifornia.gov>; Michelle Scully <Michelle.Scully@lakecountycalifornia.gov>;

Eric Porter

From: Gordon Haggitt
Sent: Wednesday, May 12, 2021 12:36 PM
To: Katherine Schaefer
Subject: RE: Request for Review UP 21-07 Little High Valley

There's a recorded survey on the parcel so setbacks should be shown for field inspection to verify no encroachments. Not sure of the access other than it does not appear to be public access. Make sure it's a legal parcel.

From: Katherine Schaefer
Sent: Friday, May 7, 2021 4:09 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com; roberta.lyons@att.net
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review UP 21-07 Little High Valley

Good Morning Fellow Agencies,

This email is a request for review for Major Use Permit (UP 21-07). I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

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 June 4, 2021. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

I'm using Adobe Acrobat.

You can view "UP 21-07 AB52.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:690b4f8f->

LAKE COUNTY FIRE PROTECTION DISTRICT

14815 OLYMPIC DRIVE, CLEARLAKE,
CALIFORNIA 95422

707-994-2170 PHONE 707-994-4861 FAX

06/04/2021

To: County of Lake Planner – Victor Fernandez

From: Cory Smith – Fire Marshal

Re: Major Use Permit, UP 21-07; Initial Study IS 21-07; Early Activation 21-07

17870 Little High Valley Rd – Lowerlake, ca.

Lake County Fire Protection District requires all new business owners to have an application on file with the Fire Marshal regardless the license type per **California Fire Code 104.2**. Applications are located within our main office located at 14815 Olympic Drive in Clearlake. Application submittal must include all required **PLANS** to be reviewed and approved prior to work. A life and safety inspection shall be conducted prior to occupancy. Applicants that do not submit plans or an application is found to be in violation which will result in penalties and/or delay of project. Fees will apply with all plan reviews and be collected at time of approval. Any building requiring a County of Lake permit is required to pay \$1.00 a square foot, mitigation fee per County Ordinance.

Per California Fire Code 507.1 All properties are required to provide a water supply for firefighting purposes which being in a location where municipal water is unavailable, draft hydrants are acceptable. All firefighting water tanks with appurtenances are required to be reviewed and approved prior occupancy. Acceptable draft hydrant diagrams are located on our website for applicants to utilize as a template. Water tank size is determined by NFPA 1142. Water tank standards with appurtenances are located within NFPA 22. In most cases cultivation licenses without any buildings on the property are required to have a 5,000-gallon tank.

Entrances through gates, electric or manual onto the property(s) shall be approved prior to installing per **California Fire Code 503.6**. Gates must have a knoxbox override or key to allow fire crews onto the property at any given time. An additional knoxbox may be required to enter any building, rooms, containers etc...

Projects located within the SRA are required to follow PRC and Title 14 division 1.5 guidelines.

LCPD has listed a few items to be required but shall not be limited to. New or existing buildings will be required to follow all codes and reference standards for constructing any building.



LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4230

Substation
(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 21-07
17870 Little High Valley Road
Lower Lake, CA

In review of the Security Management Plan submitted for revised MUP 21-07 via the Lake County Community Development Department in May 2021. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

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

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

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

Eric Porter

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Monday, May 10, 2021 10:50 AM
To: Katherine Schaefer
Subject: [EXTERNAL] RE: Request for Review UP 21-07 Little High Valley
Attachments: Initial_Response_Letter_5-10-2021.pdf

Dear Katherine Schaefer,

Thank you for submitting the 17870 Little High Valley Rd plans. The PG&E Plan Review Team is currently reviewing the information provided. Should we find the possibility this project may interfere with our facilities, we will respond to you with project specific comments on or prior to the provided deadline. Attached is general information regarding PG&E facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

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

Thank you,



Pacific Gas and Electric Company
Plan Review Team
(877) 259-8314
Email: pgeplanreview@pge.com

From: Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>
Sent: Friday, May 7, 2021 4:09 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGE Plan Review <PGEPlanReview@pge.com>; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov;

Eric Porter

From: Lori Baca
Sent: Thursday, May 13, 2021 9:23 AM
To: Katherine Schaefer
Subject: RE: Request for Review UP 21-07 Little High Valley

Katherine,

The parcel located at 17870 Little High valley Rd is outside of any Special Districts service area, no impact.

Have a great day!

Lori A. Baca

Customer Service Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Katherine Schaefer

Sent: Friday, May 7, 2021 4:09 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com; roberta.lyons@att.net
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review UP 21-07 Little High Valley

Eric Porter

From: Yuliya Osetrova
Sent: Monday, May 10, 2021 11:10 AM
To: Katherine Schaefer
Subject: RE: Request for Review UP 21-07 Little High Valley

Katherine,

For the project, the comments are as follows:

- The RFR stated the applicant is applying for one (1) A Type 3 outdoor (up to an acre of canopy), then there is a statement that the canopy size is 87,120 sq. ft. – this would be 2 acres (the plans are showing the 2 acres also) – clarification of the size of the project is needed
- Info on the installed monitoring equipment is missing (the PMP stated that the monitoring equipment is planned to be installed, however, no info whether installation happened is provided)

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

From: Katherine Schaefer
Sent: Friday, May 7, 2021 4:09 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; saskia.rymer-burnett@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; cline.tracy@lakecountyca.gov; Csmith@lakecountyfire.com; roberta.lyons@att.net
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review UP 21-07 Little High Valley

Good Morning Fellow Agencies,

Eric Porter

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Wednesday, June 2, 2021 10:06 AM
To: Katherine Schaefer
Cc: Sateur Ham
Subject: [EXTERNAL] RE: Request for Review UP 21-07 Little High Valley

Good morning,

This site is in compliance with the Water Board's Cannabis General Order and Policy of which they are enrolled.

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

Janae Fried
Engineering Geologist
Central Valley Regional Water Quality Control Board, Region 5R
Cannabis Cultivation Regulatory Program
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Sent: Friday, May 7, 2021 4:09 PM
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Subject: Request for Review UP 21-07 Little High Valley



**Department of
Cannabis Control**
CALIFORNIA

Gavin Newsom
Governor

Nicole Elliott
Director

September 22, 2023

Andrew Amelung, Cannabis Program Manager
Lake County Community Development Department
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Lakeport, CA 95453
(707) 263-2221
Andrew.Amelung@lakecountyca.gov

Re: Initial Study/Mitigated Negative Declaration (SCH No. 2023070581) – Use Permit, UP
21-07 Little High Valley Cannabis Cultivation Project

Dear Mr. Amelung:

Thank you for providing the California Department of Cannabis Control (DCC) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by Lake County for the proposed UP 21-07 Little High Valley Project (Proposed Project).

DCC has jurisdiction over the issuance of licenses to commercial cannabis businesses. DCC may issue a cultivation license to a business that meets all licensing requirements, and where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012(a).) All commercial cannabis businesses within California require a license from DCC. For more information pertaining to commercial cannabis business license requirements, including DCC regulations, please visit: <https://cannabis.ca.gov/cannabis-laws/dcc-regulations/>.

DCC expects to be a Responsible Agency for this project under the California Environmental Quality Act (CEQA) because the project will need to obtain one or more annual cultivation licenses from DCC. In order to ensure that the amended IS/MND is sufficient for DCC's needs at that time, DCC requests that a copy of the document, revised to respond 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 DCC. This should apply not only to this Project, but to all future CEQA documents related to cannabis business applications in Lake County.

DCC offers the following comments concerning the IS/MND.

General Comments (GCs)

GC 1: Proposed Project Description

Certain comments provided in the specific comment table below relate to the need for additional detail regarding the description of the Proposed Project. In general, a more detailed project

description would be helpful to DCC. The following information would make the IS/MND more informative:

- 1) The types and projected duration equipment anticipated for operations and maintenance activities;
- 2) Description of facility operations and maintenance, including:
 - a. The number of workers employed at the cultivation site;
 - b. Estimated number of weekly trips to and from the site for delivery of materials or supplies, shipment of products, and disposal of all waste generated by the Project;
 - c. Any water efficiency equipment that would be used; and
 - d. Details about proposed landscaping.
- 3) 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.

The IS/MND should include local street maps, topographic maps, aerial photographs, site plans, property diagrams, and/or other graphics to show the existing site conditions, the Proposed Project, and the surrounding area. The site plans that are provided in the IS/MND are not included at a resolution or scale that would allow the reviewer to understand the general location and surrounding features, or to visualize the layout of existing and proposed features of the Project.

GC 2: Impact Analysis

Several comments provided in the specific comment table below relate to the absence of information or support for impact conclusions in the document. CEQA requires that Lead Agencies evaluate the environmental impacts of proposed projects and support factual conclusions with “substantial evidence.” Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. In general, the IS/MND would be improved if additional evidence (e.g., regulatory setting, environmental setting, impact analysis and methodology, impact assessment) was provided to support all impact conclusions in the checklist, including the sources of information relied upon to make conclusions.

GC 3: Requirements for Mitigation Measures

When a CEQA document identifies impacts that are potentially significant, CEQA requires the Lead Agency to propose mitigation measures, where feasible, that may avoid, reduce, and/or minimize these impacts. According to the CEQA Guidelines, mitigation measures must be practical, specific, enforceable, effective, and roughly proportional to project impacts. This requires a Lead Agency to clearly disclose potential impacts and be sufficiently specific about prescribed mitigation measures. In several instances throughout the document, mitigation measures are not sufficiently specific to establish how such measures would minimize significant adverse impacts as a result of Proposed Project activities.

GC 4: Acknowledgement of DCC Regulations

The IS/MND does not acknowledge that the project would require one or more cannabis cultivation licenses from DCC. The document could be improved if it acknowledged that DCC is

responsible for licensing, regulation, and enforcement of commercial cannabis business activities, as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and DCC regulations related to cannabis cultivation and distribution (Bus. & Prof. Code, § 26012(a)). In particular, the analysis could benefit from discussion of the protections for environmental resources provided by DCC's cultivation and distribution regulations. The impact analysis for each of the following resource topics could be further supported by a discussion of the effects of state regulations on reducing the severity of impacts for each applicable topic:

- Aesthetics (See 4 California Code of Regulations §16304(a).)
- Air Quality and Greenhouse Gas Emissions (See §§ 15020(e); 16304(a)(4); 16305; 16306.)
- Biological Resources (See §§ 15006(i); 15011(a)(11); 16304(a).)
- Cultural Resources (See § 16304(a)(3).)
- Energy (See §§ 15006(h)(6); 15011(a)(5); 15020(e); 16305; 16306.)
- Hazards and Hazardous Materials (See §§ 15006(h)(5)(c); 15011(a)(4); 15011(a)(12); 16304(a)(5)); 16307; 16310.)
- Hydrology and Water Quality (See §§ 15006(h); 15011(a)(3); 15011(a)(7); 15011(a)(11); 16304(a)(1); 16307; 16311.)
- Noise (See §§ 16304(a)(4); 16306.)
- Public Services (See §§15011(a)(10); 15036; 15042.)
- Utilities and Service Systems (See §§ 16311; 17223.)
- Wildfire (See § 15011(a)(10).)
- Cumulative Impacts (related to the above topics)

GC 5: Evaluation of Cumulative Impacts

It is important for CEQA analysis to consider the cumulative impacts of commercial cannabis business activities in Lake County. Of particular importance are topics for which the impacts of individual projects may be less than significant, but where individual projects may make a considerable contribution to a significant cumulative impact. These topics include, but are not limited to:

- cumulative impacts from groundwater diversions on the health of the underlying aquifer, including impacts on other users and impacts on stream-related resources connected to the aquifer;
- cumulative impacts related to noise;
- cumulative impacts related to transportation; and
- cumulative impacts related to air quality and objectionable odors.

The IS/MND would be improved by acknowledging and analyzing the potential for cumulative impacts resulting from the Project coupled with other commercial cannabis business projects being processed by the County and any other reasonably foreseeable projects in Lake County that could contribute to cumulative impacts similar to those of the Project.

GC 6: Site-Specific Reports and Studies

The IS/MND references several project-specific plans, studies, and reports. To ensure that DCC has supporting documentation for the IS/MND, DCC requests that the County advise applicants to provide copies of all project-specific plans and supporting documentation with their state application package for an annual cultivation license to DCC.

Specific Comments and Recommendations

In addition to the general comments provide above, DCC provides the following specific comments regarding the analysis in the IS/MND.

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Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	DCC Comments and Recommendations
1	III	15 to 18	Air Quality	The IS/MND would be improved if it provided a description or summary of proposed operation equipment that is anticipated to generate air pollutant emissions, including ROG, NOx, PM10, and PM2.5, and provided estimates of such emissions.
2	IV	19 to 22	Biological Resources	The IS/MND could be improved by providing additional detail regarding the environmental setting for biological resources at the project site and impact conclusions regarding individual species and habitats. It appears that this detail may be included in the Biological Assessment prepared for the Proposed Project. To ensure that DCC has supporting documentation for the IS/MND, DCC requests that the City advise the applicant to provide a copy of the Biological Assessment with its state application package for an annual cultivation license to DCC.
3	IV	19 to 22	Biological Resources	The IS/MND would be improved if it provided an analysis of potential impacts to biological impacts resulting from Proposed Project operations. This could include an analysis of impacts resulting from increased light, noise, vehicles, or heavy machinery.
4	X	36 to 39	General Comment	The IS/MND would be more informative if it provided a list of the BMPs that would be employed, and an analysis of how those BMPs would reduce potential impacts to less than significant levels.
5	X	36 to 39	Hydrology and Water Quality	The IS/MND would be more informative if it provided a list of the measures that are included in the drought management that would reduce impacts to the aquifer to less than a significant level.

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	DCC Comments and Recommendations
6	X	36 to 39	Hydrology and Water Quality	The IS/MND could be more informative if it described some of the construction stormwater management measures as well as post-construction controls included in the Stormwater Management and Pesticide Management Plans.
7	X	36 to 39	Hydrology and Water Quality	The IS/MND could be improved if it noted that applicants are required to provide a final copy of proof of a lake and streambed alteration agreement issued by CDFW or written verification that an agreement is not needed.
8	X	36 to 39	Hydrology and Water Quality	The IS/MND would be improved if it provided an analysis of potential impacts resulting from agricultural runoff related to cultivation activities. The document should provide information about the volume of agricultural runoff, how runoff would be managed, and whether runoff would result in significant impacts to water quality.
9	X	36 to 39	Hydrology and Water Quality	The IS/MND would be improved if it analyzed other projects near the site that could also draw water from the aquifer. The amount of water that would be available during a severe drought year to recharge the aquifer (6.3 acre feet) is within only 0.5 acre feet of the maximum amount of water that is projected to be used by the proposed cultivation site (5.8 acre feet). The document should analyze if there are other proposed or completed projects that could impact the aquifer and what the scope of the impact would be.
10	XIX	49 to 50	Utilities and Service Systems	The IS/MND would be more informative if it included the Hydrology Study for the Proposed Project. To ensure that DCC has supporting documentation for the IS/MND, DCC requests that the County advise the applicant to provide a copy of the

Comment No.	Section Nos.	Page No(s).	Resource Topic(s)	DCC Comments and Recommendations
11	XXI	53	Cumulative Impacts	study with its state application package for an annual cultivation license to DCC. The IS/MND could be more informative if it identified whether any other cannabis growing operations, or other operations, that could have an impact on the groundwater on the project parcel.