APPENDIX A – EXHIBITS (SUPPLEMENTAL EVIDENCE)

Appeal PL-25-198 of Poverty Flats Ranch UP 23-09 IS 23-20

Appellant: Maria Kann and Associates

December 09, 2025

Exhibit A-1

Email from Max Stockton Forwarding Public Comments Prior to Public Release

Source: Email dated **May 21, 2025**
Relevant Pages: APP-2– APP-8
Cited In: Section 5.A.1 (Selective Disclosure of Public Comments)

From: Max Stockton
To: Robert Barthel; Kurt Barthel; Annje Dodd, PhD P.E.
Subject: FW: [EXTERNAL] Comment Letter-Poverty Flats UP23-09
Date: Wednesday, May 21, 2025 9:36:04 AM
Attachments: 2 Semi reports (1) The 2 semis stuck in june (1) (1).pdf
high valley rd (3) crashes from chp (1).pdf
High Valley Road width numbers (1) (2) (1).xlsx
High Valley Road (2) Horseshoe bend (1).pdf
Timeline PV2.pdf
PRA Responce Ricks statement.pdf
High Valley Road flooded in 2017.png
Comment for Liu Farms UP 20-33.pdf
image001.png

Hello All,

As predicted, here come the public comments. I have this email that I am simply forwarding to you and I have a second that we printed the two comments out and made reply notes on.

I will send the next one moments after I send this one.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: ljdk2007@aol.com <ljdk2007@aol.com>
Sent: Tuesday, May 20, 2025 5:24 PM
To: District1planningcomm@lakecountyca.gov; District2planningcomm@lakecountyca.gov; District3planningcomm@lakecountyca.gov; District4planningcomm@lakecountyca.gov; District5planningcomm@lakecountyca.gov; Danae LoDolce <Danae.LoDolce@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: [EXTERNAL] Comment Letter-Poverty Flats UP23-09

> This is my public comment letter for the Planning Commission hearing on May 22, 2025 for Poverty Flats UP23-09. Thank you

Subject: Urgent Safety Concerns Regarding High Valley Road and Poverty Flats Project
Major Use Permit (PL-25-68) for (UP 23-09)

Planning Commissioners,

I am writing to express urgent concerns regarding the safety risks associated with High Valley Road and to strongly urge you to reconsider the proposed Poverty Flats project in light of these ongoing and unresolved issues that continue to jeopardize the safety of our community.

I have been a resident of High Valley for over 40 years. My family has called this valley home even longer. Growing up here, we relied on school transportation to get to East Lake School, until the district deemed High Valley Road too dangerous. Sadly, the road conditions have not improved, and the risks remain as high as ever.

For the past several years, residents of High Valley, Cerrito Drive, and Alta Vista have raised concerns before your board and the Board of Supervisors regarding multiple development projects in the area, including SourzHVR (2021), Monte Cristo (2022), High Valley Oaks (2022), Liu Farms (2024), and now the Poverty Flats project. In each case, we have consistently raised the same issues: hydrology, road safety, fire danger, traffic conditions, and the overall impact on our quality of life. Below is a brief summary of the history of these concerns as they relate to each project.

SourzHVR Project (2021)

During the SourzHVR project hearings, residents presented clear evidence that High Valley Road is dangerous, particularly when large trucks, including semi-trucks, become stuck. We provided photos, videos, and firsthand accounts to support this claim. At the time, Scott DeLeon, the project manager, stated that the project owners had reached out to Jim Hail, the road superintendent, to discuss potential improvements and mitigation measures for High Valley Road. Scott DeLeon specifically mentioned working on a plan to implement a special cannabis tax, similar to the one used for Brassfield Winery, where a percentage of the tax revenue (so much per case sold) would be allocated for road maintenance and mitigation. Despite these assurances, no meaningful action has been taken to implement this tax or improve the road, and the project was ultimately denied by the Board of Supervisors.
Planning Commission meeting dated 07-22-2021 time stamp 2:41:21.

Monte Cristo Project (2022)

Concerns about road safety and quality of life were again raised during the hearings for the Monte Cristo project. Once again, there were no substantial improvements or road safety measures proposed or implemented. The project was approved despite ongoing safety risks, setting a concerning precedent for

future developments.

High Valley Oaks (2022)

As with previous projects, road safety and fire risks were discussed during the hearings for High Valley Oaks. Despite raising serious concerns about the inadequate infrastructure and narrow, winding road conditions, no substantive mitigation plans were proposed or enacted. This project was also approved.

Liu Farms (2024)

During the hearings for Liu Farms, Vance Ricks, the county surveyor, assured the Planning Commission that road mitigation plans were in the works. However, after filing a Public Records Act (PRA) request, we discovered that no road improvements have been implemented for any of the previously discussed projects. Despite this, Liu Farms was approved, further deepening the frustration and concern among residents.
Planning Commission hearing on 06-13-2024 timestamp 1:18:2024.

Poverty Flats Project (UP 23-09)

Now, with the proposed Poverty Flats project, the situation is even more urgent. High Valley Road remains in poor condition, and with the expected increase in traffic from the project, the risks to public safety will only grow. Additionally, the Poverty Flats site is located in a high fire risk area, and while the project proposes to use solar power, I have been unable to locate any solar plans in the project study. There are serious questions about where the necessary energy will come from, especially in such a vulnerable very high risk fire area.

The Dangers to Children at East Lake School

A critical and often overlooked aspect of the traffic situation is the safety of the children who attend East Lake School, which is located along High Valley Road. Many of these children walk or travel along the road, and the growing volume of traffic from both existing and proposed developments creates an increasingly hazardous environment for them. As traffic volume increases with each new development, the risk to students and other pedestrians will only increase. This situation puts the safety and well-being of our children at grave risk and cannot be ignored.

The Cumulative Impact of These Developments

It is crucial to understand that the cumulative impact of these ongoing and proposed projects—SourzHVR, Monte Cristo, High Valley Oaks, Liu Farms,

and the Poverty Flats project—will be far too much for the valley to sustain. High Valley is a rural, residential community, and the infrastructure simply cannot accommodate the traffic, fire risks, and environmental stress that these developments will bring. The safety of residents, our ability to enjoy our homes, and our way of life are all at risk.

The road conditions are already dangerous, and the addition of more developments will only exacerbate these risks. The current state of High Valley Road—narrow, winding, poorly maintained and poorly marked—is not equipped to handle the additional traffic that these projects generate. Furthermore, with limited emergency access and a lack of road mitigation, the valley remains highly vulnerable to catastrophic events. High valley residents have been trapped for hours due to semi's getting stuck on High valley road with only one way In and one way out.

Traffic from Brassfield Winery

In addition to the concerns related to the new development projects, **Brassfield Winery** has already added significant traffic to High Valley Road. The winery hosts a variety of events throughout the year, including wine tours, weddings, and other large gatherings. These events draw hundreds of visitors, many of whom are unfamiliar with the narrow, winding roads of our valley.

The increase in traffic from Brassfield Winery is already straining the infrastructure. Large vehicles, including semis, delivery trucks, and vehicles, regularly travel High Valley Road, further compromising road safety. On event days, the volume of cars significantly increases, creating hazards for residents who share the road with these visitors. This added traffic, combined with the large events that take place at the winery, exacerbates the already hazardous road conditions, making it even more dangerous for residents, especially those who are walking, cycling or horseback riding.

While the winery has provided some road-related mitigation measures (a percent per case sold), these are insufficient to address the volume of traffic generated by both the winery's events, current approved cannabis grows ,and the developments currently proposed for the valley. As such, the cumulative impact of these developments—along with the existing traffic from the winery —only intensifies the need for serious action to improve road safety in High Valley.

Ongoing Safety and Infrastructure Issues

The repeated failures to address these issues have had a significant impact on the safety and quality of life for residents in the valley. High Valley Road remains dangerously narrow, lacks proper markings, and includes blind corners and a hazardous horseshoe bend. Despite our repeated requests to

have the speed limit put back to 35mph, the speed limit remains set at 55 mph, which is far too fast for such a road.

There is only one Ingress and egress for High Valley Road, Cerrito Drive, and Alta Vista, and these roads are dangerously narrow for emergency vehicles. In the event of a fire or other emergency, the inability to quickly evacuate could be disastrous and after the Ranch fire In 2018, the western side of High valley was closed to all traffic by the Forestry Department for 2 years.

PRA Request and Responses

In response to our ongoing concerns, I filed a Public Records Act (PRA) request to obtain information regarding the planned road mitigation efforts for the various projects in the area. Unfortunately, the responses revealed that there has been no real action taken to address the serious road safety issues on High Valley Road. Despite repeated assurances from county officials, there has been no substantial progress in implementing the stated mitigation measures. This lack of follow-through further deepens the frustration of the residents and underscores the urgency of our request for comprehensive, enforceable mitigation plans before any new development is approved.

Attached Documentation

I have attached a timeline of incidents, including accidents, blocked access, and other safety-related concerns, along with documentation from residents, CHP reports, and videos. In addition, you will find records detailing daily vehicle trips along High Valley Road, which demonstrate the significant volume of traffic and the dangers it poses to residents. These documents also include responses to our PRA request, which further illustrate the lack of meaningful action taken to address road safety issues.

Urgent Request

It is clear that the cumulative impact of these ongoing and future projects, including Poverty Flats, will only exacerbate the already dangerous situation. The lack of meaningful action on road safety, fire mitigation, and infrastructure improvements is unacceptable.

I strongly urge you to reconsider the approval of the Poverty Flats project until a comprehensive, enforceable mitigation plan is in place that addresses these critical safety concerns.

Please deny UP23-09 for Poverty flats

Thank you for your time and attention to this important matter. I look forward to your prompt action and to ensuring that the safety of High Valley residents, including the children at East Lake School, is prioritized.

Sincerely,
Lori Correia

Resident of High Valley

Attached below Is

2 CHP report on semi's stuck on High Valley road
PRA request and response
CHP logs on accidents on High Valley Road
Width report of High valley road
Diagram of horseshoe bend 4290 & 4291
Letter with photos that was sent to the PC for the Liu farms hearing
Timeline of Incidents and accidents on High valley road.

Exhibit A-2

Email from Max Stockton Supplies Green-Sheeted Comments to Applicant

Source: Email dated **May 21, 2025**
Relevant Pages: APP-9 - APP-10
Cited In: Section 5.A.1

From: Max Stockton
To: Annie Dodd, PhD P.E.
Cc: Robert Barthel; Kurt Barthel
Subject: Public Comments
Date: Wednesday, May 21, 2025 9:37:55 AM
Attachments: Green Sheet Public Comments.pdf
image002.png

Hello All,

Me again. Here are the other two comments, but notes have been made by us on these two.

Please bring your patients for this hearing.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Exhibit A-3

Green-Sheeted Public Comments with Handwritten CDD Planner Notes

Source: Document titled *Green Sheet Public Comments*
Date: **May 20–22, 2025**
Relevant Pages: APP-11 - APP-21
Cited In: Section 5.A.1

May 22, 2025

Date: May 20, 2025

Subject: Public Comment Letter on Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch

Dear Planning Commission,

As a resident and neighbor off High Valley Road, Firewise member and representative of the Clearlake Oaks Hillside Neighborhood, We respectfully urge you **not to approve the Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch**. We ask that you please take into consideration the following serious concerns and cumulative impact of multiple Cannabis previous approved and upcoming projects regarding public safety, environmental compliance, traffic, wildfire zone, egress, and infrastructure strain:

---

1. Unaddressed Cumulative Traffic Impact and Comprehensive Study

There has been **no comprehensive study or mitigation plan** for the **cumulative traffic increase** generated by the following cannabis-related projects and nearby previous and upcoming developments:

- Monte Cristo (2022)
- High Valley Oaks (2022)
- Liu Farms (2024 - proposed)
- Poverty Flats (May 2025 - pending)
- Hypnotic Farms (upcoming)
- Lemon Glow (upcoming)
- Brassfield Winery/ Suarez (ongoing winery and former Cannabis project on lease land)

Cumulative Impact Map for projects located in IS/MND & Staff Report. No cannabis EIR to determine thresholds of significance

Traffic on High Valley Road has already increased from local neighborhood studies of **30 to 50 to as much as 300 to 400 vehicles/day** in recent years. Increase traffic resulted in:

- A **quadrupling of traffic incidents** in 2024 and 2025
- **Several semi-trucks getting stuck** on the narrow, winding road.

No adverse commentary from DPW - Roads

- The **posted speed limit is increasing from 35 mph to 55 mph**, raising additional safety concerns.

According to whom? Where? #Fact check w/ DPW

2. Road and Fire Safety Deficiencies

CALFIRE comment in agency comments

High Valley Road, (along with Cerritos and Alta Vista Roads), **do not comply with California Fire Safe Regulations** under Title 19 CCR, Article 3, Section 3.05:

- The average road is **under 20 feet wide,** not fully paved nor maintained annually.
- **Hairpin turns** fail to meet SRA Fire Safe Regulations §1273.04

Additionally, under **California Public Resources Code (PRC) 4290.5**, subdivisions in Very High Fire Hazard Severity Zones (VHFHSZs) with over 30 dwellings **require a viable secondary egress route**. To date, **no safe, reliable secondary access** has been developed for the High Valley area.

Suggested alternatives such as Mountain View Drive or the High Valley Forest service roads(220) toward Bartlett Springs and exiting at Hwy 20 at Lucerne are:

Secondary evac route identified?

- **Not regularly graded or maintained.**
- **Often closed by CalFire during wildfire events**
- **Inaccessible, dangerous, and unsafe in emergencies**

---

3. Flawed Environmental Review and CEQA Compliance

Several CEQA documents submitted for cannabis projects in the area, including Poverty Flats, contain **duplicated or boilerplate content** from unrelated projects. These documents:

- **Lack of context** for High Valley's unique conditions like very steep terrain, off grid infrastructure and lack of resilient water resources.

Slope identified
Water source identified

- **Fail to adequately address wildfire risk, traffic burden, and environmental impact and not incorporate a cumulative study from the past, present and upcoming projects.**

No Cannabis EIR to determine thresholds of significance

4. School Safety and Solar Installation Concerns

- **East Lake Elementary School** sits at the base of the road. Increased car and truck traffic and speeding create a **serious risk to children and staff**, as well as potential legal and financial liability for the county. Law enforcement enforces speed not CDD.
- The proposed **solar installation** lacks publicly available plans. In a fire-prone area, this raises critical questions about **fire mitigation and safety protocols**.

roof or ground mount? Building Permit for solar will determine location

In Summary:

Given the **compounded safety risks, lack of proper infrastructure, unaddressed fire code compliance, insufficient environmental review, and lack of comprehensive and cumulative traffic study especially in a wildfire zone**, we strongly urge the Planning Commission to deny the approval of the use permit until the above comments are thoroughly analyzed and responsibly addressed.

Thank you for your time and service to the community.

Sincerely,

Randy Wilk

Resident off High Valley Road and representative of Clearlake Oaks Hillside Firewise neighborhood community

TO
cdd@lakecountyca.gov; planningcounter@lakecountyca.gov; Dist1planningcomm@lakecountyca.gov;
Dist2planningcomm@lakecountyca.gov; Dist3planningcomm@lakecountyca.gov; Dist4planningcomm@lakecountyca.gov;
Dist5planningcomm@lakecountyca.gov;

Cc:
Eddie.Crandell@lakecountyca.gov; CLOaksHillsideFirewiseComm@gmail.com

Planning Commissioners Chavez, Rosenthal, Zoller, Field and Brown

Re: 5/22 Consideration of Poverty Flats Major Use Permit (UP23-09)

In reference to the above project, we would like to outline our concerns.

1) Project does not conform to the Scenic Combining District

The full parcel 006-004-22 has been zoned by Lake County as being in the Scenic Combining District (SC) and High Valley Rd has been designated as a potential scenic route in the Shoreline Area Plan.

The project proposes up to 8,700 sf of greenhouses and a 2,400 sf processing building. Ag exempt hoops or greenhouses?

Per page 10 of the Staff Report, *"The Scenic Corridor on High Valley Road is 500 feet from the edge of the road. The proposed cultivation site is located over 1,200 feet away from the Scenic Corridor on High Valley Road."*

The concept of a 500-foot Scenic Corridor setback in the Scenic Combining District has come up in several projects. In fact, the word "corridor" is not mentioned in Article 34. We have made several requests to CDD, but to-date, we have not received any document outlining this setback.

This was also brought up at the Nina Star Farms Appeal with the Board of Supervisors on 4/1/25. Both Supervisors Owen and Sabatier stated they could not find the origin of the "corridor setback" at which point the Community Development Director stated that setbacks in the scenic combining overlay ... *"we've sort of evolved over time."* (See Transcript Attachment A)

We are requesting that CDD produce the County-approved Scenic Corridor document, which would clarify our concern. Unless this is submitted, we respectfully request the Commission consider the actual wording in Article 34 on the Scenic Combining District which states:

"Uses permitted, when located within the Scenic Combining District adjacent to County Roads:
ii. ***Agricultural processing*** *such as fruit dehydrators, packing, sheds* ***not exceeding a use area of five thousand (5,000) square feet,*** *including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;*
iii. ***Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet***

Additionally, accessory structures are not to exceed 15 feet.

2) Water Usage/Cumulative Impacts

The project proposes to use approximately 3,650,000 gallons of water per year. *"There is an existing cannabis cultivation project (High Valley Oaks UP 20-21) utilizing an existing well within the groundwater recharge area approximately 1,500 feet to the northwest of the proposed project site, on APN 006-004-19."* (Initial Study pg 55)

Pg 55 of the Initial Study continues to state, "*since the Project's water source is in an undefined basin with little background information, it was recommended that the Project applicant monitor water levels in the*

wells. Specifically, the Hydrology Report recommended pre- and post-season well level monitoring and weekly water extraction and well level monitoring." (COU H2)

High Valley Oaks (HVO) began cultivation under Early Activation in 2020, and received their MUP 20-21 in 2022. Conditions of Use **require them to submit all well data with their annual reports**. As this information is available to CDD, we request that actual well data and water consumption be reviewed as "background data" in the Poverty Flats assessment rather than the "projected" figures used from the HVO Initial Study.

Hydrological analysis is prepared by a professional qualified

3) Clarifications needed in the Conditions of Use

We request further clarification with the following Conditions of Use:

H2. Hydrology and Water Quality and L2. Utilities
"If water levels are dropping significantly, a revised Water Management Plan, including a revised water budget and water mitigation strategies, shall be prepared and submitted to the County for review and approval prior to continuing operation."

Please quantify the definition of "dropping significantly" - what would trigger a revised Water Management Plan. Prolonged Declared drought emergency w/ limited water to site

H3 Hydrology and Water Quality and L3 Utilities.
"In addition, in the event that a well is unable to supply required water for the Project, the applicant shall either (1) reduce the amount of cultivation and/or length of cultivation season, as appropriate, (2) install additional water storage, (3) implement a rainwater catchment system, or (4) develop an alternative, legal water source in coordination with Lake County and Water Resource agencies."

How is this triggered and who makes this decision - does the county inspect for this?
Determined by well data in Annual performance reports

N7: TIming and Mitigation - Performance Report
"All wells shall be monitored for monthly usage, and a report by month shall be included within the Annual Report."

The COUs in H2 require weekly monitoring. COA's can be ~~corrected~~ amended to require monthly monitoring instead of weekly

4) Use of Solar Power for Project

The project intends to use solar power, but we do not see any plans. High Valley Road is in a high fire risk area. Solar plans will come in to dept. w/ building application

5) Safety and Traffic Issues on High Valley Road.

We also are concerned with many of the issues raised by others, including safety and traffic issues on High Valley Rd. in Clearlake Oaks. As High Valley Road is narrow, winding and dangerous in several areas, we would appreciate a discussion about the cumulative effects of adding further traffic, and the lack of Department of Public Works plans to rectify the issues.

DPW-Road comments

We thank you for your consideration.
Holly Harris/Chuck Lamb

Attachment A

Scenic Corridor Nina Stars Farm Appeal Transcript 4/1/25

1:57 Supervisor Owen: The scenic corridor, though I know that they're using the 500 feet on the scenic corridor as kind of a, what they're stating, we cannot find at this moment, I think it's a little bit ambiguous to state it's only 500 feet because we cannot find the documentation and I've had some people looking for that stating whether it is actually maybe 1,000 feet. But there's not a definition to my knowledge on exactly what the scenic Corridor and I might be off base and you might be able to fill me in later with that, some documentation. *But right now we can't find the documentation to define actually what the scenic corridor is.*

So is it further than 500 feet? Is it only 500 feet? We can't find the documentation on that.

2:12 Supervisor Sabatier: The scenic corridor, I, I'd like to see if we can have further conversations about this outside of here. *I too do not see the 500 feet written anywhere.* I believe we have what's called an overlay district. But within our GIS system, I can't find that overlay. I can just click on a property and it says it's scenic corridor. But there's nothing in the general plan that I can find. There's, at least what I was looking at, there's nothing in the scenic corridor, ordinance that identifies a certain number of feet from a, scenic road that then, the scenic corridor, restrictions, are, are, are taken away. And I, I'm not sure if that was, something that was approved by the board of supervisors or not. But I'm not able to find it. And I would assume that applicants are probably not able to find it.

Or even the general public is not able to find it if it does exist. And so I'd love to see that if it does exist or else maybe bringing it back to the board for, for review, at a later time. Those, those are, those are my main concerns at this moment in time.

2:14 Mireya: We are happy to discuss the, the more of an internal policy regarding, *setbacks in the scenic combining overlay that we've, sort of evolved over time with a number of different projects where there is not a clear delineation,* that is available, in our APN books.

SEC. 21-34 Regulations for the scenic or "SC" Combining District

- Uses permitted, when located within the Scenic Combing District adjacent to County Roads, subject to first obtaining a Major Use Permit in each case: (Ord. No. 2536, 08/31/2000)
i. Commercial dairies;
ii. *Agricultural processing* such as fruit dehydrators, packing, *sheds not exceeding a use area of five thousand (5,000) square feet*, including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;
iii. *Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet*

May 20, 2025

RE: Poverty Flats Major Use Permit UP 23-09 Dear

County of Lake Planning Commissioners, Thank

you for considering my comments.

I firmly believe it is in the best interest of the County of Lake to pause all cannabis permitting until the Cannabis Ordinance is presented and accepted.

Please deny the permit for this project as presented. In developing comments for the Poverty Flats project, examining all documents was confusing as they contradicted each other with so many deficiencies in the submission.

- A 2025 Biological Survey should be completed to accurately document the flora, fauna and wetlands on the parcels.
- A wetland delineation should be made for the parcels. The National Wetland database clearly defines the wetlands.

Graening & Associates report states: “No wetlands, wet areas, springs, vernal pools, ponds, or other water bodies are present onsite.”. This is not true. This is in the Schindler Creek Watershed and is very important to Clear Lake. Within the Schindler Creek Watershed there are 9 sub watersheds and there are wetlands on the parcel.

It should be noted that there were three companies reports presented over the years for the Poverty Flat project: Northpoint, Natural Investigations and Graening & Associates.

Graening & Associated LLC was not filed until 8/14/2022 so at the time the first field study was done it could not have been done by Graening & Associates as a reviewer might be led to believe.

Consulting biologist, Tim Nosal’s fall 2020 and spring 2024 lists were not detailed so it is hard to determine what species were seen during which field study. The document wording is “inventory was detected and words “and/or” seen during both field studies. This should not be accepted and the actual observations presented.

The Northpoint Consulting Group document of 2023 is not referenced in the current documents presented.

In NorthPoint’s Biological Resources Assessment it mentions: Several Class III (ephemeral) drainages are present onsite, all which are tributary to Schindler Creek, within the High Valley Basin (watershed HUC12-180201160308). The Project area generally drains to the southeast into High Valley, eventually flowing to Clear Lake. The parcel contains one (1)

stream crossing – which is not mentioned anywhere in the Graening nor Natural Investigations reports.

NorthPoint's report mentions "Only the Southwestern cultivation garden will be accessed over a previously established 18" pipe culvert high-density polyethylene". This is not mentioned in the Graening nor Natural Investigations reports.

Initial Studies Biological Reports has errors.

Whereas we appreciate the more recent field studies date being included (the first report was done in 2020, a drought year and the second last year) the Graening report doesn't properly address the extensive wetlands on APN: 006-004-22 which is in the Schindler Watershed.

Schindler Watershed and its importance was not mentioned in Graening's documents. Please note historically hitch had spawned upstream ten miles and this was in High Valley by Fish and Wildlife.

Natural Investigations Co. conducted a Biological Resources Regulatory Constraints Analysis, a reconnaissance-level field survey, and the result was nine (9) ephemeral Class III channels were cited but the next sentence was "No wetlands were detected"

How Wetlands are Defined and Identified under Clean Water Act Section 404. "Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, ephemerals, and similar areas." - Definition of wetlands as used by the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) since the 1970s for regulatory purposes.

The Graening & Associates "Recommended Mitigation Measures" were: No impacts were identified, and therefore no mitigation measures are proposed. It is recommended that a formal delineation of jurisdictional waters be performed before construction work, or ground disturbance, is performed within 50 feet of any wetland or channel. Aquatic permits are required to alter or disturb any wetland or channel."

Environmental Setting descriptions differ between reports. Graening's states 2018 the Ranch Fire burned a significant portion of the Property. But the Draft IS/ Mitigated Neg. Declaration states "Within the SRA, the Project is designated as a Very High Fire Hazard Severity Zone. The property was fully engulfed by the Ranch Fire in 2018, and a significant amount of onsite vegetation burned." In Northpoint's document the Fire Severity Zone was "moderate risk, very high risk."

The County's Draft IS stated High Valley Road is an existing County-maintained Road, comprised of gravel and natural material. The driveway measures 16 feet in width with an existing 15-foot-wide gate, per Google Earth (2024). The well-established onsite road network is comprised of natural material and gravel. This is incorrect: High Valley Road is dirt and gets graded every couple of years – not gravel.

"Per discussions with the Lake County Environmental Health Division, the onsite system will need to be repaired or decommissioned and reconstructed in order to be used again for domestic or cannabis activities." This is omitted in the Graening report.

The current documents do not include the Site Management Plan and Nitrogen Management Plans, which must be submitted to the SWRCB before starting cultivation activities.

The County document Attachment 3 April 25, 2025, stated "The site is 196.7 acres and is **approximately 3.8 miles northwest of Clearlake Oaks** (Figure 1)." This is incorrect.

The County document also states the missing information regarding approx. 7,450 cubic yards of earth disturbance as well as sufficient details about the road culvert used to access one of the gardens. This is not mentioned in the Graening submission.

Google Earth shows the grading done in 2021 on the historic timeline.

The Complex grading permit GR 25-01 was redlined out on the county's revised Jan 6, 2025, document and not mentioned in the Graening report.

Another contradiction was found: "Therefore, Project implementation would not directly impact any channels or wetlands. Soil disturbance from Project implementation could potentially increase erosion and sedimentation and indirectly impact the wetland." They had reported there were no wetlands.

Also, it is especially important to note is 4.3.2. Listed Species or Special-status Species Observed During Field Survey: rareplantfiles.cnps.scc/leptosphonAcicularis Life History: Leptosiphon acicularis is an annual that blooms from May through July (CNPS 2018). A recent field study would have provided clarity on whether the Bristly Leptosiphon bloomed this year.

"During the field survey, no listed species were detected within the Project Areas or the surrounding Property. During the field survey, no special-status species was observed within the Project Areas, but one special-status plant was detected within the surrounding Property: bristly Leptosiphon (Leptosiphon acicularis). The location is about 100 feet away from the western-most cultivation area, and across a dirt road from the cultivation area " .Yet on the map the plant location appears to be on the owners' parcels.

Reviewing all documents is essential to accurately understand the facts. The purpose of doing an updated biological study report is the collection of new data and we do not feel the materials presented reflect this.

Please deny this project as presented.

Sincerely,

Donna Mackiewicz

Exhibit A-4

Email from Max Stockton Providing "More Public Comment" Internally Before Release

Source: Email dated **May 21, 2025**
Relevant Pages: APP-22 – APP-23
Cited In: Section 5.A.1. and 5.A.2 (Pre-Notice Sharing of Staff Report Elements)

From: Max Stockton
To: Annie Dodd, PhD P.E.
Cc: Robert Barthel; Kurt Barthel
Subject: More Public Comment
Date: Wednesday, May 21, 2025 12:41:13 PM
Attachments: image002.png
image004.png
image005.png
image006.png
image007.png
More Green Sheet Comments.pdf

Hello,

This is the last one for a while as I will hold off and gather before sending these over and over, but this one is going to be one to respond to.

Max Stockton,
Assistant Planner II
Department Of Community Development
255 N. Forbes st.
Lakeport, CA 95453
Phone: (707) 26m221 x 38120
Fax: (707) 26&2225
Email: max-stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Exhibit A-5

Email from Max Stockton Providing BOS Memorandum and Attachments to Applicant Prior to Public Posting

Source: Email chain dated **July 17–August 5, 2025**
Relevant Pages: APP-24 – APP-31
Cited In: Section 5.A.2 (Wordsmithing and Pre-Advocacy)

From:	Annje Dodd, PhD P.E.
To:	Max Stockton
Cc:	Robert Barthel; Kurt Barthel
Subject:	[EXTERNAL] RE: August 5, 2025 @9:30am
Date:	Thursday, July 17, 2025 9:10:32 AM
Attachments:	image001.png image003.png image004.png image005.png image785098.png image609102.png image886063.png

Any of the other dates in August work. September doesn't work because the applicant will be out of the country. If we have to move into October, I will need to check in with the applicant.

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Thursday, July 17, 2025 7:45 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: RE: August 5, 2025 @9:30am

Hello,

May I have an approximate date that will work for all of you?

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are

intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Wednesday, July 16, 2025 9:08 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] Re: August 5, 2025 @9:30am

Thank you!

Get Outlook for iOS

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Wednesday, July 16, 2025 6:59:21 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: RE: August 5, 2025 @9:30am

Absolutely! Allow me a few days to work on this.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Wednesday, July 16, 2025 4:55 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] RE: August 5, 2025 @9:30am
Importance: High

Hi Max,

I am so sorry, but unfortunately something has come up so that the August 5th date no longer works for the me or the Barthel's. Could we please move this item to another date in August?

Thank you,
Annje

Annje Dodd, PhD P.E.
Principal Engineer

NORTHPOINT
CONSULTING GROUP, INC

1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Tuesday, July 15, 2025 12:50 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: August 5, 2025 @9:30am

Hello All,
I am pre-notifying all of you that these items are about to be posted for the public on July 21, 2025, regarding the appeal of the Poverty Flats Ranch project. Please see the Memorandum to the Board and all applicable attachments that are not yet public. I wanted to provide you with sufficient notice to enable you to submit any comments, and to inform others that public comments should be received promptly. Please note I must provide the staff report to the board clerk by July 21, 2025 for publication by Friday, August 1, 2025. As such, comments received after July 21 will be included as green sheets. Comments may be submitted to LakeCounty.ClerkoftheBoard@lakecountyca.gov. Please CC me.

I hope this notice helps,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Download Attached Files

Reply to this Secure Message

Secure Message Info

Message ID	oC7GaJ5OVUjdqtTrsU1Gms
Message	Tuesday, 22 July

Expires	
Message URL	https://filetransfer.co.lake.ca.us/message/oC7GaJ5OVUjdqtTrsU1Gms
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
BOS Memo PL-25-198.pdf	685 KB
F - Site Visit Pictures.pdf	14 MB
A - Staff Report.pdf	973 KB
A1 - Site Plans.pdf	1.19 MB
A2 - Conditions of Approval.pdf	307 KB
A3 - Draft ISMND redlined.pdf	4.24 MB
A4 - Property Management Plan.pdf	771 KB
A5 - Hydrology report and DMP.pdf	3.44 MB
A6 - Biological Assessment.pdf	7.04 MB
A7 - Agency Comments.pdf	1.18 MB
A8 - Public Comment.pdf	7.98 MB
B -5-22-2025 PC MINUTES POVERTY FLATS PL25-68, UP 23-09.pdf	90.8 KB
C - PL-25-198 Appeal Application.pdf	1.48 MB
D - Botanical Survey.pdf	7.79 MB

Download Attached Files

Exhibit A-6
Email from Max Stockton Coaching the Applicant on "Hot Topics" Before the Hearing

Source: Email chain dated **May 9, 2025**
Relevant Pages: APP-32 – APP-40
Cited In: Section 5.A.3 (Improper Coaching of Applicant)

From: Max Stockton
To: Annje Dodd, PhD P.E.
Cc: Kurt Barthel; Robert Barthel; Praj White, P.E.
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch
Date: Friday, May 9, 2025 1:04:01 PM
Attachments: image001.png
image003.png
image004.png
image005.png

Hi Annje,

Incredible! That is what Mireya instructed the person asking to do, as well. We need to be prepared for these questions/ accusations, in a respectful way. I have addressed a portion of the typical concerns in my report, but I don't want you to be too surprised. I have provided you with a couple of the hot topics and I am hopeful that the commission can agree that this project conforms to the requirements.

I hope you have a nice weekend too and I look forward to May 22.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 12:52 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Thank you for clarifying, I really appreciate it! I will get confirmation from the Sherriff's office so that we are able to address that item if it comes up.

Have a nice weekend!

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 12:35 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello Annje,

Please understand that I am more than well aware! This is the public asking public questions and I am making you aware so you and your applicants are prepared for the hearing. I happen to know that Kurt has helped authorities in recent past and it would be great to have those who I am supporting this project for be aware of what may come up at the hearing rather than pretend that accusations won't come up. An individual really submitted a PRA for "Drug Bust".

Is the transport question a rhetorical question? No, Lake County has not changed its policy. The Type 13: Distribution Transport Only, to transport medicinal cannabis goods between entities licensed pursuant to California Code does not hold the county liable for what happens to the cannabis or in the specifications of this question, the allowance to transport through Federal Land (BLM), for a half mile or more. Bureau of Land Management has commented in the Agency Comments.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225

Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 11:42 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Max,

I asked the applicants, and they have no idea what you are referring to regarding a "drug bust" on this property. This is a HUGE accusation. If it is just a comment on a PRA request, that is not evidence that it actually happened. Have you reached out to law enforcement? Does the planning department have any additional information regarding this? I am also going to reach out to the Sherriff's department.

As for transport along County roads, has the County changed their policy regarding this?

Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 9:54 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello,

I cannot confirm why there has been adjourning, but it does happen from time to time. The project is at 9:20 because there is another project before it and we have been allowing at least 15 minutes between projects. The project before this one is not related to cannabis, but Mireya is speaking about cannabis after this one, so that is another good point to be aware of.

I find it interesting the way you asked about that because we are not law enforcement, but I can share that we did have a PRA come in requesting information we may have about the "drug bust" on this property and questioning the "transport of marijuana across county roads and BLM land".

I can remind you that we have a signed indemnification agreement.

I can remind you that BLM did comment about not permitting the transport of cannabis across BLM lands.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 9:37 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Thank you, Max. I really appreciate your assistance and attention to detail on this project.

As for the meeting possibly being adjourned. I noticed the last three meetings were adjourned. Has this been due to lack of Quorum or another reason?

Since this project is scheduled for 9:20, can I assume there are three projects before this one? Are these cannabis projects? Or other?

Have a nice day,
Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 9:03 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>
Subject: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello All,

It could be a good idea to prepare something about the Barthel relationship with Law Enforcement and be able to respectfully explain why law enforcement had or may have been on High Valley Road and around the property. Other notes may be to respectfully explain traffic that this project could create, grading with permits and trenching with the well house. Please find the DRAFT ATTACHMENTS, for your preparation. As Annje knows, these projects sometimes need further clarification, and High Valley Road has been a hot button location in the recent years.

I look forward to seeing everyone May 22, at 9:20am, unless adjourned.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

Secure Message Info

Message ID	H4dUNPeBX3sz5C7KGxJq1m
Message Expires	Friday, 16 May
Message URL	https://filetransfer.co.lake.ca.us/message/H4dUNPeBX3sz5C7KGxJq1m
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
Staff Report, Poverty Flats Ranch.pdf	929 KB
05 - Hydrology report and DMP.pdf	3.35 MB
01 - Site Plans.pdf	807 KB
02 - COA.pdf	213 KB
04 - Property Management Plan.pdf	649 KB
07 - Agency Comments.pdf	982 KB
08 - Public Comment.pdf	87.9 KB
06 - Biological Assessment.pdf	6.96 MB
03 - UP 23-09 ISMND redlined.pdf	4.16 MB

Download Attached Files

Reply to this Secure Message

If you need assistance accessing or using this Secure Message System, please contact support at fileTransferService@co.lake.ca.us.

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Exhibit A-7

Email Regarding Planner Coaching the Applicant Preparation

Source: Email chain dated **May 9, 2025**
Relevant Pages: APP-41 – APP-46
Cited In: Section 5.A.2

From: Annje Dodd, PhD P.E.
To: Max Stockton
Cc: Kurt Barthel; Robert Barthel; Praj White, P.E.
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch
Date: Friday, May 9, 2025 9:41:45 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image498681.png
image354837.png
image112384.png

Another question, was there a report of law enforcement called to the property? If so, when? And could you please share the comment?

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 9:37 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Thank you, Max. I really appreciate your assistance and attention to detail on this project.

As for the meeting possibly being adjourned. I noticed the last three meetings were adjourned. Has this been due to lack of Quorum or another reason?

Since this project is scheduled for 9:20, can I assume there are three projects before this one? Are these cannabis projects? Or other?

Have a nice day,
Annje

Annje Dodd, PhD P.E.
Principal Engineer

NORTHPOINT
CONSULTING GROUP, INC

1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 9:03 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>
Subject: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello All,

It could be a good idea to prepare something about the Barthel relationship with Law Enforcement and be able to respectfully explain why law enforcement had or may have been on High Valley Road and around the property. Other notes may be to respectfully explain traffic that this project could create, grading with permits and trenching with the well house. Please find the DRAFT ATTACHMENTS, for your preparation. As Annje knows, these projects sometimes need further clarification, and High Valley Road has been a hot button location in the recent years.

I look forward to seeing everyone May 22, at 9:20am, unless adjourned.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

Secure Message Info

Message ID	H4dUNPeBX3sz5C7KGxJq1m
Message Expires	Friday, 16 May
Message URL	https://filetransfer.co.lake.ca.us/message/H4dUNPeBX3sz5C7KGxJq1m
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
Staff Report, Poverty Flats Ranch.pdf	929 KB
05 - Hydrology report and DMP.pdf	3.35 MB
01 - Site Plans.pdf	807 KB
02 - COA.pdf	213 KB
04 - Property Management Plan.pdf	649 KB
07 - Agency Comments.pdf	982 KB
08 - Public Comment.pdf	87.9 KB
06 - Biological Assessment.pdf	6.96 MB
03 - UP 23-09 ISMND redlined.pdf	4.16 MB

Download Attached Files

Reply to this Secure Message

If you need assistance accessing or using this Secure Message System, please contact support at fileTransferService@co.lake.ca.us.

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Exhibit A-8

Email Showing Planner Encouraging Applicant to Bring Supporters to Counter Public Concerns

Source: Email chain dated **July 9–10, 2025**
Relevant Pages: APP-47 – APP-48
Cited In: Section 5.A.3 (Advocacy Behavior)

From: Max Stockton
To: Robert Barthel
Subject: RE: [EXTERNAL] Agenda date
Date: Thursday, July 10, 2025 8:05:11 AM
Attachments: image001.png

Hi Bobby,

That is understandable. I am trying to get as much support as we can, to overturn the constant appeals and provide support for your project entering the community, so please bring as many people with supportive facts as possible. We are tentatively set for August 5, but I am not able to send out official notification until next Friday, July 18, so keep an eye out and I will let you know.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.
From: Robert Barthel <bbarthelll@gmail.com>

Exhibit A-9

Email Showing Applicant Consultant Offering to Write the IS/MND for the Project

Source: Email dated **March 11. 2024**
Relevant Pages: APP-49 – APP-52
Cited In: Section 5.A.4

From: Annje Dodd, PhD P.E.
To: Max Stockton; Mary Claybon
Cc: Lia Nelson; Michelle Aldrete
Subject: [EXTERNAL] RE: Rusty Barthel; Poverty Flats; APN 006-004-22
Date: Monday, March 11, 2024 5:16:53 PM
Attachments: image001.png
image002.png
image003.png
image005.png
image007.png
image008.png
image009.png
image010.png
image462525.png
image883968.png
image438858.png

Max,

If it expedites or makes things easier for the County, and the County approves, NorthPoint could prepare the draft IS/MND for this project. Just let me know if that is something you would like us to do.

Have a nice evening,
Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Annje Dodd, PhD P.E.
To: Max Stockton
Cc: Lia Nelson; Amelia Vergel de Dios; Mary Claybon; Robert Barthel
Subject: [EXTERNAL] RE: Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch
Date: Wednesday, August 7, 2024 3:29:52 PM
Attachments: image001.png
image002.png image003.png
image005.png image006.png
image007.png image301572.png
image423489.png
image017408.png

Great news! Thank you, Max!

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340 **Annje@NorthPointEureka.com**

www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Wednesday, August 7, 2024 10:39 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Lia Nelson <Lia@northpointeureka.com>; Amelia Vergel de Dios <amelia@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>; Robert Barthel <bbarthel11@gmail.com>
Subject: RE: Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch

Hello All,

I am awaiting approval, but the IS/MND has been uploaded today.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Tuesday, July 2, 2024 5:09 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Lia Nelson <Lia@northpointeureka.com>; Amelia Vergel de Dios <amelia@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>; Robert Barthel <bbarthel11@gmail.com>
Subject: [EXTERNAL] Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch

Max,

Here is the link to the IS/MND and Attachments. I am also including a link to the Hydrology Report. The ladies found a minor error that I corrected w/ PDF editor. The cumulative water usage in the recharge area should be 17.8 AF and I mistakenly wrote 16 AF.

Poverty Flats
CEQA
16 - Poverty Flats - Hydrology report and DMP.pdf

We have also upload ed this to the County Cannabis Portal. Please let us know if you have any questions!! Have a wonderful 4th of July.

Sincerely,

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

Exhibit A-10

Table of Appellant's Opengov PRA's Showing Disposition of County's Responses

Source: Appellant-produced Table of PRA Completion Details
Relevant Pages: APP-53 – APP-60
Cited In: Section 5.B.1.

PRA Number	Date Submitted	PRA Request Description	County Response and Resolution	Date Closed
PRA-25-70	April 30, 2025	All speed Studies for High Valley Road and Requesting a copy of the application of the Brassfield Appellation Application.	After conducting a thorough search of our records, we have determined that there are **no documents responsive to your request**. Per Mireya G. Turner. Brassfield Appellation Application is not a Community Development Department Process.	April 30, 2025
PRA-25-85	May 8, 2025	On June 13, 2024 before the Planning Commission, Vance Ricks stated that he was speaking with the road supervisor and that the county was currently working on mitigation regarding the large trucks getting stuck at the "switchback" on High Valley Road (reference https://www.youtube.com/watch?v=8GBmQczjzJI marker 1:36:08). I would like a copy of the mitigation plan that was developed by the county supporting his statement on June 13, 2024.	On May 9, 2025 ,the county uploaded two files from the Liu Farms project that **did not satisfy the request**. No mitigation plan was provided.	May 9, 2025
PRA-25-114	June 1, 2025	I would like to receive a copy of the notes on the grading permit that were made by the grading inspector on July 1, 2024 that explained the trenching on the property as being for fire suppression per the memorandum written and submitted May 22, 2025 by Mireya Turner to the Planning Commission calendar for the meeting held on May 22, 2025 regarding approval of the use permit for UP23-09 Poverty Flats.	On June 4, 2025 the county responded with "we have located disclosable records responsive to your Public Records Act request. Pursuant to Government Code Section 7920.000 et seq., we will provide the responsive records within the statutory 14-day period prescribed by law." The uploaded document was an email account in triplicate of	June 4, 2025

			an inspection, not the actual inspection form or the permit with the alleged notes on it. **This did not satisfy the request.** On July 30, 2025, I submitted a comment to the PRA record "The files you uploaded for this PRA are duplicates of an email and not what I am asking for. I want a copy of the inspection report for the inspection that occurred on the property on 07-01-2024 written by Tod Elliott with his trenching notes on it. Thank you!" **No further response from the county occurred**.	
PRA-25-134	June 12, 2025	This PRA asked for all documents and communications related to the project and parcel from January 1, 2021 to present. It specifically requested a copy of the grading inspection report, copies of the documents referenced by Director Turner in the Planning Commission meeting on May 22, 2025 regarding road adequacy, and the status of the well report and records of well annual seal and well completion log.	Received 3 zip files with approximately 50 records containing 10 duplicate and triplicate files, 10 project docs from Granicus, my own PRA request doc, and a few unrelated emails for other projects. Even though the request was open-ended, the county stopped providing responsive records on July 28, 2025 and closed my PRA. Communications with County Council resulted in denial of any lawfully required list of	July 28, 2025

			redacted or retained documents as required by Govt. Code § 6253(c). **This did not satisfy the request.**	
PRA-25-136	June 15, 2025	Please provide me with complete copies of all public comments made and submitted electronically and by hardcopy for Poverty Flats UP23-09 that contain all header/footer information, dates, etc. from 01/01/2021 to the date of PRA completion.	Received one file with three comments that was publicly available on Granicus from 5/21/25 PC meeting**. This did not satisfy the request.**	June 30, 2025
PRA-25-145	June 18, 2025	Please supply the "Approved with Conditions" details for grading permit GR22-12. I would like a copy of the conditions that apply to this permit.	Received two files: a copy of the permit with a link to the Condition that led to Civic Platform login screen (no access provided) and a copy of an email account of a conversation about the alleged grading inspection. **This did not satisfy the request.**	June 26, 2025
PRA-25-169	July 3, 2025	Please provide all versions, with all dates, signed and unsigned of the Indemnification Agreement for Poverty Flats Ranch UP 23-09 for my appeal PL-25-198. See attached documents for complete information. Attached document is a letter requesting the (missing) agreement that was mentioned in the May 22, 2025 PC mtg but not read into the record by Nicole Johnson.	Received one copy of an agreement unsigned by county and signed by applicant on Oct. 23, 2024**. This partially satisfied the request. A version of the indemnification request that references Federal Lands is known to exist** based on an email dated Nov. 7, 2024 (Comment and Response Letter.pdf) from A. Dodd referencing it's upload to the county.	July 14, 2025

PRA-25-194	July 21, 2025	Please see attached PRA Request file for Katherine VanDerWall, Lake County Agriculture Commisioner, and Jenavive Herrington, Lake County Clerk. Requested all agricultural records for APN 006-004-22 from 1987-Present to substantiate claims of prior land disturbance activity.	**This request was not satisfied.** See email exchange documented in Chapter 5 Procedural Issus Section M evidence.	July 24, 2025
PRA-25-199	July 25, 2025	All communications (emails, notes, text messages, phone calls, phone messages, etc.) between Tod Elliott, Marcus Beltramo, Kurt Barthel, Richard Barthel, Katherine Schaefers, Kim Gardner, Max Stockton, Eric Porter, Mireya Turner and any other county employees from 2016 to current regarding any land disturbances on the project property (including grading, clearing, scraping, etc.), and including all inspection reports, and any notes and comments related to or on inspection reports, and site visits.	Received 9 files none of which applied to the request. **This request was not satisfied.**	August 27, 2025
PRA-25-200	July 26, 2025	PRA for additional information: GR 22-12 10535 High Valley Road Distribution date for the Request for Review for Sufficiency distribution list RFR simple grading information sent out (detailed site plans dated and stamped) Request for review for sufficiency distribution list, comments received, Date of hearing, Inspection reports, dated, signed and stamped, prior to GR22-12 and after, any grading permit requests, permits, inspections.	Received a screenshot file (PL-25-198 Indemnification Agreement.png) of the indemnification agreement I signed when opening the appeal that should have been a responsive record for PRA-25-201. **This request was not satisfied.**	July 28, 2025
PRA-25-201	July 27, 2025	I would like a copy of the indemnification agreement I apparently signed on 05/28/2025 associated with Planning Application PL-25-198.	Received a downloaded copy of the Opengov PRA-25-201 request I submitted. **The indemnification agreement was found in the upload of PRA-25-200 but labeled for a PRA number that was not mine.**	August 12, 2025
PRA-25-212	July 29, 2025	PRA for additional information: GR 22-12 10535 High Valley Road	This request was resubmitted because	August 6, 2025

		Distribution date for the Request for Review for Sufficiency distribution list RFR simple grading information sent out (detailed site plans dated and stamped) Request for review for sufficiency distribution list, comments received, Date of hearing, Inspection reports, dated, signed and stamped, prior to GR22-12 and after, any grading permit requests, permits, inspections.	the original PRA was closed without being satisfied. The county stated disposable records were found and extended the request 14 more days, then closed the PRA with no responsive records. **This request was not satisfied.**	
PRA-25-238	August 14, 2025	Pursuant to the California Public Records Act (Government Code § 6250 et seq.), I am requesting access to and copies of records related to the 23 files that were uploaded to OpenGov by **county staff** for Planning Application **PL-25-68**, regarding the property located at **10535 High Valley Road, Clearlake Oaks, CA**. Specifically, I am requesting the following: **Copies of all 23 files** that were uploaded to OpenGov for this application. A list of the 23 files that were uploaded. The **date and time** each of these files was **originally uploaded**. The **name or user account** of the individual who uploaded the files. The **date and time** each file was **deleted**. The **name or user account** of the individual who deleted the files. The **name of the person or entity** who requested that the files be deleted. The **authority or justification** under which the deletion was carried out. Any internal correspondence, communications, or documentation (emails, memos, notes, or messages) discussing the **uploading and/or deletion** of these files. **Any system logs or audit trails** showing activity related to the uploading and deletion of these files, including user IDs, timestamps, and system actions performed.	This PA response time was extended by County. Received two .zip files containing 59 files of project documents, RFR responses, emails, etc., and one .zip file containing images of the property that I supplied in a code enforcement complaint. No other parts of this PRA was provided with no way to determine which of the 59 files were the ones removed and subsequently requested**. This request was only partially satisfied.**	Oct. 2, 2025

		Any metadata associated with the uploaded and deleted files, including file names, upload timestamps, last modified dates, and user attribution. **Any policies, procedures, or internal guidelines** governing the uploading, management, or deletion of documents in the OpenGov platform or within the planning application process. **Confirmation of whether the deleted files are recoverable or archived**, and whether they are being preserved in response to this Public Records Act request. **Any communication with or actions taken by third-party vendors, consultants, or contractors** in relation to the uploading or deletion of these files. These files were deleted after **5:00 p.m. on August 14, 2025**. Please provide these records in electronic format, if possible. If any part of this request is unclear or if the records are exempt from disclosure, please provide a written explanation and cite the specific legal authority you are relying upon. If some portions of the requested records are exempt, please provide the non-exempt portions. I would appreciate a response within the timelines required by the Public Records Act.		
PRA-25-349	Nov. 10, 2025	I am requesting copies of all agreements and contracts between the County of Lake and the following consultants within the dates specified: Kimley-Horn, Sept. 1, 2013 - Dec. 31, 2025 House Moran Consulting, Inc Apr. 1, 2018 - Dec. 31, 2025 Northpoint Consulting, Jan. 1, 2016 - Dec. 31, 2025 Annjanette Dodd Sept.1, 2013 - Dec. 31, 2025	After conducting a thorough search of our records, we have determined that there are no documents responsive to your request. No such contracts or agreements exist. **This request was satisfied.**	Nov. 12, 2025

PRA-25-348	Nov. 10, 2025	This is the same request as PRA-25-134 that had an open-ended date but was closed July 28, 2025. This request asks for a start date of July 1, 2025 to Dec. 31, 2025.	Tech Response dated Nov. 18, 2025: You request is duplicative of PRA25- 134 June 12, 2025 with a date range of 01/21/2025 to- it was open ended. The documents/communications that were produced stopped July 28, 2025. We will provide documents for this request thereafter. Extension notification posted on Dec. 1, 2025. **This request is still open.**	

Exhibit A-11

Ninety Pages of Public Comments Not Provided to Public or Planning Commissioners Prior To or After May 22, 2025 Meeting. Requested/not provided under PRA-25-136.

Source: Staff Document from Granicus Board of Supervisor Meeting Calendar Oct. 21, 2025
Relevant Pages: APP-61 – APP-040
Cited In: Section 5.B.1.

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM
Date: Wednesday, May 21, 2025 10:57:49 AM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Bobby Dutcher submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: Cannabis has become one of our leading agricultural crops here in Lake County. Also the most scrutinized. If every farmer, from grape growers to walnut farms, were to go under the same bureaucratic review of their operation we wouldn't have an ag industry at all. This is a small farm proposed by long time local ownership that have been excellent stewards of their property. The applicant has met the stringent requirements of our County in their application, I urge the Planning Commission to follow staffs recommendation and approve this project.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

Priority:	2	**Problem:**	1125-Traffic Hazard
Determinant:		**Agency:**	CHP
Base Response#:		**Jurisdiction:**	UK
Confirmation#:		**Division:**	7-Clear Lake
Taken By:	Makayla Detrick	**Battalion:**	7-Clear Lake
Response Area:	7-12	**Response Plan:**	
Disposition:	F-File	**Command Ch:**	
Cancel Reason:		**Primary TAC:**	
Incident Status:	Closed	**Secondary TAC:**	
Certification:		**Delay Reason (if any):**	
Longitude:	122667043	**Latitude:**	39027608

Incident Location

Location Name:	1 MI FROM 20	**County:**	Lake
Address:	High Valley Rd / Sr20	**Location Type:**	
Apartment:		**Cross Street:**	
Building:		**Map Reference:**	
City, State, Zip:	Clearlake Oaks CA 95423		

Supplemental Information - Person

PERSON 1			
Name:	[redacted]	**Phone:**	[redacted]

Call Receipt

Caller Name:	LAURIE		
Method Received:		**Call Back Phone:**	[redacted]
Caller Type:	Passing Motorist	**Caller Location:**	
Caller Address:		**Caller Location Phone:**	
Caller Building:		**Caller Apartment:**	
Caller City, State, Zip:		**Caller County:**	

Time Stamps

Description	Date	Time	User
Phone Pickup	6/4/2024	14:12:14	
1st Key Stroke	6/4/2024	14:12:18	
In Waiting Queue	6/4/2024	14:14:50	
Call Taking Complete	6/4/2024	14:16:23	Makayla Detrick
1st Unit Assigned	6/4/2024	14:52:12	
1st Unit Enroute	6/4/2024	14:52:15	
1st Unit Arrived	6/4/2024	15:27:01	
Closed	6/4/2024	15:49:24	Jamie Herrbach

Elapsed Times

Description	Time
Received to In Queue	00:02:34
Call Taking	00:04:07
In Queue to 1st Assign	00:37:22.4
Call Received to 1st Assign	00:39:58.4
Assigned to 1st Enroute	00:00:03.0
Enroute to 1st Arrived	00:34:46.0
Incident Duration	01:37:10

Resources Assigned

Unit	Primary Flag	Assigned	Disposition	Enroute	Staged	Arrived	At Patient	Delay Avail	Complete	Odm. Enroute	Odm. Arrived	Cancel Reason
7-049	Y	14:52:12	F-File	14:52:15		15:27:01			15:49:24			

Personnel Assigned

Unit	Name
7-049	Brooks S Faraco (020326)

Caution Notes

No Caution Notes found

Permits

No Permit Information

Pre-Scheduled Information

No Pre-Scheduled Information

Transports

No Transports Information

Transport Legs

No Transports Information

Comments

Date	Time	User	Type	Conf.	Comments

6/4/2024	14:13:03	A19518	Response	[4] STAYING ITS GOING TO BE THERE 5 MORE HOURS
6/4/2024	14:13:10	A19518	Response	[5] TRUCKS ARE TOO BIG TO BE ON THE RDWY
6/4/2024	14:13:28	A19518	Response	[6] RP UNABLE TO GET AROUND
6/4/2024	14:13:39	A19518	Response	[7] WHI SEMI
6/4/2024	14:13:59	A19518	Response	[8] POSS HAS HOUSE OR CONTAINER ON THE TRAILER
6/4/2024	14:14:11	A19518	Response	[9] ON A SHARP TURN/ STUCK ON DITCH
6/4/2024	14:14:49	A19518	Response	[10] SAG
6/4/2024	14:16:19	A19518	Response	[11] RP UNABLE TO GET CHILDREN FROM SCHOOL
6/4/2024	14:18:11	A15785	Response	[12] 1039 - CLEARLAKE BRIEFING
6/4/2024	14:50:20	A19518	Response	[13] [Notification] [CHP]-ADDL CALLER ADV NO VEHS ABLE TO GET AROUND SEMI EITHER DIRECTION// UNABLE TO EVEN WALK AROUND DUE TO STEEP HILL
6/4/2024	14:51:26	A15785	Response	[14] 7-49 CPY ENRT
6/4/2024	15:26:59	A15785	Response	[15] 7-049 97
6/4/2024	15:49:21	A15785	Response	[16] 7-049 RDWY CLEAR 98

Address Changes
No Address Changes

Priority Changes
No Priority Changes

Alarm Level Changes
No Alarm Level Changes

Activity Log

Date	Time	Radio	Activity	Location	Log Entry	User
6/4/2024	14:12:21		Read Comment		Comment for Incident 756 was marked as read.	A19518
6/4/2024	14:13:50		Incident Priority Change		Incident priority changed from 2 to 2	A19518
6/4/2024	14:13:50		Problem Nature		Incident problem nature changed from <Blank> to 1125-Traffic Hazard	A19518
6/4/2024	14:14:27		SOP Updated		Updated SOP information is available	A19518
6/4/2024	14:14:27		Sector Change		From Sector No Sector to Sector 7	A19518
6/4/2024	14:14:59		Read Incident		Incident 756 was Marked as Read.	A15785
6/4/2024	14:14:59		Read Comment		Comment for Incident 756 was Marked as Read.	A15785
6/4/2024	14:16:19		Read Comment	High Valley Rd / Sr20	Comment for Incident 756 was marked as read.	A19518
6/4/2024	14:16:22		UserAction		User clicked Exit/Save	A19518
6/4/2024	14:18:14		UserAction		User clicked Exit/Save	A15785
6/4/2024	14:21:12		Read Comment		Comment for Incident 756 was Marked as Read.	A15785
6/4/2024	14:21:17		UserAction		User clicked Exit/Save	A15785
6/4/2024	14:49:44		Supplemental Information	High Valley Rd / Sr20	Supplemental Person record 2266598 - was added for DONNA MACKIEWICZ	A19518
6/4/2024	14:50:20		Read Comment	High Valley Rd / Sr20	Comment for Incident 756 was marked as read.	A19518
6/4/2024	14:50:24		UserAction		User clicked Exit/Save	A19518
6/4/2024	14:50:25		Read Comment		Comment for Incident 756 was Marked as Read.	A15785
6/4/2024	14:51:26		Read Comment	High Valley Rd / Sr20	Comment for Incident 756 was marked as read.	A15785
6/4/2024	14:52:12	7-049	ASSIGN	SR29		A15785
6/4/2024	14:52:15	7-049	ENRT	High Valley Rd / Sr20 [1 MI FROM 20]	Responding From = SR29.	A15785
6/4/2024	14:52:19		UserAction		User clicked Exit/Save	A15785
6/4/2024	15:27:01	7-049	10-97	High Valley Rd / Sr20 [1 MI FROM 20]		A15785
6/4/2024	15:49:24	7-049	Disposition	1 MI FROM 20	F-File	A15785
6/4/2024	15:49:24	7-049	10-8	High Valley Rd / Sr20 [1 MI FROM 20]	Unit Cleared From Incident 240604UK0050	A15785
6/4/2024	15:49:24	7-049	Response Closed	1 MI FROM 20	Response Disposition: F-File	A15785
6/5/2024	16:04:26		UserAction		User clicked Exit/Save	A19526

Edit Log

Date	Time	Field	Changed From	Changed To	Reason	Table	Workstation	User
6/4/2024	14:12:14	Agency Name		CHP	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:12:21	Unread Comment	False	True	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:13:50	Problem		1125-Traffic Hazard	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:13:50	ResponsePlanType	0	0	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:13:50	Priority_Description	2	2		Response_Master_Incident	HM004	A19518
6/4/2024	14:13:50	Priority_Number	0	2		Response_Master_Incident	HM004	A19518

6/4/2024	14:13:50	Incident_Type	1 CHP Unit Incident	1 CHP Unit Incident	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:19	Address	(Blank)	HIGH/20	New Entry	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Jurisdiction	UK	UK	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Division	7-Clear Lake	7-Clear Lake	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Battalion	7-Clear Lake	7-Clear Lake	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Response_Area	7-12	7-12	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Latitude	0	39027608	Entry Selected/Returned from GeoLocator	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Longitude	0	122667043	Entry Selected/Returned from GeoLocator	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:27	Address	HIGH/20	High Valley Rd / SR20	Entry Selected/Returned from GeoLocator	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:28	City		Clearlake Oaks	Updated City	Response_Master_Incident	HM004	A19518
6/4/2024	14:14:28	EMS		CALFIRE ST HELENA	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:28	FIRE		CALFIRE ST HELENA	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:28	LAW		LAKSO	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:28	Address		High Valley Rd / SR20	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	City		Clearlake Oaks	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	County		Lake	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	State		CA	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Postal Code		95423	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	StreetID	0	219184	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Location Name		HIGH VALLEY ROAD	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Latitude	0	39027608	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Longitude	0	122667043	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Division		7-Clear Lake	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Battalion		7-Clear Lake	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Jurisdiction		UK	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Home Sector	0	28	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Current Sector	0	28	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	House Number		0	New Entry	Incident	HM004	A19518
6/4/2024	14:14:28	Response Area		7-12	New Entry	Incident	HM004	A19518
6/4/2024	14:14:47	Call Back Phone		707-295-2626	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:50	EMS		CALFIRE ST HELENA	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:50	FIRE		CALFIRE ST HELENA	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:50	LAW		LAKSO	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:14:59	Read Call	False	True	(Response Viewer)	Response_Master_Incident	SU001	A15785
6/4/2024	14:14:59	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	SU001	A15785
6/4/2024	14:16:00	Caller_Type		Passing Motorist	(Response Viewer)	Response_Master_Incident	HM004	A19518
6/4/2024	14:16:19	Unread Comment	False	True	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:21:12	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	SU001	A15785
6/4/2024	14:50:20	Unread Comment	False	True	(Response Viewer)	Incident	HM004	A19518
6/4/2024	14:50:25	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	SU001	A15785
6/4/2024	14:51:26	Unread Comment	False	True	(Response Viewer)	Incident	SU001	A15785

Custom Time Stamps
No Custom Time Stamps

Custom Data Fields

Description	Data	User
EMS	CALFIRE ST HELENA	A19518
FIRE	CALFIRE ST HELENA	A19518
LAW	LAKSO	A19518
EMS	CALFIRE ST HELENA	A19518
FIRE	CALFIRE ST HELENA	A19518
LAW	LAKSO	A19518

Attachments
No Attachment

Incident Detail Report

Data Source: **Data Warehouse**
Incident Status: **Closed**
Incident number: **240605UK0067**
Case Numbers:
Incident Date: **6/5/2024 15:14:38**
Report Generated: **4/18/2025 09:23:16**

Incident Information

Incident Type:	1 CHP Unit Incident	**Alarm Level:**	
Priority:	2	**Problem:**	1125-Traffic Hazard
Determinant:		**Agency:**	CHP
Base Response#:		**Jurisdiction:**	UK
Confirmation#:		**Division:**	7-Clear Lake
Taken By:	Elizabeth Winston	**Battalion:**	7-Clear Lake
Response Area:	7-12	**Response Plan:**	
Disposition:	F-File	**Command Ch:**	
Cancel Reason:		**Primary TAC:**	
Incident Status:	Closed	**Secondary TAC:**	
Certification:		**Delay Reason (if any):**	
Longitude:	122667043	**Latitude:**	39027608

Incident Location

Location Name:		**County:**	Lake
Address:	Sr20 / High Valley Rd	**Location Type:**	
Apartment:		**Cross Street:**	
Building:		**Map Reference:**	
City, State, Zip:	Clearlake Oaks CA 95423		

Supplemental Information - Person
PERSON 1

Name:	[redacted]	**Phone:**	[redacted]

Call Receipt

Caller Name:	[redacted]		
Method Received:		**Call Back Phone:**	[redacted]
Caller Type:	Passing Motorist	**Caller Location:**	
Caller Address:		**Caller Location Phone:**	
Caller Building:		**Caller Apartment:**	
Caller City, State, Zip:		**Caller County:**	

Time Stamps

Description	Date	Time	User
Phone Pickup	6/5/2024	15:14:35	
1st Key Stroke	6/5/2024	15:14:42	
In Waiting Queue	6/5/2024	15:15:41	
Call Taking Complete	6/5/2024	15:15:44	Elizabeth Winston
1st Unit Assigned	6/5/2024	15:33:49	
1st Unit Enroute	6/5/2024	16:07:46	
1st Unit Arrived	6/5/2024	16:07:46	
Closed	6/5/2024	16:19:35	Allen L Gregg

Elapsed Times

Description	Time
Received to In Queue	00:01:03
Call Taking	00:01:06
In Queue to 1st Assign	00:18:08.7
Call Received to 1st Assign	00:19:14.7
Assigned to 1st Enroute	00:33:56.9
Enroute to 1st Arrived	00:00:00.0
Incident Duration	01:05:00

Resources Assigned

Unit	Primary Flag	Assigned	Disposition	Enroute	Staged	Arrived	At Patient	Delay Avail	Complete	Odm. Enroute	Odm. Arrived	Cancel Reason
7-060	Y	15:33:49	F-File	16:07:46		16:07:46			16:19:35			

Personnel Assigned

Unit	Name
7-060	Zachary B Cornell (022744)

Caution Notes
No Caution Notes found

Permits
No Permit Information

Pre-Scheduled Information
No Pre-Scheduled Information

Transports
No Transports Information

Transport Legs
No Transports Information

Comments

Date	Time	User	Type	Conf.	Comments
6/5/2024	15:14:50	A19526	Response		[1] SEMI 1125

6/5/2024	16:10:53	A11520	Response	[7] VEH BLKING 1 LANE 1185 ENRT [Shared]
6/5/2024	16:18:38	A11520	Response	[8] 7-60 REQ CONTACT CORDS FOR LENGHT REST SIGN FOR HIGH VALLEY -- 1039 CORDS COPIES [Shared]

Address Changes
No Address Changes

Priority Changes
No Priority Changes

Alarm Level Changes
No Alarm Level Changes

Activity Log

Date	Time	Radio	Activity	Location	Log Entry	User
6/5/2024	15:14:50		Read Comment		Comment for Incident 551 was marked as read.	A19526
6/5/2024	15:15:17		Sector Change		From Sector No Sector to Sector 7	A19526
6/5/2024	15:15:40		Incident Priority Change		Incident priority changed from 2 to 2	A19526
6/5/2024	15:15:40		SOP Updated		Updated SOP information is available	A19526
6/5/2024	15:15:40		Problem Nature	SR20 / High Valley Rd	Incident problem nature changed from <Blank> to 1125-Traffic Hazard	A19526
6/5/2024	15:15:44		UserAction		User clicked Exit/Save	A19526
6/5/2024	15:15:59		Read Incident		Incident 551 was Marked as Read.	A11520
6/5/2024	15:16:00		Read Comment		Comment for Incident 551 was Marked as Read.	A11520
6/5/2024	15:16:49		Read Comment	Sr20 / High Valley Rd	Comment for Incident 551 was marked as read.	A11520
6/5/2024	15:16:53		UserAction		User clicked Exit/Save	A19526
6/5/2024	15:30:39		UserAction		User clicked Exit/Save	A11520
6/5/2024	15:30:52		Duplicate Call Warning		Duplicate Call Warning - New call appended to incident	A19526
6/5/2024	15:30:52		Supplemental Information	Sr20 / High Valley Rd	Supplemental Person record 2267282 - Passing Motorist was added for DONNA	A19526
6/5/2024	15:30:56		UserAction		User clicked Exit/Save	A19526
6/5/2024	15:32:57		Read Comment		Comment for Incident 551 was Marked as Read.	A11520
6/5/2024	15:33:00		UserAction		User clicked Exit/Save	A11520
6/5/2024	15:33:49	7-060	ASSIGN	SR29		A11520
6/5/2024	16:00:54		Read Comment	Sr20 / High Valley Rd	Comment for Incident 551 was marked as read.	A19526
6/5/2024	16:04:27		UserAction		User clicked Exit/Save	A19526
6/5/2024	16:07:46	7-060	ENRT	Sr20 / High Valley Rd	Status bypassed by user due to allowable status change	A11520
6/5/2024	16:07:46	7-060	ENRT	Sr20 / High Valley Rd	Responding From = High Valley RD\Alta Vista Dr.	A11520
6/5/2024	16:07:46	7-060	10-97	Sr20 / High Valley Rd		A11520
6/5/2024	16:10:44		Read Comment		Comment for Incident 551 was Marked as Read.	A11520
6/5/2024	16:10:53		Read Comment	Sr20 / High Valley Rd	Comment for Incident 551 was marked as read.	A11520
6/5/2024	16:19:35	7-060	Disposition	Sr20 / High Valley Rd	F-File	A11520
6/5/2024	16:19:35	7-060	10-8	Sr20 / High Valley Rd	Unit Cleared From Incident 240605UK0067	A11520
6/5/2024	16:19:35	7-060	Response Closed	Sr20 / High Valley Rd	Response Disposition: F-File	A11520
6/5/2024	16:19:36		Read Comment		Comment for Incident 551 was Marked as Read.	A11520
6/5/2024	16:19:37		UserAction		User clicked Exit/Save	A11520

Edit Log

Date	Time	Field	Changed From	Changed To	Reason	Table	Workstation	User
6/5/2024	15:14:35	Agency Name		CHP	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:14:50	Unread Comment	False	True	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:12	Address	(Blank)	20/HIGH	New Entry	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:17	Longitude	0	122667043	Entry Selected/Returned from GeoLocator	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:17	Latitude	0	39027608	Entry Selected/Returned from GeoLocator	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:17	Response_Area	7-12	7-12	(Response Viewer)	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:17	Battalion	7-Clear Lake	7-Clear Lake	(Response Viewer)	Response_Master_Incident	UK001	A19526

					from GeoLocator			
6/5/2024	15:15:17	EMS		CALFIRE ST HELENA	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:17	FIRE		CALFIRE ST HELENA	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:17	LAW		LAKSO	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:18	City		Clearlake Oaks	Updated City	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:18	Response Area		7-12	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	House Number		0	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Current Sector	0	28	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Home Sector	0	28	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Jurisdiction		UK	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Battalion		7-Clear Lake	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Division		7-Clear Lake	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Longitude	0	122667043	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Latitude	0	39027608	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Location Name			New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	StreetID	0	219183	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Postal Code		95423	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	State		CA	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	County		Lake	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	City		Clearlake Oaks	New Entry	Incident	UK001	A19526
6/5/2024	15:15:18	Address		SR20 / High Valley Rd	New Entry	Incident	UK001	A19526
6/5/2024	15:15:25	Call Back Phone		707-295-2626	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:40	Incident_Type	1 CHP Unit Incident	1 CHP Unit Incident	(Response Viewer)	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:40	Priority_Number	0	2		Response_Master_Incident	UK001	A19526
6/5/2024	15:15:40	Priority_Description	2	2		Response_Master_Incident	UK001	A19526
6/5/2024	15:15:40	ResponsePlanType	0	0	(Response Viewer)	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:40	Problem		1125-Traffic Hazard	(Response Viewer)	Response_Master_Incident	UK001	A19526
6/5/2024	15:15:41	LAW		LAKSO	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:41	FIRE		CALFIRE ST HELENA	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:41	EMS		CALFIRE ST HELENA	(Response Viewer)	Incident	UK001	A19526
6/5/2024	15:15:59	Read Call	False	True	(Response Viewer)	Response_Master_Incident	UK003	A11520
6/5/2024	15:16:00	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	UK003	A11520
6/5/2024	15:16:49	Unread Comment	False	True	(Response Viewer)	Incident	UK003	A11520
6/5/2024	15:32:57	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	UK003	A11520
6/5/2024	16:00:54	Unread Comment	False	True	(Response Viewer)	Incident	UK001	A19526
6/5/2024	16:10:44	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	UK003	A11520
6/5/2024	16:10:53	Unread Comment	False	True	(Response Viewer)	Incident	UK003	A11520
6/5/2024	16:19:36	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	UK003	A11520

Custom Time Stamps
No Custom Time Stamps

Custom Data Fields

Description	Data	User
EMS	CALFIRE ST HELENA	A19526
FIRE	CALFIRE ST HELENA	A19526
LAW	LAKSO	A19526
EMS	CALFIRE ST HELENA	A19526
FIRE	CALFIRE ST HELENA	A19526
LAW	LAKSO	A19526

Attachments
No Attachment



Fw: Comment for Liu Farms UP 20-33

From: ljdk2007@aol.com (ljdk2007@aol.com)

To: ljdk2007@aol.com

Date: Tuesday, May 20, 2025 at 04:27 PM PDT

----- Forwarded Message -----
From: ljdk2007@aol.com <ljdk2007@aol.com>
To: Mireya Turner <cdd@lakecountyca.gov>; Eddie Crandell <eddie.crandell@lakecountyca.gov>; planningcounter@lakecountyca.gov <planningcounter@lakecountyca.gov>; Dist1planningcomm@lakecountyca.gov <dist1planningcomm@lakecountyca.gov>; Dist2planningcomm@lakecountyca.gov <dist2planningcomm@lakecountyca.gov>; Dist3planningcomm@lakecountyca.gov <dist3planningcomm@lakecountyca.gov>; Dist4planningcomm@lakecountyca.gov <dist4planningcomm@lakecountyca.gov>; Dist5planningcomm@lakecountyca.gov <dist5planningcomm@lakecountyca.gov>; Eddie.Crandell@lakecountyca.gov <eddie.crandell@lakecountyca.gov>
Sent: Wednesday, June 12, 2024 at 08:12:33 PM PDT
Subject: Comment for Liu Farms UP 20-33

Please submit this in the Liu Farms Cannabis Project Up 20-33 for Thursday June 13, 2024.

To the planning commission,

In considering the Liu Farms project UP 20-33 I would like you to consider High Valley Road and the impact these grows will have on it. On June 4th a semi truck was stuck on Horseshoe bend, it was stuck and blocked the entire road for most of the day. Residents could not enter or leave High Valley or Cerrito drive.

Then the following day June 5th,2024 another semi was stuck in the exact same location, once again blocking the path to High Valley. Both of these incidents took longer than 5 hours to be removed. This is a continual problem and not just a once in awhile occurrence.

During these incidences resident can not leave the valley, pick their children up from school, get to work, get home ect. A neighbor who is on dialysis 3 times a week had to cancel his appointment on the 4th due to the incident and needed to go on the 5th, however once again there was another incident in which he could not get to his dialysis. It Is very dangerous to miss dialysis.

Given the fact that High Valley for the most part has been spared from the past devastating fires, allowing solar in an extreme fire danger area poses a very real danger to the safety and welfare of the residents, adding to that the condition of the road, semis getting stuck and only one way in *and out*

High Valley Road fails to meet the minimum width requirement of twenty feet across, 10 feet per lane, per the 2018 International Fire






Codes for roadways. Additionally there are no white lines, no sidewalks, no shoulders, no posted speed signs, no roadway lighting, and no blind curve notifications which creates further dangers to drivers and pedestrians alike. We need the county to consider the cumulative impacts of all these projects on High Valley and its residents so we are all able to evacuate safely in the event of an emergency. Liu Farms is located in or surrounded by a very high wildland fire hazard severity zone area. If a fire does occur, all those cars and trucks will have only one way out, and that is down through High Valley and East Lake School. It Is extremely hard to get fire insurance in these areas and most have been dropped.

These projects need to have a road study.

Semi stuck on High Valley Road on June 5th. Also a picture of the semi stuck on June 4th. Also another stuck awhile back. Please see the pictures of the semis on the road and High valley road flooded in the winter time.

Thank you

IMG_7236.jpg 32.7kB

IMG_7237.jpg 34.9kB

IMG_7238.jpg 34.5kB

IMG_7239.jpg
37.3kB


IMG_7240.jpg
29.7kB


IMG_7241.jpg
33kB


IMG_7242.jpg
37.3kB


IMG_7243.jpg
20.9kB


June 4th 2024.jpeg
199.9kB


photo of High Valley Road flooded this past year.jpg 160.1kB


High Valley Road flooded in 2017.png
171.4kB


Semi taking up both lanes.JPEG
771.2kB


semi taking up road 2.JPEG
937.5kB


Car sideswipes to ditch 2024.jpeg
73.6kB

From:	Danae LoDolce
To:	Mireya Turner; Max Stockton; Michelle Irace; Nicole Johnson
Cc:	everardo2797@gmail.com; eaglebrown19@gmail.com; szoller@hotmail.com; fieldmaile@gmail.com; rvineyards@sonic.net; Monica Rosenthal; Everardo Chavez; Batsulwin Brown; Maile Field; Sharron Zoller
Subject:	FW: [EXTERNAL] Fw: Comment Letter-Poverty Flats UP23-09
Date:	Wednesday, May 21, 2025 3:53:49 PM

Item 6b @9:20am

From: ljdk2007@aol.com <ljdk2007@aol.com>
Sent: Wednesday, May 21, 2025 3:51 PM
To: Danae LoDolce <Danae.LoDolce@lakecountyca.gov>
Subject: [EXTERNAL] Fw: Comment Letter-Poverty Flats UP23-09

Subject: Supplemental Materials for Poverty Flats Hearing – 05/22/2024 (UP2309)

Dear Planning Commission,

My apologies — it appears the attachments did not come through with my original email regarding the Poverty Flats hearing scheduled for May 22, 2024.

I am resending the two video files referenced in my prior message. These videos illustrate the issues caused by semi-trucks on High Valley Road in Clearlake Oaks:

1. **Video 1:** A semi-truck navigates a blind corner on High Valley Road and encounters an oncoming vehicle. The vehicle is forced into the ditch to allow the truck to pass safely.
2. **Video 2:** This video was recorded one evening while we were returning home. A semi-truck became stuck on the road, completely blocking passage. There was no way to get around it.

These videos demonstrate the real traffic and safety concerns related to large truck access in the area. Thank you for your attention to this matter.

Sincerely,

Lori Correia

highvalleyrd.mp4

Stuck Truck 2021-07-16.MOV

Primary Rd HIGH VALLEY RD Distance(ft) 4326 Direction N Secondary Rd RT 20 NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City County Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Crash Date Time Day

Violation Crash Type HIT OBJECT Severity # Killed # Injured Y Process Date

DRY Rdwy Cond1 NO UNUSL CND Spec Cond 0

Ped Action NT PRS/FCTR Loc Type Ramp/Int

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip	Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
1F	DRVR	32	M	W	IMP UNK	IMP UNK	UNS TURN	N	A	0100	SATUR	1998	-	3 A 22350	-	M G							

PARTY INFO VICTIM INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip	Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
1	DRVR	57	M	W	HNBD	PHYS	RAN OFF RD	N	A	0100	HONDA	1992	-	3 N	-	P G							

Primary Rd HIGH VALLEY RD Distance(ft) 485 Direction N Secondary Rd CERRITOS DR NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 14431 Crash Date 20131206 Time 1325 Day FRI

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity INJURY # Killed 0 # Injured 1 Tow Away? Y Process Date 20140523

Weather1 CLOUDY Weather2 SNOWING Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.03137 Longitude 122.67647 Local Rpt # Case ID 6289879

PARTY INFO VICTIM INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip	Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
1F	DRVR	50	F	W	HNBD		RAN OFF RD	N	D	2200	JEEP	1975	-	3 N	-	M C	DRVR	OTH VIS	50	F	1	M C	0

Primary Rd HIGH VALLEY RD Distance(ft) 300 Direction N Secondary Rd RT 20 NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 17937 Crash Date 20141021 Time 0800 Day TUE

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HEAD-ON Severity PDO # Killed 0 # Injured 0 Tow Away? N Process Date 20150618

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02820 Longitude 122.66750 Local Rpt # Case ID 6700191

PARTY INFO VICTIM INFO

Primary Rd **HIGH VALLEY ROAD** *Direction* *Secondary Rd* *NCIC* **9151** *State Hwy?* **N** *Route* *Postmile Prefix* *Postmile* *Side of Hwy*

City **UNINCORPORATED** *County Population* **9** *Rpt Dist Beat* **002** *Type* **3** *CalTrans Dist Crash Date Time Day Primary Crash Factor Violation Crash Type* **HIT OBJECT** *Severity # Killed # Injured* **Y** *Process Date*

Weather1 **CLEAR** **DRY** *Rdwy Cond1* **NO UNUSL CND** *Spec Cond* **0**

Hit and Run *Ped Action* **NT PRS/FCTR** *Loc Type* *Ramp/Int*

UNINCORPORATED **LAKE** *Badge* **018337** **20131012** **1415** **SAT**

Primary Crash Factor **IMPROP TURN** **22107** **PDO** **0** **0** *Tow Away?* **20141110**

Weather1 **CLEAR** *Weather2* *Rdwy Surface* *Rdwy Cond2*

Hit and Run *Motor Veh Involved With* **FIXED OBJ** *Lighting* **DAYLIGHT** *Cntrl Dev*

Latitude **39.06691** *Longitude* **122.74363** *Local Rpt #* *Case ID* **6241115**

PARTY INFO **VICTIM INFO**

Primary Rd **HIGH VALLEY RD** *Distance(ft)* **200** *Direction* **N** *Secondary Rd* **LAKEVIEW DR** *NCIC* **9151** *State Hwy?* **N** *Route* *Postmile Prefix* *Postmile* *Side of Hwy*

City **UNINCORPORATED** *County* **LAKE** *Population* **9** *Rpt Dist* *Beat* **002** *Type* **3** *CalTrans Dist* *Badge* **13-11-00** *Crash Date* **20131118** *Time* **1235** *Day* **MON**

Primary Crash Factor **NOT DRIVER** *Violation* *Crash Type* **HIT OBJECT** *Severity* **PDO** *# Killed* **0** *# Injured* **0** *Tow Away?* **Y** *Process Date* **20141126**

Weather1 **CLOUDY** *Weather2* *Rdwy Surface* **DRY** *Rdwy Cond1* **NO UNUSL CND** *Rdwy Cond2* *Spec Cond* **0**

Hit and Run *Motor Veh Involved With* **FIXED OBJ** *Lighting* **DAYLIGHT** *Ped Action* *Cntrl Dev* **NT PRS/FCTR** *Loc Type* *Ramp/Int*

Latitude **39.02891** *Longitude* **122.66818** *Local Rpt #* *Case ID* **6282626**

Primary Rd HIGH VALLEY ROAD Direction Secondary Rd NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Crash Date Time Day Primary Crash Factor Violation Crash Type HIT OBJECT Severity # Killed # Injured Y Process Date

Weather1 CLEAR DRY Rdwy Cond1 NO UNUSL CND Spec Cond 0

Hit and Run Ped Action NT PRS/FCTR Loc Type Ramp/Int

Distance(ft) 1056 N SR-20

LAKE Badge 021152 20161001 2500 SAT

UNSAFE SPEED 22350 HEAD-ON PDO 0 0 Tow Away? N 20161011

Weather2 Rdwy Surface Rdwy Cond2

MISDEMEANOR Motor Veh Involved With OTHER MV Lighting DAYLIGHT Cntrl Dev

Latitude Longitude Local Rpt # 9151-2016-3088 Case ID 90289133

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	998	-		IMP UNK	IMP UNK	PROC ST	N	D	2200	NISSA	1996	- 3	A 22107	-	B B
2	DRVR	21	M	W	HNBD		PROC ST	S	A	0700	JEEP	1996	- 3	N	-	M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
PASS		23	M	3	M G	0

Primary Rd HIGH VALLEY ROAD Distance(ft) 5280 Direction N Secondary Rd SR-20 NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 021152 Crash Date 20170921 Time 1720 Day THU

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? Y Process Date 20170928

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.03332 Longitude 122.67833 Local Rpt # 9151-2017-00512 Case ID 90557815

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	34	M	W	HBD-NUI		UNS TURN	S	D	2200	TOYOT	2010	- 3	A 22350	-	L G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected

Primary Rd HIGH VALLEY ROAD Distance(ft) 400 Direction N Secondary Rd LAKEVIEW DRIVE NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 001 Type 3 CalTrans Dist Badge 021152 Crash Date 20180819 Time 0215 Day SUN

Primary Crash Factor DRVR ALC|DRG Violation 23152A Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? Y Process Date 20180830

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DARK - NO ST LTS Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02825 Longitude 122.67106 Local Rpt # 9151-2018-00401 Case ID 90801323

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	34	M	W	HBD-UI		BACKING	N	A	0700	JEEP	2003	- 3	A 22106	-	M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected

Primary Rd HIGH VALLEY ROAD Distance(ft) 271 Direction N Secondary Rd LAKEVIEW DR. NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 021419 Crash Date 20191013 Time 1620 Day SUN

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? Y Process Date 20191021

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02876 Longitude 122.66864 Local Rpt # 9151-2019-00552 Case ID 91[illegible]

APPs 80

PARTY INFO

VICTIM INFO

Primary Rd HIGH VALLEY ROAD Direction Secondary Rd NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Crash Date Time Day Primary Crash Factor Violation Crash Type HIT OBJECT Severity # Killed # Injured Y Process Date

Weather1 CLEAR DRY Rdwy Cond1 NO UNUSL CND Spec Cond 0

Hit and Run Ped Action NT PRS/FCTR Loc Type Ramp/Int

Distance(ft) 1425 W CERRITO DR

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	21	F	O	IMP UNK	IMP UNK	PROC ST	W	A	0100	BMW	2007	-	3	N	- L G

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
DRVR	MINOR	21	F	1	L G	0
PASS	MINOR	35	M	3	L G	0

Primary Rd HIGH VALLEY ROAD Distance(ft) 266 Direction N Secondary Rd LAKEVIEW DRIVE NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 020955 Crash Date 20200811 Time 1300 Day TUE

Primary Crash Factor WRONG SIDE Violation 21460A Crash Type SIDESWIPE Severity PDO # Killed 0 # Injured 0 Tow Away? N Process Date 20200821

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With OTHER MV Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02876 Longitude 122.66862 Local Rpt # 9151-2020-00365 Case ID 91289980

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	37	M	H	HNBD		OPPOS LN	N	G	2731	FREI	2016	-	3	N	- P G
2	DRVR	25	M	W	HNBD		STOPPED	S	A	0100	SUBA	2020	-	3	N	- M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected

Primary Rd HIGH VALLEY ROAD Distance(ft) 528 Direction N Secondary Rd SR-20 NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 017300 Crash Date 20210919 Time 0730 Day SUN

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? N Process Date 20210921

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02835 Longitude 122.67009 Local Rpt # 9151-2021-10334 Case ID 91575784

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	24	M	H	HNBD		RAN OFF RD	S	D	2200	RAM	2019	-	2	E	- M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected

6

LAKE Badge 022419 20191022 0000 TUE

UNSAFE SPEED 22350 INJURY 0 2 Tow Away? 20191031

Primary Rd **HIGH VALLEY ROAD** *Direction* *Secondary Rd* *NCIC* **9151** *State Hwy?* **N** *Route* *Postmile Prefix* *Postmile* *Side of Hwy*

City **UNINCORPORATED** *County Population* **9** *Rpt Dist Beat* **002** *Type* **3** *CalTrans Dist* *Crash Date* *Time* *Day* *Primary Crash Factor* *Violation* *Crash Type* **HIT OBJECT** *Severity* *# Killed* *# Injured* **Y** *Process Date*

Weather1 **CLEAR** **DRY** *Rdwy Cond1* **NO UNUSL CND** *Spec Cond* **0**

Hit and Run *Ped Action* **NT PRS/FCTR** *Loc Type* *Ramp/Int*

Weather2 *Rdwy Surface* *Rdwy Cond2*

Motor Veh Involved With **FIXED OBJ** *Lighting* **DARK - NO ST LTS** *Cntrl Dev*

Latitude **39.04868** *Longitude* **122.70447** *Local Rpt #* **9151-2019-00583** *Case ID* **91110715**

PARTY INFO **VICTIM INFO**

Primary Rd HIGH VALLEY ROAD Direction Secondary Rd NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Crash Date Time Day Primary Crash Factor Violation Crash Type HIT OBJECT Severity # Killed # Injured Y Process Date

Weather1 CLEAR DRY Rdwy Cond1 NO UNUSL CND Spec Cond 0

Hit and Run Ped Action NT PRS/FCTR Loc Type Ramp/Int

Distance(ft) 1056 S CERRITO DR Badge 022070 20211127 1415 SAT

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	PED	44	M	W	HNBD			W	N	6000	-	-	3	N	-	- -
2	DRVR	47	F	H	HNBD		PROC ST	N	A	0700	NISS	2019	- 3	N	-	M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
PED	MINOR	44	M	0	- -	0

Primary Rd HIGH VALLEY RD. Distance(ft) 1500 Direction E Secondary Rd DWINELL DR. NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 022593 Crash Date 20221021 Time 2215 Day FRI

Primary Crash Factor DRVR ALC|DRG Violation 23152G Crash Type HIT OBJECT Severity INJURY # Killed 0 # Injured 1 Tow Away? Y Process Date 20221108

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DARK - NO ST LTS Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.04779 Longitude 122.68127 Local Rpt # 9151-2022-00540 Case ID 91913090

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	29	M	W	HBD-UI	DRUG	UNS TURN	W	D	2200	CHEV	2017	- 3	A 22107	-	M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
DRVR	MINOR	29	M	1	M G	0

Primary Rd HIGH VALLEY ROAD Distance(ft) 1056 Direction E Secondary Rd WARRENS WAY NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 020326 Crash Date 20230305 Time 1500 Day SUN

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? N Process Date 20230308

Weather1 CLEAR Weather2 Rdwy Surface WET Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DARK - NO ST LTS Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.04832 Longitude 122.68130 Local Rpt # 9151-2023-00119 Case ID 92012891

PARTY INFO

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip
1F	DRVR	62	M	W	IMP UNK	IMP UNK	UNS TURN	E	A	0100	TOYT	2002	- 1	N	-	M G

VICTIM INFO

Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected

Primary Rd HIGH VALLEY ROAD Distance(ft) 1056 Direction N Secondary Rd MT VIEW DRIVE NCIC 9151 State Hwy? N Route Postmile Prefix Postmile Side of Hwy

City UNINCORPORATED County LAKE Population 9 Rpt Dist Beat 002 Type 3 CalTrans Dist Badge 022727 Crash Date 20230408 Time 1650 Day SAT

Primary Crash Factor IMPROP TURN Violation 22107 Crash Type HIT OBJECT Severity PDO # Killed 0 # Injured 0 Tow Away? N Process Date 20230420

Weather1 CLEAR Weather2 Rdwy Surface DRY Rdwy Cond1 NO UNUSL CND Rdwy Cond2 Spec Cond 0

Hit and Run Motor Veh Involved With FIXED OBJ Lighting DAYLIGHT Ped Action Cntrl Dev NT PRS/FCTR Loc Type Ramp/Int

Latitude 39.02983 Longitude 122.67468 Local Rpt # 9151-2023-00170 Case ID 92049381

PARTY INFO

VICTIM INFO

Primary Rd **HIGH VALLEY ROAD** *Direction* *Secondary Rd* *NCIC* **9151** *State Hwy?* **N** *Route* *Postmile Prefix* *Postmile* *Side of Hwy*

City **UNINCORPORATED** *County Population* **9** *Rpt Dist Beat* **002** *Type* **3** *CalTrans Dist* *Crash Date* *Time* *Day* *Primary Crash Factor Violation* *Crash Type* **HIT OBJECT** *Severity* *# Killed* *# Injured* **Y** *Process Date*

Weather1 **CLEAR** **DRY** *Rdwy Cond1* **NO UNUSL CND** *Spec Cond* **0**

Hit and Run *Ped Action* **NT PRS/FCTR** *Loc Type* *Ramp/Int*

PED VIOL **21954A** **AUTO/PED** **INJURY** **0** **1** *Tow Away?* **N** **20211209**

Weather2 *Rdwy Surface* *Rdwy Cond2*

Motor Veh Involved With **PED** *Lighting* **DAYLIGHT** **NOT IN X-WLK** *Cntrl Dev*

Latitude **39.02983** *Longitude* **122.67468** *Local Rpt #* **9151-2021-10456** *Case ID* **91647953**

Primary Rd **HIGH VALLEY ROAD** *Direction* *Secondary Rd* *NCIC* **9151** *State Hwy?* **N** *Route* *Postmile Prefix* *Postmile* *Side of Hwy*

City **UNINCORPORATED** *County Population* **9** *Rpt Dist* **002** *Type* **3** *CalTrans Dist* *Crash Date* *Time* *Day* *Primary Crash Factor Violation* *Crash Type* **HIT OBJECT** *Severity* *# Killed* *# Injured* **Y** *Process Date*

Weather1 **DRY** *Rdwy Cond1* **NO UNUSL CND** *Spec Cond* **0**

Hit and Run *Ped Action* **NT PRS/FCTR** *Loc Type* *Ramp/Int*

Distance(ft) **1056** **E** **WARRENS WAY**

Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Crash	Dir	SW Veh	Chp Veh	Make	Year	Sp Info	OAF1 Viol	OAF2	Safety Equip	Role	Ext Of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
1F	DRVR	998	-		HBD-		UNS TURN	E	A	0100	HOND	2013	- 4	N	-	M G							

LAKE *Beat* *Badge* **023559** **20231226** **1415** **TUE**

IMPROP TURN **22107** **PDO** **0** **0** *Tow Away?* **20240105**

CLOUDY *Weather2* *Rdwy Surface* *Rdwy Cond2*

MISDEMEANOR *Motor Veh Involved With* **FIXED OBJ** *Lighting* **DAYLIGHT** *Cntrl Dev*

Latitude **39.04827** *Longitude* **122.68123** *Local Rpt #* **9151-2023-00645** *Case ID* **92280335**

PARTY INFO **VICTIM INFO**

To comply with SRA

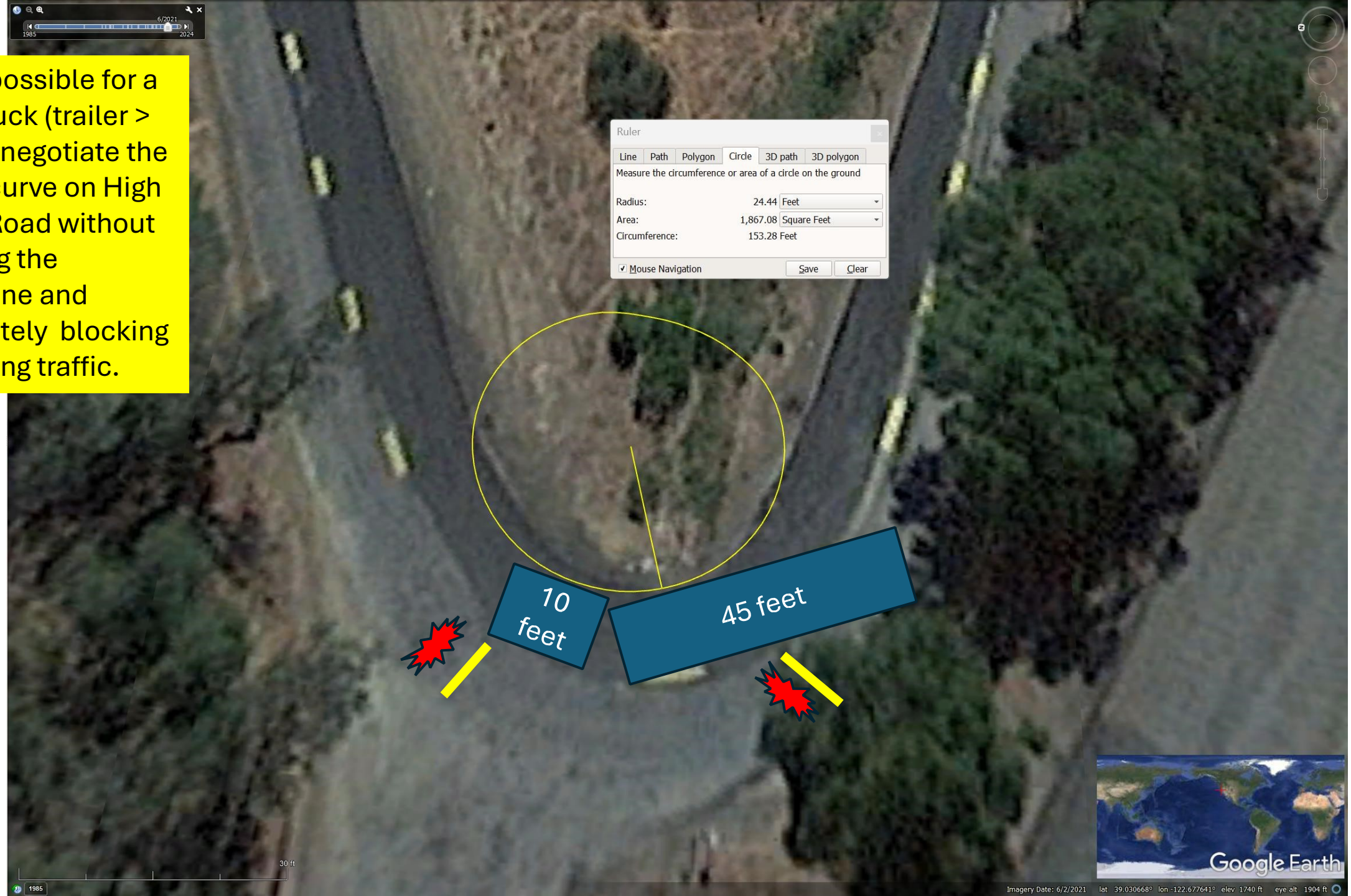
Fire Safe


6/2021
1985
2024
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the circumference or area of a circle on the ground
Radius: 24.44 Feet
Area: 1,867.08 Square Feet
Circumference: 153.28 Feet
Mouse Navigation
Save
Clear
30 ft
1985
Google Earth
Imagery Date: 6/2/2021 lat 39.030668° lon -122.677641° elev 1740 ft eye alt 1904 ft

Regulations§1273.04 require a road's radius to be no less than 50' as measured from the inside of the curve.

The Road appears to have a radius of only 25ft. As measured from the inside of the curve.

It is impossible for a semi truck (trailer > 45ft) to negotiate the inside curve on High Valley Road without crossing the centerline and completely blocking oncoming traffic.



It is


6/2021
1985
2024
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the circumference or area of a circle on the ground
Radius: 24.44 Feet
Area: 1,867.08 Square Feet
Circumference: 153.28 Feet
Mouse Navigation
Save
Clear
30 ft
1985
Google Earth
Imagery Date: 6/2/2021 lat 39.030668° lon -122.677641° elev 1740 ft eye alt 1904 ft

impossible for a semi truck (trailer > 45ft) to negotiate the inside curve on High Valley Road without crossing the centerline and blocking oncoming traffic.

39 feet

Horizontal Curve Radius	Recommended Max Vehicle + Trailer Length	Rationale
< 100 ft	**< 39 feet**	Sharp, low-speed curves; longer combos off-track into opposing lane
100–200 ft	**< 45 feet**	Moderate risk of off-tracking depending on lane width and slope
200–300 ft	Case-by-case	May allow WB-40 vehicles if road shoulders are forgiving
> 300 ft	No restriction or standard signage applies	Low likelihood of critical offtracking

Sources

- **AASHTO Green Book (2023 Edition)**
  - The **horizontal curve radius thresholds** from **Table 3-7** and related discussions,
  - Provides **minimum curve radii based on design speed and superelevation**.
  - Provides turning paths and off-tracking figures for design vehicles like **WB-40, WB-50**, etc.
  - The turning behavior of these vehicles on tight curves underpins the rationale for vehicle length restrictions
- **Caltrans Highway Design Manual (HDM)**
  - Defines design vehicles (Chapter 200) and their swept paths.
  - Table 203.2 gives turning radius requirements
  - Chapter 300 discusses curve design.

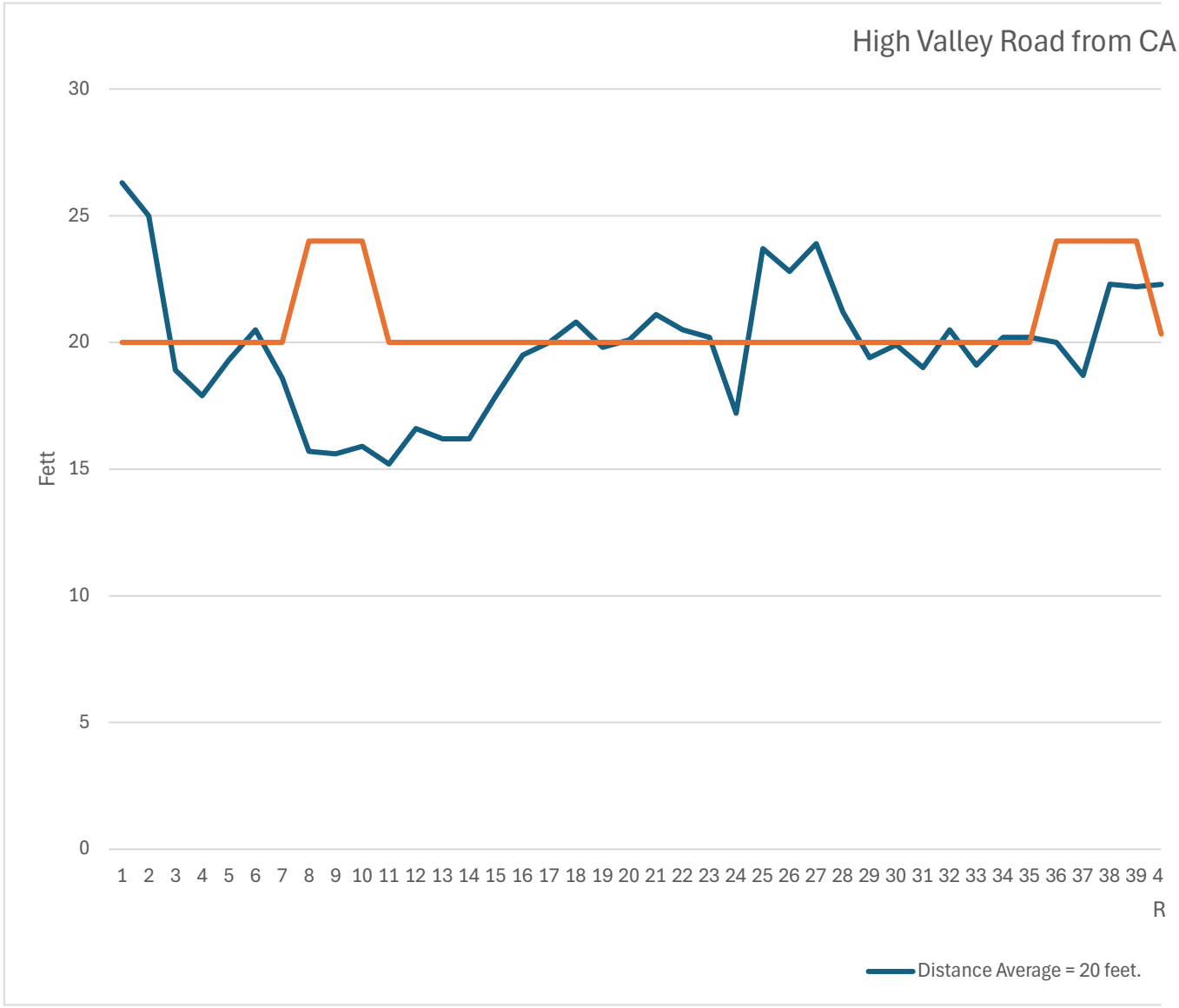
- Caltrans **Curve Advisory Speed guidelines** and **Safe Curve Speed Determination** tools indirectly relate curve radius to operational speed (and therefore vehicle suitability).

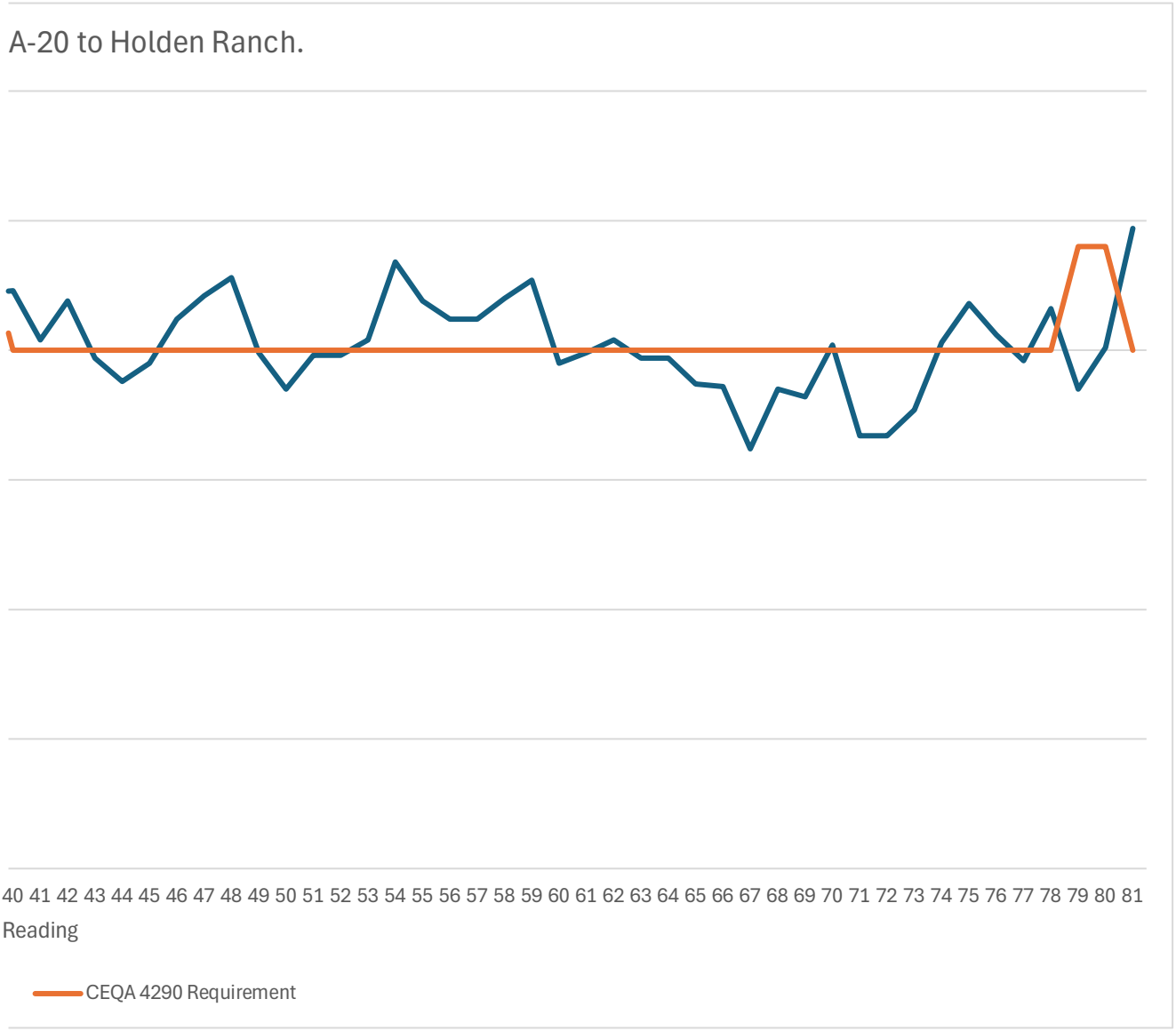
Design Speed	Minimum Radius (no superelevation)
15 mph	~50–100 ft
20 mph	~100–150 ft
25 mph	~150–250 ft

•**FHWA / USDOT**

- The Federal Highway Administration supports AASHTO's use of design vehicles and curve standards
- USDOT's **"Truck Turning Radius and Offtracking"** research (especially for rural road design) supports conservative radius guidance similar to AASHTO.




High Valley Road from CA
30
25
20
15
10
5
0
Fett
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 4
R
Distance Average = 20 feet.


A-20 to Holden Ranch.
40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81
Reading
CEQA 4290 Requirement




35317


353171
PENSKE
TRAILER
HYUNDAI
Translead


Translead
Indiana
P891202
CROSSROADS OF AMERICA










01:03

Information about the request

Record(s) requested

I am requesting the mitigation plan that Vance Ricks discussed during the LIU farms agenda Item on June 13 2024.
Here is what he said that I am requesting. It Is transcribed below along with the date of the hearing and the timestamp of Mr. Vance speaking.

June 13 2024 @1:19:128 Vance Ricks phones In on zoom
on Liu farms agenda Item.

"Good morning commissioners, Vance Ricks I'm the county surveyor.

(Commissioner Price) good morning.

(Vance Ricks speaking)
I was talking to the road supervisor with the issues we have there at that switchback with the trucks. It's an unfortunate It happened back to back. and thats the first time that we were aware of that happening, We are currently working on mitigation to ah stop this and It was just an unfortunate event one day I believe there was work on the road and they cut it too sharp and then the second time might have been just inexperience but there are deliveries that go up to that site without issues but the last one we were aware of the photos and that email that was sent to us last week it just unfortunately happened back to back (laughs) and we are currently working on mitigation to that

(Commissioner Price) I appreciate you speaking on behalf of the road department and letting us know that that just didnt you know sneak past you

(Vance Ricks speaking) yes its not a normal occurance thats for sure It kinda took us by surprise the first time and I think it just had to do with there was a turnout that they were working on that side and the driver just cut it to to sharply and we dont know what happen the second time.

(Commissioner Price) just for my own knowledge what are your plans what are your plans to solve that issue, are you planning on widening it are you going to ya know put road signs out are you

(Vance Ricks speaking) there is currently road signs there telling them about the curves and before we haven't had issues with this and we are currently working with the property owner and determining where the county limits are and the right of way and we are working on how to fix this issues most economically and efficiently

(Commissioner Price speaking)excellent thank you

for chiming in on that and I know that its not there isn't just one business on that road so um your efforts are appreciated by all

How would you like documents provided to you?

Electronic Delivery

Your contact information

First Name

Lori

Last Name

Correia

Address

Street Address

Address Line 2

City

State/Province/Region

Postal/Zip Code

Country

E-mail

ljdk2007@aol.com

Signature

Date

2025-05-09

County Response

Were Responsive Records Found?

- ○ Yes, Responsive Records were found.
- ◉ No, Responsive Records were not found.





Fw: Timeline

From: ljdk2007@aol.com (ljdk2007@aol.com)

To: ljdk2007@aol.com

Date: Tuesday, May 20, 2025 at 03:18 PM PDT

-
-

Timeline of Incidents and Crashes on High Valley Road (Including HWY 20 to Dollar General) There Is no one place to gather these reports. Listed are the ones we found through CHP, photos, videos and htt ps://tims.berkele y.edu / **. We currently have a request Into CHP for all Incidents and accidents for High valley road.**

2014

- **11-26-2014**: Vehicle crash on High Valley Road, reported by CHP.
- **05-23-2014**: Vehicle crash on High Valley Road, reported by CHP.

2015

- **06-18-2015**: Vehicle crash on High Valley Road, reported by CHP.

2016

10-11-2016: Vehicle crash on High Valley Road, reported by CHP.

09-28-2017: Vehicle crash on High Valley Road, reported by CHP.

-
-

06-07-2016: Vehicle crash on High Valley Road, injury report (Per Tims Report)

09-22-2016: Vehicle crash on High Valley Road, injury report (Per Tims Report)

2017

- **09-28-2017**: Vehicle crash on High Valley Road, reported by CHP.
- **09-05-2017**: Vehicle crash on High Valley Road, injury report (Per Tims Report)
- **05-11-2017**: Vehicle crash on High Valley Road, injury report (Per Tims Report)

2018

- **08-30-2018**: Vehicle crash on High Valley Road, reported by CHP.

2019

- **05-19-2019**: Semi truck stuck in the ditch. CHP called, heavy equipment used for recovery (same spot as current incidents).
- **10-21-2019**: Vehicle crash on High Valley Road, reported by CHP.
- **10-22-2019**: Crash at High Valley Road and Cerrito Drive, (Per Tims Report)
- **10-31-2019**: Vehicle crash on High Valley Road, reported by CHP.
- **08-21-2020**: Vehicle crash on High Valley Road, reported by CHP.

2020

08-21-2020: Vehicle crash on High Valley Road, reported by CHP.

-
-

-
-

06-05-2024: Semi truck stuck at Horseshoe Bend again, photos and CHP called, road blocked for hours.

01-05-2024: Vehicle crash on High Valley Road, reported by CHP.

2024

- **04-02-2024**: Video of semi truck taking up road, almost hitting a vehicle.
- **05-28-2024**: Car crash at blind corner at 12220 High Valley Road, CHP called, photos.
- **10-30-2024**: Vehicle crash on High Valley Road, reported by CHP.

2025

- **01-29-2025**: Fatal crash. CHP, Sheriff Department, and Fish & Wildlife called. Under investigation.
- **02-08-2025** High valley road underwater. notified county road department and requested signage.
- **02-12-2025**: Photos taken, High Valley Road still underwater. Report made and signs requested again.
- **02-20-2025**: Semi stuck at corner before Horseshoe Bend, driver abandoned truck. CHP called.
- **04-30-2025**: Semi stuck at 12220 High Valley Road, driver had to maneuver around corner, several attempts made.
- **05-01-2025 (7:00 AM)**: Neighbor had to jump into ditch with her dogs to avoid semi trucks.
- **05-01-2025 (9:44 AM)**: Semi hung up around Haldan's entrance, had to maneuver back and forth.
- **05-01-2025 (11:47 AM)**: Semi stuck around the corner by East Lake School.

Crashes with Injuries from HWY 20 to Dollar General (As per Tims reports)

-

-

  03-28-2024: Crash with injuries, report number **92352453**.

  10-21-2022: Crash with injuries, report number **91913090**.

- **08-12-2022**: Crash with injuries, report number **91846029**.
- **02-03-2021**: Crash with injuries, report number **91409108**.
- **01-26-2021**: Crash with injuries, report number **91401587**.
- **06-05-2020**: Crash with injuries, report number **91249354**.
- **10-22-2019**: Crash with injuries, report number **91110715**.
- **03-05-2018**: Crash with injuries, report number **90682323**.
- **09-05-2017**: Crash with injuries, report number **90546476**.
- **05-11-2017**: Crash with injuries, report number **90458706**.
- **06-07-2016**: Crash with injuries, report number **90217913**.
- **09-22-2016**: Crash with injuries, report number **90279419**.

Note :

- **Crashes with Injuries**: These are the crashes listed under **HWY 20 to Dollar General**, as found in the **Tims Berkeley reports**. These incidents are listed based on report numbers and dates of the accidents.

This Is the link for the Tims reports **https://tims.berkeley.edu/**

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM **Date:** Wednesday, May 21, 2025 6:56:05 PM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Maria Kann submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: I have serious concerns about new businesses in High Valley that I have repeatedly brought to the county's attention regarding water usage, security, road safety, evacuation during emergencies, solar usage in an extremely high fire danger area, dangers posed to East Lake School attendees, and many other issues. I oppose this project and ask that it be denied until our concerns are addressed and proper mitigation occurs within our valley. This is getting beyond ridiculous that we should have to keep bringing the same issues to your attention and having nothing be done. We're all getting sick and tired of hearing ourselves talk and having the county do nothing. Stop placating us and Deny UP23-09.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

Tuesday, May 20, 2025 4:11:51 PM

Lake County

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM **Date:**

New eComment for Planning Commission on 2025-05-22 9:00 AM

Donna Mackiewicz submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: Please deny this project as presented. It is in the Schindler Creek Watershed and this was not fully addressed in the field studies. High Valley Road is not the place for another cannabis project. For the safety of all that travel High Valley from students going to school to residents the road is too dangerous for additional traffic.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

Wednesday, May 21, 2025 10:06:09 AM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Randy Wilk submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM **Date:**

sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: My name is Randy Wilk, and I am a resident of High Valley Road area and a representative of the Clearlake Oaks Hillside Firewise neighborhood. we respectfully urge you to deny the Major Use Permit for the proposed Poverty Flats Ranch cannabis project. This project, when combined with several other cannabis developments in the area, presents serious cumulative risks to our community's safety, infrastructure, and environment especially in a wildfire zone. _____ 1. Cumulative Traffic Impact There has been no comprehensive study of the total traffic cumulated and generated by the following cannabis projects: • Monte Cristo • High Valley Oaks • Liu Farms • Hypnotic Farms (upcoming) • Lemon Glow (upcoming) • Poverty Flats (current) • Brassfield Winery/ Suarez (ongoing winery and former Cannabis project on lease land) Traffic on High Valley Road has increased dramatically(in a wild fire zone)—from around 30–50 vehicles per day to as many as 400. This spike has caused a fourfold increase in traffic incidents, and multiple semi-trucks have become stuck on our narrow, winding road. The recent speed limit increase from 35 to 55 mph only worsens the danger. Proceeding without a cumulative traffic analysis or mitigation plan is reckless. _____ 2. Road and Fire Safety – No Secondary Egress High Valley Road, along with nearby routes like Cerritos and Alta Vista, does not comply with California Fire Safe Regulations: • Roads are under 20 feet wide. • Include hazardous turns and steep grades! • Lack proper maintenance. Becoming more urgently, there is no viable secondary emergency egress, as required for areas in Very High Fire Hazard Zones. Suggested alternatives like Mountain View Drive or Forest Service Road 220 are often impassable, dangerous and/or closed during wildfires. In an emergency, residents could be trapped. _____ 3. Flawed Environmental & CEQA Review Environmental documents submitted for Poverty Flats and similar projects are often

copied from unrelated applications and do not reflect the unique challenges of specific High Valley areas—including steep terrain, limited water, and off-grid infrastructure. These reports also fail to address: • Wildfire zone risk • Traffic burdens • Cumulative impacts The solar installation lacks public safety and fire mitigation plans—unacceptable in a high-risk wildfire zone. _____ 4. East Lake Elementary School Safety East Lake Elementary sits at the base of High Valley Road and Hwy 20 intersection. Increased truck traffic, congestion, and speeding pose a direct threat to children and staff and expose the County to legal and financial liability.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM
Date: Wednesday, May 21, 2025 6:56:05 PM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Maria Kann submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: I have serious concerns about new businesses in High Valley that I have repeatedly brought to the county's attention regarding water usage, security, road safety, evacuation during emergencies, solar usage in an extremely high fire danger area, dangers posed to East Lake School attendees, and many other issues. I oppose this project and ask that it be denied until our concerns are addressed and proper mitigation occurs within our valley. This is getting beyond ridiculous that we should have to keep bringing the same issues to your attention and having nothing be done. We're all getting sick and tired of hearing ourselves talk and having the county do nothing. Stop placating us and Deny UP23-09.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

From: noreply@granicusideas.com
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM
Date: Tuesday, May 20, 2025 4:11:51 PM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Donna Mackiewicz submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: Please deny this project as presented. It is in the Schindler Creek Watershed and this was not fully addressed in the field studies. High Valley Road is not the place for another cannabis project. For the safety of all that travel High Valley from students going to school to residents the road is too dangerous for additional traffic.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

6b
9:20 a.m.
May 22, 2025

Planning Commissioners Chavez, Rosenthal, Zoller, Field and Brown

Re: 5/22 Consideration of Poverty Flats Major Use Permit (UP23-09)

In reference to the above project, we would like to outline our concerns.

1) Project does not conform to the Scenic Combining District

The full parcel 006-004-22 has been zoned by Lake County as being in the Scenic Combining District (SC) and High Valley Rd has been designated as a potential scenic route in the Shoreline Area Plan.

The project proposes up to 8,700 sf of greenhouses and a 2,400 sf processing building.

Per page 10 of the Staff Report, *"The Scenic Corridor on High Valley Road is 500 feet from the edge of the road. The proposed cultivation site is located over 1,200 feet away from the Scenic Corridor on High Valley Road."*

The concept of a 500-foot Scenic Corridor setback in the Scenic Combining District has come up in several projects. In fact, the word "corridor" is not mentioned in Article 34. We have made several requests to CDD, but to-date, we have not received any document outlining this setback.

This was also brought up at the Nina Star Farms Appeal with the Board of Supervisors on 4/1/25. Both Supervisors Owen and Sabatier stated they could not find the origin of the "corridor setback" at which point the Community Development Director stated that setbacks in the scenic combining overlay ... *"we've sort of evolved over time."* (See Transcript Attachment A)

We are requesting that CDD produce the County-approved Scenic Corridor document, which would clarify our concern. Unless this is submitted, we respectfully request the Commission consider the actual wording in Article 34 on the Scenic Combining District which states:

"Uses permitted, when located within the Scenic Combining District adjacent to County Roads:
ii. ***Agricultural processing*** *such as fruit dehydrators, packing, sheds* ***not exceeding a use area of five thousand (5,000) square feet,*** *including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;*
iii. ***Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet***

Additionally, accessory structures are not to exceed 15 feet.

2) Water Usage/Cumulative Impacts

The project proposes to use approximately 3,650,000 gallons of water per year. *"There is an existing cannabis cultivation project (High Valley Oaks UP 20-21) utilizing an existing well within the groundwater recharge area approximately 1,500 feet to the northwest of the proposed project site, on APN 006-004-19."* (Initial Study pg 55)

Pg 55 of the Initial Study continues to state, *"since the Project's water source is in an undefined basin with little background information, it was recommended that the Project applicant monitor water levels in the*

wells. Specifically, the Hydrology Report recommended pre- and post-season well level monitoring and weekly water extraction and well level monitoring." (COU H2)

High Valley Oaks (HVO) began cultivation under Early Activation in 2020, and received their MUP 20-21 in 2022. Conditions of Use **require them to submit all well data with their annual reports**. As this information is available to CDD, we request that actual well data and water consumption be reviewed as "background data" in the Poverty Flats assessment rather than the "projected" figures used from the HVO Initial Study.

3) Clarifications needed in the Conditions of Use

We request further clarification with the following Conditions of Use:

H2. Hydrology and Water Quality and L2. Utilities
"If water levels are dropping significantly, a revised Water Management Plan, including a revised water budget and water mitigation strategies, shall be prepared and submitted to the County for review and approval prior to continuing operation."

Please quantify the definition of "dropping significantly" - what would trigger a revised Water Management Plan.

H3 Hydrology and Water Quality and L3 Utilities.
"In addition, in the event that a well is unable to supply required water for the Project, the applicant shall either (1) reduce the amount of cultivation and/or length of cultivation season, as appropriate, (2) install additional water storage, (3) implement a rainwater catchment system, or (4) develop an alternative, legal water source in coordination with Lake County and Water Resource agencies."

How is this triggered and who makes this decision - does the county inspect for this?

N7: TIming and Mitigation - Performance Report
"All wells shall be monitored for monthly usage, and a report by month shall be included within the Annual Report."

The COUs in H2 require weekly monitoring.

4) Use of Solar Power for Project

The project intends to use solar power, but we do not see any plans. High Valley Road is in a high fire risk area.

5) Safety and Traffic Issues on High Valley Road.

We also are concerned with many of the issues raised by others, including safety and traffic issues on High Valley Rd. in Clearlake Oaks. As High Valley Road is narrow, winding and dangerous in several areas, we would appreciate a discussion about the cumulative effects of adding further traffic, and the lack of Department of Public Works plans to rectify the issues.

We thank you for your consideration.
Holly Harris/Chuck Lamb

Attachment A

Scenic Corridor Nina Stars Farm Appeal Transcript 4/1/25

1:57 Supervisor Owen: The scenic corridor, though I know that they're using the 500 feet on the scenic corridor as kind of a, what they're stating, we cannot find at this moment, I think it's a little bit ambiguous to state it's only 500 feet because we cannot find the documentation and I've had some people looking for that stating whether it is actually maybe 1,000 feet. But there's not a definition to my knowledge on exactly what the scenic Corridor and I might be off base and you might be able to fill me in later with that, some documentation. *But right now we can't find the documentation to define actually what the scenic corridor is.*

So is it further than 500 feet? Is it only 500 feet? We can't find the documentation on that.

2:12 Supervisor Sabatier: The scenic corridor, I, I'd like to see if we can have further conversations about this outside of here. *I too do not see the 500 feet written anywhere.* I believe we have what's called an overlay district. But within our GIS system, I can't find that overlay. I can just click on a property and it says it's scenic corridor. But there's nothing in the general plan that I can find. There's, at least what I was looking at, there's nothing in the scenic corridor, ordinance that identifies a certain number of feet from a, scenic road that then, the scenic corridor, restrictions, are, are, are taken away. And I, I'm not sure if that was, something that was approved by the board of supervisors or not. But I'm not able to find it. And I would assume that applicants are probably not able to find it.

Or even the general public is not able to find it if it does exist. And so I'd love to see that if it does exist or else maybe bringing it back to the board for, for review, at a later time. Those, those are, those are my main concerns at this moment in time.

2:14 Mireya: We are happy to discuss the, the more of an internal policy regarding, *setbacks in the scenic combining overlay that we've, sort of evolved over time with a number of different projects where there is not a clear delineation,* that is available, in our APN books.

SEC. 21-34 Regulations for the scenic or "SC" Combining District

- Uses permitted, when located within the Scenic Combing District adjacent to County Roads, subject to first obtaining a Major Use Permit in each case: (Ord. No. 2536, 08/31/2000)
i. Commercial dairies;
ii. *Agricultural processing* such as fruit dehydrators, packing, *sheds not exceeding a use area of five thousand (5,000) square feet*, including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;
iii. *Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet*

May 20, 2025

RE: Poverty Flats Major Use Permit UP 23-09 Dear

County of Lake Planning Commissioners, Thank

you for considering my comments.

I firmly believe it is in the best interest of the County of Lake to pause all cannabis permitting until the Cannabis Ordinance is presented and accepted.

Please deny the permit for this project as presented. In developing comments for the Poverty Flats project, examining all documents was confusing as they contradicted each other with so many deficiencies in the submission.

- A 2025 Biological Survey should be completed to accurately document the flora, fauna and wetlands on the parcels.
- A wetland delineation should be made for the parcels. The National Wetland database clearly defines the wetlands.

Graening & Associates report states: “No wetlands, wet areas, springs, vernal pools, ponds, or other water bodies are present onsite.”. This is not true. This is in the Schindler Creek Watershed and is very important to Clear Lake. Within the Schindler Creek Watershed there are 9 sub watersheds and there are wetlands on the parcel.

It should be noted that there were three companies reports presented over the years for the Poverty Flat project: Northpoint, Natural Investigations and Graening & Associates.

Graening & Associated LLC was not filed until 8/14/2022 so at the time the first field study was done it could not have been done by Graening & Associates as a reviewer might be led to believe.

Consulting biologist, Tim Nosal’s fall 2020 and spring 2024 lists were not detailed so it is hard to determine what species were seen during which field study. The document wording is “inventory was detected and words “and/or” seen during both field studies. This should not be accepted and the actual observations presented.

The Northpoint Consulting Group document of 2023 is not referenced in the current documents presented.

In NorthPoint’s Biological Resources Assessment it mentions: Several Class III (ephemeral) drainages are present onsite, all which are tributary to Schindler Creek, within the High Valley Basin (watershed HUC12-180201160308). The Project area generally drains to the southeast into High Valley, eventually flowing to Clear Lake. The parcel contains one (1) stream crossing – which is not mentioned anywhere in the Graening nor Natural Investigations reports.

NorthPoint's report mentions "Only the Southwestern cultivation garden will be accessed over a previously established 18" pipe culvert high-density polyethylene". This is not mentioned in the Graening nor Natural Investigations reports.

Initial Studies Biological Reports has errors.

Whereas we appreciate the more recent field studies date being included (the first report was done in 2020, a drought year and the second last year) the Graening report doesn't properly address the extensive wetlands on APN: 006-004-22 which is in the Schindler Watershed.

Schindler Watershed and its importance was not mentioned in Graening's documents. Please note historically hitch had spawned upstream ten miles and this was in High Valley by Fish and Wildlife.

Natural Investigations Co. conducted a Biological Resources Regulatory Constraints Analysis, a reconnaissance-level field survey, and the result was nine (9) ephemeral Class III channels were cited but the next sentence was "No wetlands were detected"

How Wetlands are Defined and Identified under Clean Water Act Section 404. "Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, ephemerals, and similar areas." - Definition of wetlands as used by the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) since the 1970s for regulatory purposes.

The Graening & Associates "Recommended Mitigation Measures" were: No impacts were identified, and therefore no mitigation measures are proposed. It is recommended that a formal delineation of jurisdictional waters be performed before construction work, or ground disturbance, is performed within 50 feet of any wetland or channel. Aquatic permits are required to alter or disturb any wetland or channel."

Environmental Setting descriptions differ between reports. Graening's states 2018 the Ranch Fire burned a significant portion of the Property. But the Draft IS/ Mitigated Neg. Declaration states "Within the SRA, the Project is designated as a Very High Fire Hazard Severity Zone. The property was fully engulfed by the Ranch Fire in 2018, and a significant amount of onsite vegetation burned." In Northpoint's document the Fire Severity Zone was "moderate risk, very high risk."

The County's Draft IS stated High Valley Road is an existing County-maintained Road, comprised of gravel and natural material. The driveway measures 16 feet in width with an existing 15-foot-wide gate, per Google Earth (2024). The well-established onsite road

network is comprised of natural material and gravel. This is incorrect: High Valley Road is dirt and gets graded every couple of years – not gravel.

“Per discussions with the Lake County Environmental Health Division, the onsite system will need to be repaired or decommissioned and reconstructed in order to be used again for domestic or cannabis activities.” This is omitted in the Graening report.

The current documents do not include the Site Management Plan and Nitrogen Management Plans, which must be submitted to the SWRCB before starting cultivation activities.

The County document Attachment 3 April 25, 2025, stated “The site is 196.7 acres and is **approximately 3.8 miles northwest of Clearlake Oaks** (Figure 1).” This is incorrect.

The County document also states the missing information regarding approx. 7,450 cubic yards of earth disturbance as well as sufficient details about the road culvert used to access one of the gardens. This is not mentioned in the Graening submission.

Google Earth shows the grading done in 2021 on the historic timeline.

The Complex grading permit GR 25-01 was redlined out on the county’s revised Jan 6, 2025, document and not mentioned in the Graening report.

Another contradiction was found: “Therefore, Project implementation would not directly impact any channels or wetlands. Soil disturbance from Project implementation could potentially increase erosion and sedimentation and indirectly impact the wetland.” They had reported there were no wetlands.

Also, it is especially important to note is 4.3.2. Listed Species or Special-status Species Observed During Field Survey: rareplantfiles.cnps.scc/leptosphonAcicularis Life History: Leptosiphon acicularis is an annual that blooms from May through July (CNPS 2018). A recent field study would have provided clarity on whether the Bristly Leptosiphon bloomed this year.

“During the field survey, no listed species were detected within the Project Areas or the surrounding Property. During the field survey, no special-status species was observed within the Project Areas, but one special-status plant was detected within the surrounding Property: bristly Leptosiphon (Leptosiphon acicularis). The location is about 100 feet away from the western-most cultivation area, and across a dirt road from the cultivation area “ .Yet on the map the plant location appears to be on the owners’ parcels.

Reviewing all documents is essential to accurately understand the facts. The purpose of doing an updated biological study report is the collection of new data and we do not feel the materials presented reflect this.

Please deny this project as presented.

Sincerely,

Donna Mackiewicz

From:	Lake County Community Development - Cannabis
To:	Mireya Turner; Max Stockton
Cc:	Michelle Irace; Danae LoDolce
Subject:	FW: [EXTERNAL] 2025-05-22 Public Comment UP23-09 Poverty Flats
Date:	Thursday, May 22, 2025 8:05:59 AM

From: Maria Kann <mariackann@gmail.com>
Sent: Wednesday, May 21, 2025 3:11 PM
To: Monica Rosenthal <Dist1planningcomm@lakecountyca.gov>; Everardo Chavez <Dist2planningcomm@lakecountyca.gov>; Batsulwin Brown <Dist3planningcomm@lakecountyca.gov>; Maile Field <Dist4planningcomm@lakecountyca.gov>; Sharron Zoller <Dist5planningcomm@lakecountyca.gov>; Lake County Community Development Cannabis <mbx.CDD_Cannabis@lakecountyca.gov>
Cc: Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: [EXTERNAL] 2025-05-22 Public Comment UP23-09 Poverty Flats

Planning Commissioners Chavez, Rosenthal, Zoller, Field and Brown

Please take into consideration my outline of concerns regarding the above referenced project:

Traffic and Road Safety Issues:
The public has brought to your attention for the last four years the problems and dangers we live with on a daily basis in High Valley:

1. Speeding vehicles
2. Large trucks overtaking the roadway
3. Large trucks getting stuck at Horseshoe Bend
4. Narrow lanes out of compliance with California Fire Safety Code
5. Blind curves
6. Increasing cumulative traffic volume due to multiple businesses on High Valley Road and Cerrito Drive
7. Lack of safety signage indicating speed limit and dangerous conditions (blind curves, steep slope, flood zones, wildlife)
8. Additional vehicles add to congestion during emergency evacuations
9. No street lighting
10. No white lines
11. No sidewalks
12. Only partially paved; then unmarked, gravel dirt road with no guardrails after 3 1/2 miles of chip seal from

Highway 20 13. East Lake Elementary School traffic and pedestrians at Highway 20 and High Valley Road

Despite our repeated attempts to impress our concerns and need for mitigation, the county has ignored our requests and, in some cases, led your commission to the false conclusion that there was a plan in place when, if fact, there wasn't (and still isn't). I believe their statements influenced your decisions in the prior planning commission meetings (SourzHVR and Liu Farms).

Water/Hydrology:
I echo the concerns of others regarding the added strain on the aquifer as more and more projects are allowed in High Valley. It is scientifically known that recovery after prolonged drought, such as the latest from which Lake County has emerged, is often longer than the drought itself. There are wells in High Valley that have gone dry and have not resumed production, my own included.

Solar:
Solar use in a high severity fire zone - no details about solar banks, number of batteries, placement of solar arrays.

Grading Permits:
Google Earth Pro images from 2019, 2021, 2022, and 2024 (attached) show significant changes to the property that were not specified in the grading permit granted April 18, 2022. It states:

"Clearing and maintenance of existing firebreak, maintenance of existing property access road including widening to comply to 4290. This widening is to conducted in areas with **less than 20% slopes** in areas wide enough to support the width with minimal soil disturbance." (See next paragraph referencing grade)

Areas scheduled for five greenhouses and several small sheds will also need to be graded which is not within the scope of the approved grading permit. Request for Review for Sufficiency dated January 03, 2024 states:
"The ~197 acre site is **mostly over 30% grade**, so a grading permit for structures will likely be needed."

According to Lake County Building Division on the Opengov website:

"Sheds 120 square feet or less are exempt from a Building Permit but will require a Planning Zoning Clearance."
144 sq ft shed will require a planning zoning clearance. Has a planning zoning clearance been issued?

According the CDD/Mireya Turner, the Grading Inspector noted that trenching had been done with an approved well permit for future fire suppression. I have not been able to get a copy of the well permit to see if this is true, however, it is interesting how the trenching the inspector says is for future fire suppression (that we saw being done in March 2024) occurred exactly located as outlined in their cannabis site map. Also, the grading permit made available to the public had no such notations made. (See attached images of trenching and grading permit)

Sheriff/CHP/BLM:
There was no request for review from the Sheriff, CHP, or BLM according to the Request for Review for Sufficiency dated January 03, 2024.

Security and Safety:
Will there be guard dogs on the property and, if so, who will be responsible for them once the project concludes?
Will there be armed personnel?
Will the property be fenced?

Cultural Resources Mitigation:
What training curriculum is used to train employees on recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance? Who will be conducting the training and what are their credentials?

Thank you for considering the issues I have outlined that need to be addressed before a 10-year Use Permit is granted. I strongly urge you to deny this project as it will only contribute to the already dangerous issues yet to be resolved and further degrade our quality of life in our very small valley.

Sincerely,

Maria Kann

- 2019 Poverty Flats Aerial View.jpg
- 2021 Poverty Flats Aerial View.jpg
- 2022 Poverty Flats Aerial View.jpg
- 2024 Poverty Flats Aerial View.jpg
- 2024-03-31 Poverty Flats Aerial View Land Disturbance Prior to Use Permit.JPG
- 2024-03-31 Poverty Flats land clearing prior to Use Permit.JPG
- 2024-03-31 Poverty Flats Trenching w:o Permits.JPG
- 2025-05-18 Poverty Flats Showing Graded Cultivation Areas Without Permits.JPG
- Grading poverty flats record request GR22-12_summary_Fri_May_9_2025_14-25-58.pdf
- RFR UP 23-09 Poverty.docm

6b
9:20 a.m.
May 22, 2025

Date: **May 20, 2025**

Subject: Public Comment Letter on Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch

Dear Planning Commission,

As a resident and neighbor off High Valley Road, Firewise member and representative of the Clearlake Oaks Hillside Neighborhood, We respectfully urge you **not to approve the Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch**. We ask that you please take into consideration the following serious concerns and cumulative impact of multiple Cannabis previous approved and upcoming projects regarding public safety, environmental compliance, traffic, wildfire zone, egress, and infrastructure strain:

---

1. Unaddressed Cumulative Traffic Impact and Comprehensive Study

There has been **no comprehensive study or mitigation plan** for the **cumulative traffic increase** generated by the following cannabis-related projects and nearby previous and upcoming developments:

- Monte Cristo (2022)
- High Valley Oaks (2022)
- Liu Farms (2024 - proposed)
- Poverty Flats (May 2025 - pending)
- Hypnotic Farms (upcoming)
- Lemon Glow (upcoming)
- Brassfield Winery/ Suarez (ongoing winery and former Cannabis project on lease land)

Traffic on High Valley Road has already increased from local neighborhood studies of **30 to 50 to as much as 300 to 400 vehicles/day** in recent years. Increase traffic resulted in:

- A **quadrupling of traffic incidents** in 2024 and 2025
- **Several semi-trucks getting stuck** on the narrow, winding road.

- The **posted speed limit is increasing from 35 mph to 55 mph**, raising additional safety concerns.

---

2. Road and Fire Safety Deficiencies

High Valley Road, (along with Cerritos and Alta Vista Roads), **do not comply with California Fire Safe Regulations** under Title 19 CCR, Article 3, Section 3.05:

- The average road is **under 20 feet wide,** not fully paved nor maintained annually.
- **Hairpin turns** fail to meet SRA Fire Safe Regulations §1273.04

Additionally, under **California Public Resources Code (PRC) 4290.5**, subdivisions in Very High Fire Hazard Severity Zones (VHFHSZs) with over 30 dwellings **require a viable secondary egress route**. To date, **no safe, reliable secondary access** has been developed for the High Valley area.

Suggested alternatives such as Mountain View Drive or the High Valley Forest service roads(220) toward Bartlett Springs and exiting at Hwy 20 at Lucerne are:

- **Not regularly graded or maintained.**
- **Often closed by CalFire during wildfire events**
- **Inaccessible, dangerous, and unsafe in emergencies**

---

3. Flawed Environmental Review and CEQA Compliance

Several CEQA documents submitted for cannabis projects in the area, including Poverty Flats, contain **duplicated or boilerplate content** from unrelated projects. These documents:

- **Lack of context** for High Valley's unique conditions like very steep terrain, off grid infrastructure and lack of resilient water resources.
- **Fail to adequately address wildfire risk, traffic burden, and environmental impact and not incorporate a cumulative study from the past, present and upcoming projects.**

---

4. School Safety and Solar Installation Concerns

- **East Lake Elementary School** sits at the base of the road. Increased car and truck traffic and speeding create a **serious risk to children and staff**, as well as potential legal and financial liability for the county.
- The proposed **solar installation** lacks publicly available plans. In a fire-prone area, this raises critical questions about **fire mitigation and safety protocols**.

In Summary:

Given the **compounded safety risks, lack of proper infrastructure, unaddressed fire code compliance, insufficient environmental review, and lack of comprehensive and cumulative traffic study especially in a wildfire zone**, we strongly urge the Planning Commission to deny the approval of the use permit until the above comments are thoroughly analyzed and responsibly addressed.

Thank you for your time and service to the community.

Sincerely,

Randy Wilk

Resident off High Valley Road and representative of Clearlake Oaks Hillside Firewise neighborhood community

TO
cdd@lakecountyca.gov; planningcounter@lakecountyca.gov; Dist1planningcomm@lakecountyca.gov;
Dist2planningcomm@lakecountyca.gov; Dist3planningcomm@lakecountyca.gov; Dist4planningcomm@lakecountyca.gov;
Dist5planningcomm@lakecountyca.gov;

Cc:
Eddie.Crandell@lakecountyca.gov; CLOaksHillsideFirewiseComm@gmail.com

6b

RECEIVED

MAY 22 2025

LAKE COUNTY
PLANNING COMMISSION

To: Lake County Planning Commission

From: Thomas Lajcik

Re: Objection to the "Poverty Flats" Project (UP23-09) – Strategic Ridgeline, SRA Fire Safety Violations, and CEQA Deficiencies

Date: May 21, 2025

Dear Commissioners,

I submit this formal comment in strong opposition to the proposed "Poverty Flats" cannabis project, accessed via High Valley Road (HVR). The proposed project location, road access conditions, and fire exposure profile present substantial and well-documented threats to public safety and violate mandatory state fire safety regulations under Title 14 of the California Code of Regulations.

1. HVR is a Strategic Ridgeline; Project directly abuts a Strategic Ridgeline

HVR, has had long-standing role in regional fire defense strategies. HVR is on a natural ridgeline that serves as a defensible barrier. Its topography makes it a logical choice for fire containment lines, as it allows for better control and monitoring of fire behavior.

During the Ranch Fire, which was part of the Mendocino Complex—the largest wildfire in California's history at the time—HVR was used as a Strategic Ridgeline. Fire crews actively worked to establish containment lines along High Valley Road in the area of the proposed Poverty Flats project as part of their efforts to manage the fire's spread .

- The Lake County Community Wildfire Protection Plan (CWPP) identifies this portion of the ridgeline as part of a strategic shaded fuel break. The site's role in wildfire containment makes it a functional component of the region's wildfire defense infrastructure.

Given the tactical use of High Valley Road during the Ranch Fire and its designation in the CWPP, it is clear that High Valley Road served as a strategic ridgeline in the context of fire protection in Lake County. Title 14 regulations recognize the significance of such ridgelines: 14 CCR §1272.00(d): "Ridgelines shall be given consideration as locations for roads, fuel breaks, or fire defense improvements."

This language is directive — not optional. The location of the Poverty Flats on a parcel directly abutting a designated ridgeline used as a suppression line during a major fire and the need for the Poverty Flats project to use that strategic ridgeline for ingress and egress, ,triggers this requirement. Approving development without assessing the impact on this ridgeline's defensibility, fuel management role, and emergency access function violates the intent and plain meaning of this regulatory requirement.

2. Project Sited on Fire-Damaged Ridgeline Surrounded by Extreme Slopes; the Internal Access Roads are not Compliant

The project site lies directly atop a ridgeline and is surrounded by slopes exceeding 50%, creating extreme wildfire behavior risk. The site shows clear evidence of burn damage from the 2018 Mendocino Complex Fire, confirming its vulnerability.

The internal access route is narrow and steep. Though it may qualify dimensionally as a driveway, it serves a commercial cannabis operation. Therefore, under §1273.00(e), it must meet road (not driveway) standards. It does not meet those standards.

It is worth noting that the applicant's own grading permit described the purpose of earthwork in this area as the **reopening of historic fire breaks**. The applicant now attempts to characterize these same paths as permanent **access roads** for commercial use. This is misleading.

Fire breaks, even if formerly graded, are **not engineered roads**, and do not meet minimum fire safety standards under **14 CCR §1273.00 et seq.** Simply reopening them for site access does not retroactively legalize them as compliant roads.

The Poverty Flats project therefore relies on **non-conforming access infrastructure** over a fire-prone ridgeline with slopes exceeding 50%, further reinforcing the unsuitability of the site for this kind of development.

3. High Valley Road Violates Multiple SRA Fire Safe Regulations (14 CCR §1270 et seq.)

High Valley Road is subject to the State Minimum Fire Safe Regulations under Title 14. Specific violations include:

a. §1273.01 – Road Width: Two segments over 1,000 feet in length fail to meet minimum required width, violating the standard for safe emergency access.
b. §1273.03 – Road Grade: Portions exceed 22% to 35% in grade, while the regulation limits road grades to no more than 16%.
c. §1273.04 – Curve Radius: Curves less than 25 feet in radius do not meet required maneuverability standards.
d. §1273.05 – Dead-End Road Length: While High Valley Road eventually connects to Bartlett Springs Road through the Mendocino National Forest, the **U.S. Forest Service closes this portion during fire emergencies**, effectively rendering the road a **dead-end** and eliminating the possibility of dual escape routes. Any project that increases site occupancy or activity in this area **exacerbates an already dangerous evacuation bottleneck**. Title 14 CCR §1273.05(d): Limits dead-end roads to 5280 feet for parcels over 20 acres zoned for commercial use.
e. §1273.00(b): All roads must provide simultaneous emergency vehicle ingress and civilian evacuation egress. CHP logs show frequent road blockages by stuck trucks

and accidents — including sideswipes, injuries, and at least one fatality — making this not a hypothetical but a documented safety failure.

4. County and Public Agency Acknowledgments Confirm Road Hazards – CEQA's "Fair Argument" Standard is Met; CEQA Review is Inadequate – Full EIR Required

Beyond the technical violations of SRA Fire Safe Regulations, there is substantial agency acknowledgment and documentation that High Valley Road (HVR) is unsafe — and that no plan exists to correct the condition.

1) Planning Commissioner and Public Works Testimony
   a) - Commission Chair Chavez Perez, during deliberations for the SourzHVR project, drove High Valley Road and personally acknowledged the road was dangerous.
   b) - At the same hearing, former Public Works Director Scott DeLeon stated that the **County was developing a plan to address the road's safety hazards.**
   c) In a subsequent hearing for the Liu Farms project, Public Works staff member Vance Ricks again confirmed that the road posed significant safety concerns and stated the County was working on a solution.
2) No Plan Exists Despite Multiple Representations
   a) Despite these public statements, Public Records Act (PRA) requests show no plan has ever been prepared by the County. This indicates that even the agency itself recognizes the hazard but has no mitigation in place.
3) Official Signage Warning Long Vehicles are not advised on HVR
   a) At the southern entrance of HVR near the elementary school, the County has posted warning signage advising long vehicles not to use the road — an explicit acknowledgment that it does not safely support large or commercial traffic.
4) CHP and Sheriff Logs Confirm Frequent Road Blockages and Accidents
   a) Local residents obtained California Highway Patrol (CHP) logs and Lake County Sheriff Department logs documenting numerous incidents: sideswipes, stuck vehicles, blocked roadways, injuries, and at least one fatality — reinforcing that the hazards are both real and recurrent.

Taken together, these facts satisfy the CEQA "Fair Argument" standard, which requires an Environmental Impact Report (EIR) when substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment (CEQA Guidelines §15064(f)). Here, evidence includes:

- Official testimony
- Agency admissions
- Warning signage
- Accident data
- Lack of mitigation

determinations of minimal impact. The Commission is therefore obligated to require a full Environmental Impact Report (EIR) for the Poverty Flats project.

CEQA requires a full Environmental Impact Report when a project may:

- Impair emergency response or evacuation plans
- Increase exposure to wildfire risk due to slope, wind, and location
- Interfere with strategic fuel breaks or suppression corridors

A Negative Declaration is insufficient. Under CEQA Guidelines §15064(f) and Appendix G (Section XX: Wildfire), substantial evidence of significant impact exists.

5. County Liability and Legal Risk

Proceeding with this project under the current access and terrain conditions exposes the County to:

- Non-compliance with Title 14 fire safety mandates
- Inconsistent planning decisions under the CWPP
- Legal exposure in the event of loss of life or blocked evacuation during a fire event

Requested Action

Given the serious and compounding concerns above, I respectfully request the Planning Commission:

- Deny the permit or continue the permit pending a full Environmental Impact Report
- Require the applicant to demonstrate strict compliance with Title 14 fire safe regulations, including road design, dead-end limits, and slope hazards
- Recognize the ridgeline's function as critical fire defense infrastructure, and prohibit its conversion into a commercial cannabis site until a comprehensive risk and alternatives analysis is performed

Thank you for your attention to this urgent matter affecting the safety of our community and the resilience of our fire defense network.

Sincerely,

Thomas Lajcik

MAY 22 2025

LAKE COUNTY
PLANNING COMMISSION

Article 1. Administration

§ 1270.00. Title.

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4102, 4126, 4127 and 4290, Public Resources Code.

§ 1270.01. Definitions.

The following definitions are applicable to Subchapter 2.
(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
(b) Board: California Board of Forestry and Fire Protection.
(c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
(d) CAL FIRE: California Department of Forestry and Fire Protection.
(e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
(f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
(g) Development: As defined in section 66418.1 of the California Government Code.
(h) Director: Director of the Department of Forestry and Fire Protection or their designee.
(i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
(j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site

mitigation of the problem.
(k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
(l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
(m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.
(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:
(1) access for emergency wildland fire equipment,
(2) safe civilian evacuation,
(3) signing that avoids delays in emergency equipment response,
(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
(5) fuel modification sufficient for civilian and fire fighter safety.
(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
(cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.
(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
(jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
(kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
(ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
(mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
(nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.02. Purpose.

(a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very

(b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
(c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.03. Scope.

(a) Subchapter 2 shall apply to:
(1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
(3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
(c) Affected activities include, but are not limited to:
(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
(2) application for a Building permit for new construction not relating to an existing Structure;
(3) application for a use permit;
(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

This Subchapter shall be applied as follows:
(a) the Local Jrisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jrisdiction.
(c) the Local Jrisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

NOTE: Authority cited: Sections 4111 and 4290, Public Resources Code. Reference: Sections 4117 and 4290, Public Resources Code.

§ 1270.05. Local Regulations.

(a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
(c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
(d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

NOTE: Authority cited: Sections 4111, 4119 and 4290, Public Resources Code. Reference: Section 4290, Public Resources Code.

§ 1270.06. Inspections.

Inspections shall conform to the following requirements:
(a) Inspections in the SRA shall be made by:
(1) the Director, or
(2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
(3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).
(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
(1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.

(3) The Local Jurisdiction consents to the delegation of inspection authority.
(4) The Director may revoke the delegation at any time.
(5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.
(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.07. Exceptions to Standards.

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.
(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.
(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.
(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.08. Distance Measurements.

All specified or referenced distances are measured along the ground, unless otherwise stated.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

Article 2. Ingress and Egress

§ 1273.00. Intent.

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.
(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.
(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13′ 6″).

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.02. Road Surface.

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.
(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.
(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.03. Grades.

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.04. Radius.

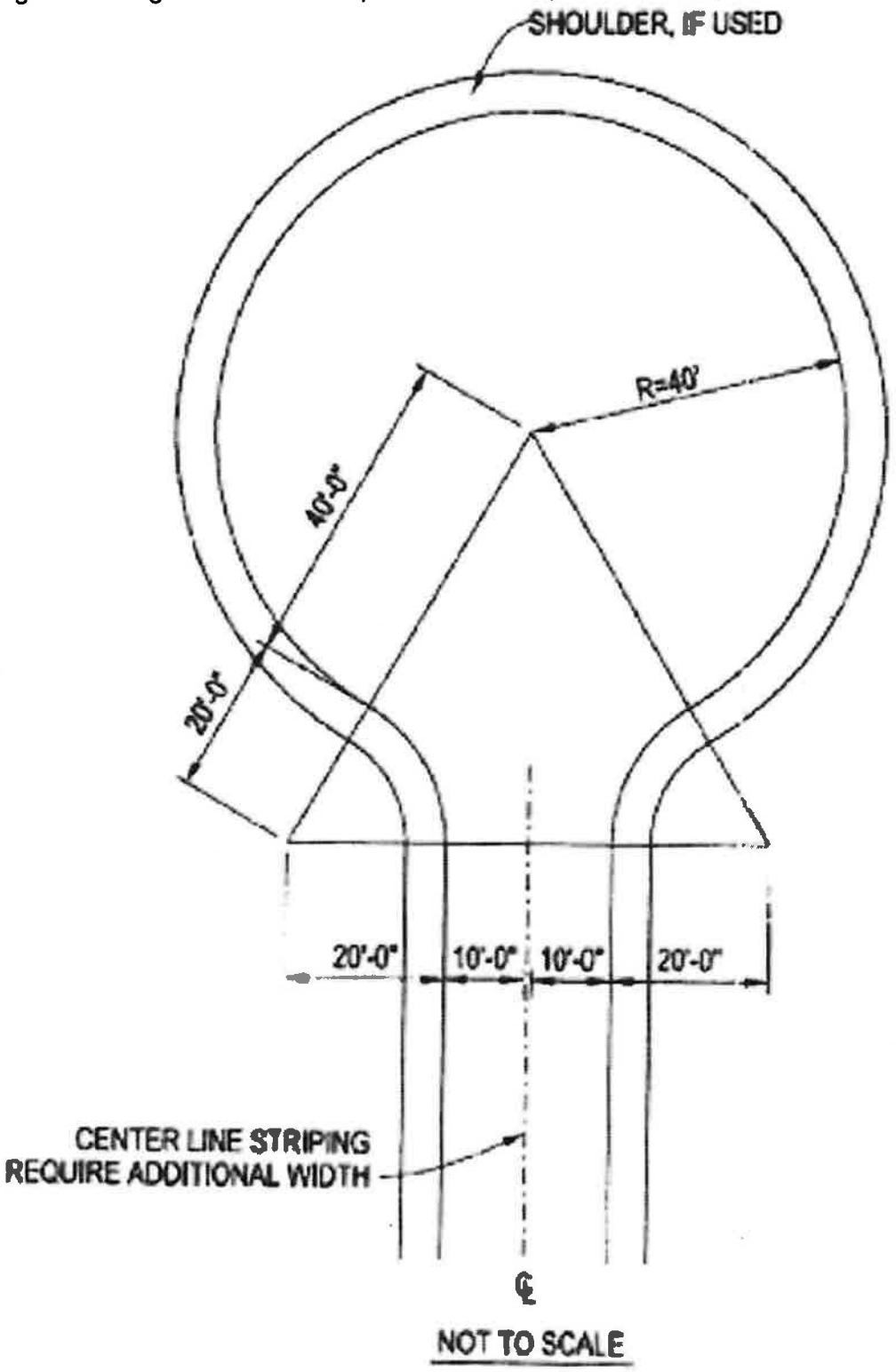
(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

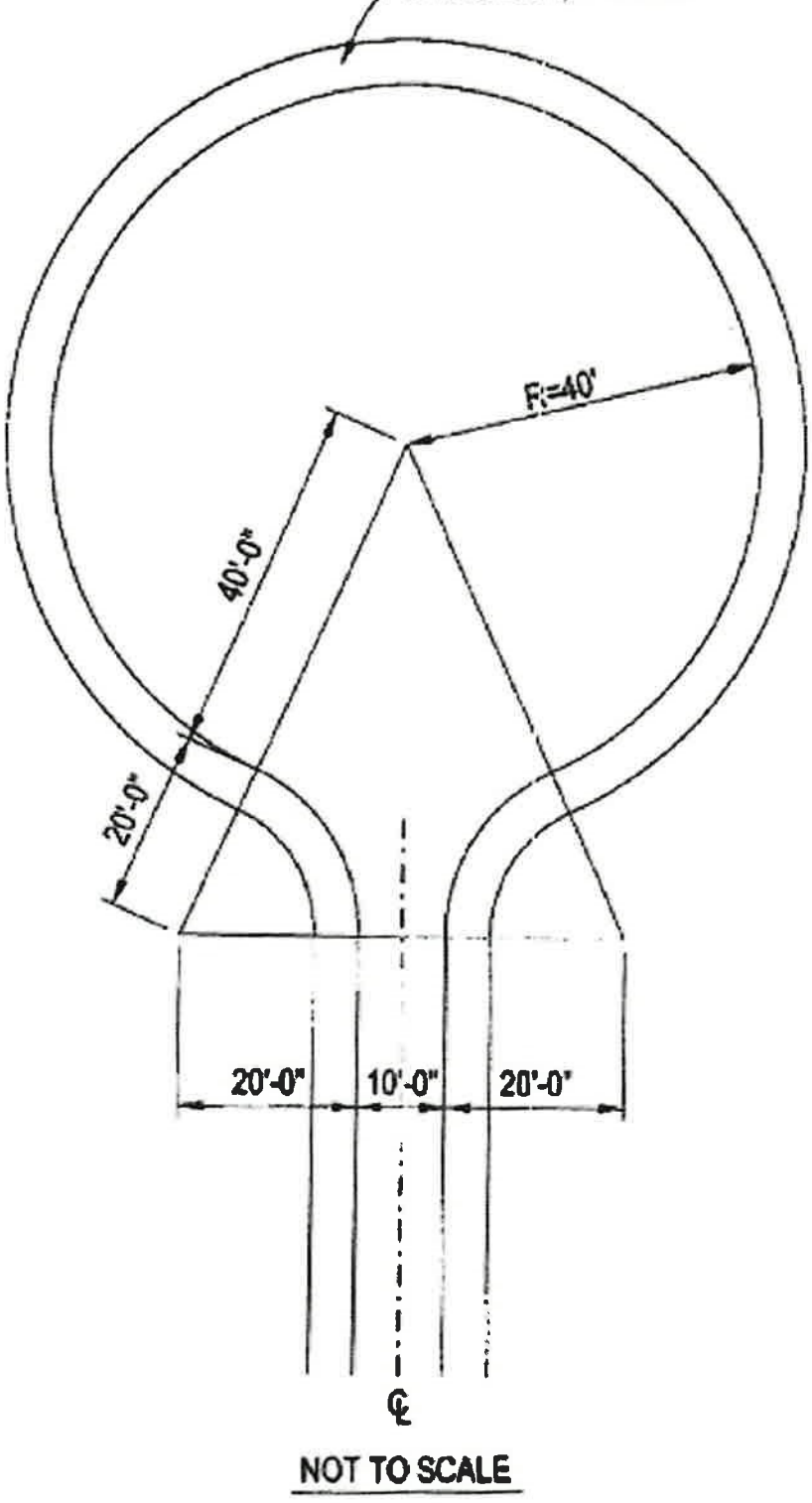
NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.05. Turnarounds.

(a) Turnarounds are required on Driveways and Dead-end Roads.
(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure A/Image 1 is a visual representation of paragraph (b).





NOT TO SCALE

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.06. Turnouts.

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.07. Road and Driveway Structures.

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.08. Dead-end Roads.

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
parcels zoned for less than one acre - 800 feet
parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet
All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.
(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.09. Gate Entrances.

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13′ 6″).
(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

Article 3. Signing and Building Numbering

§ 1274.00. Intent.

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1274.01. Road Signs.

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.
(b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.
(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:
(1) at the intersection preceding the traffic access limitation, and
(2) no more than one hundred (100) feet before such traffic access limitation.
(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1274.03. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
(c) Addresses for residential Buildings shall be reflectorized.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.
(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
(c) Address signs along one-way Roads shall be visible from both directions.
(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.
(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

Article 4. Emergency Water Standards

§ 1275.00. Intent.

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.01. Application.

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.02. Water Supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.03. Hydrants.

(a) The Fire Hydrant shall be eighteen (18) inches above the finished surface. Its location in relation to the Road or dRiveway and to the Building(s) or Structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The Fire Hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
(c) Fire Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the Local Jurisdiction.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.04. Signing of Water Sources.

(a) Each Fire Hydrant or access to water shall be identified as follows:
(1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
(2) if located along a Road,
(1) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
(2) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

Article 5. Building Siting, Setbacks, and Fuel Modification

§ 1276.00. Intent.

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.01. Building and Parcel Siting and Setbacks.

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

(1) non-combustible block walls or fences; or
(2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
(3) hardscape landscaping; or
(4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
(5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.02. Ridgelines.

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:
(1) Topography;
(2) Vegetation;
(3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
(4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
(5) Ability to support effective fire suppression; and
(6) Other factors, if any, deemed relevant by the Local Jurisdiction.
(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.
(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).
(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.
(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.
(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.
(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.03. Fuel Breaks.

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
(2) an application for a change of zoning increasing zoning intensity or density; or
(3) an application for a change in use permit increasing use intensity or density.
(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.
(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.
(d) Fuel Breaks may be required at locations such as, but not limited to:
(1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
(2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
(3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;
(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.
(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.
(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.
(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.
(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.04. Greenbelts, Greenways, Open Spaces and Parks.

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

From: ljdk2007@aol.com
To: Danae LoDolce
Subject: [EXTERNAL] Fw: Comment Letter-Poverty Flats UP23-09
Date: Wednesday, May 21, 2025 3:50:56 PM

Subject: Supplemental Materials for Poverty Flats Hearing – 05/22/2024 (UP23-09)

Dear Planning Commission,

My apologies — it appears the attachments did not come through with my original email regarding the Poverty Flats hearing scheduled for May 22, 2024.

I am resending the two video files referenced in my prior message. These videos illustrate the issues caused by semi-trucks on High Valley Road in Clearlake Oaks:

1. **Video 1:** A semi-truck navigates a blind corner on High Valley Road and encounters an oncoming vehicle. The vehicle is forced into the ditch to allow the truck to pass safely.

2. **Video 2:** This video was recorded one evening while we were returning home. A semi-truck became stuck on the road, completely blocking passage. There was no way to get around it.

These videos demonstrate the real traffic and safety concerns related to large truck access in the area. Thank you for your attention to this matter.

Sincerely,

Lori Correia

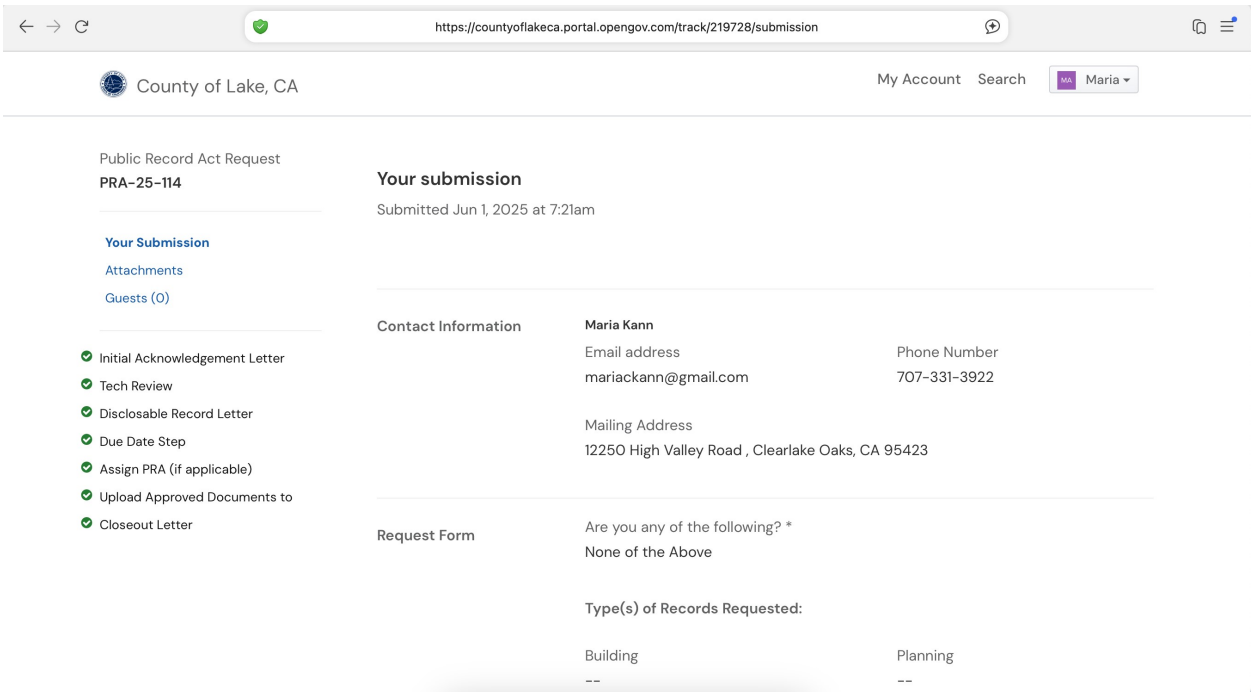
highvalleyrd.mp4

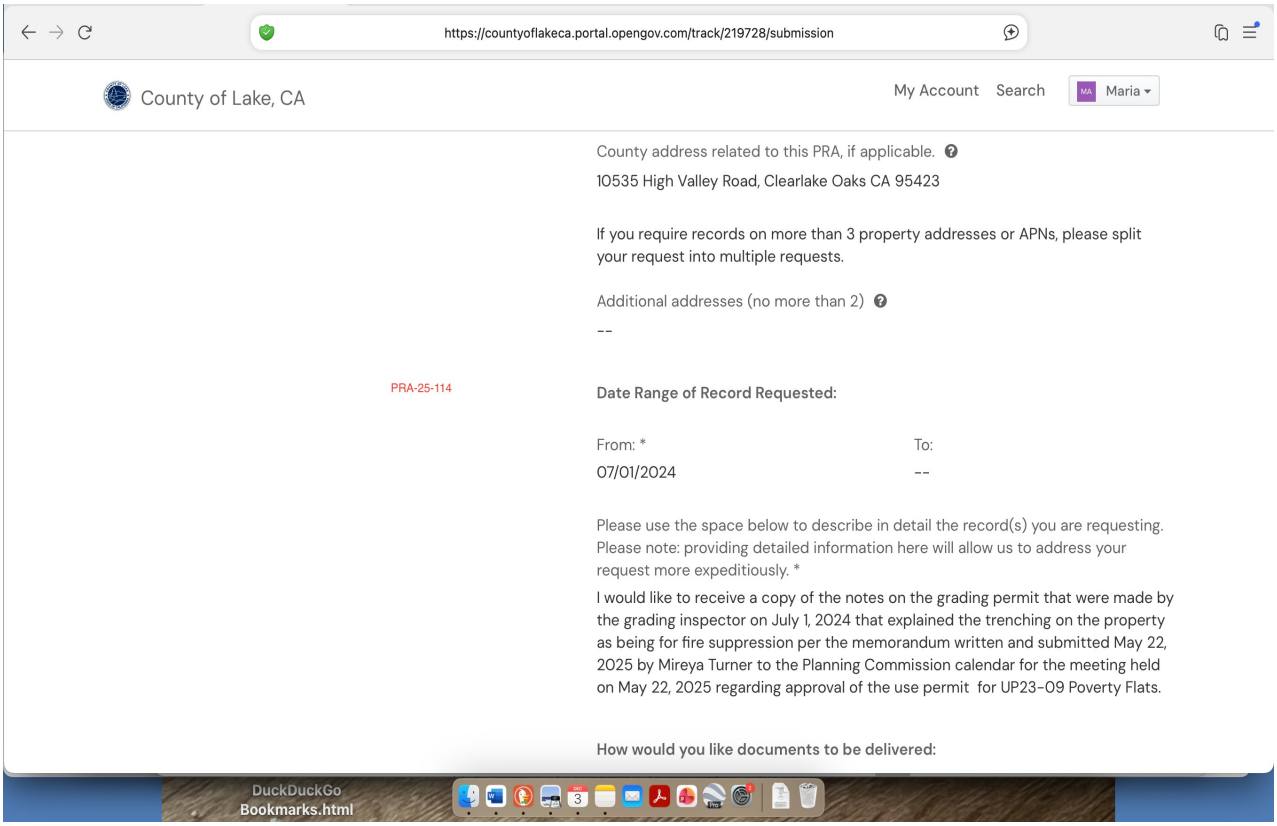
Stuck Truck 2021-07-16.MOV

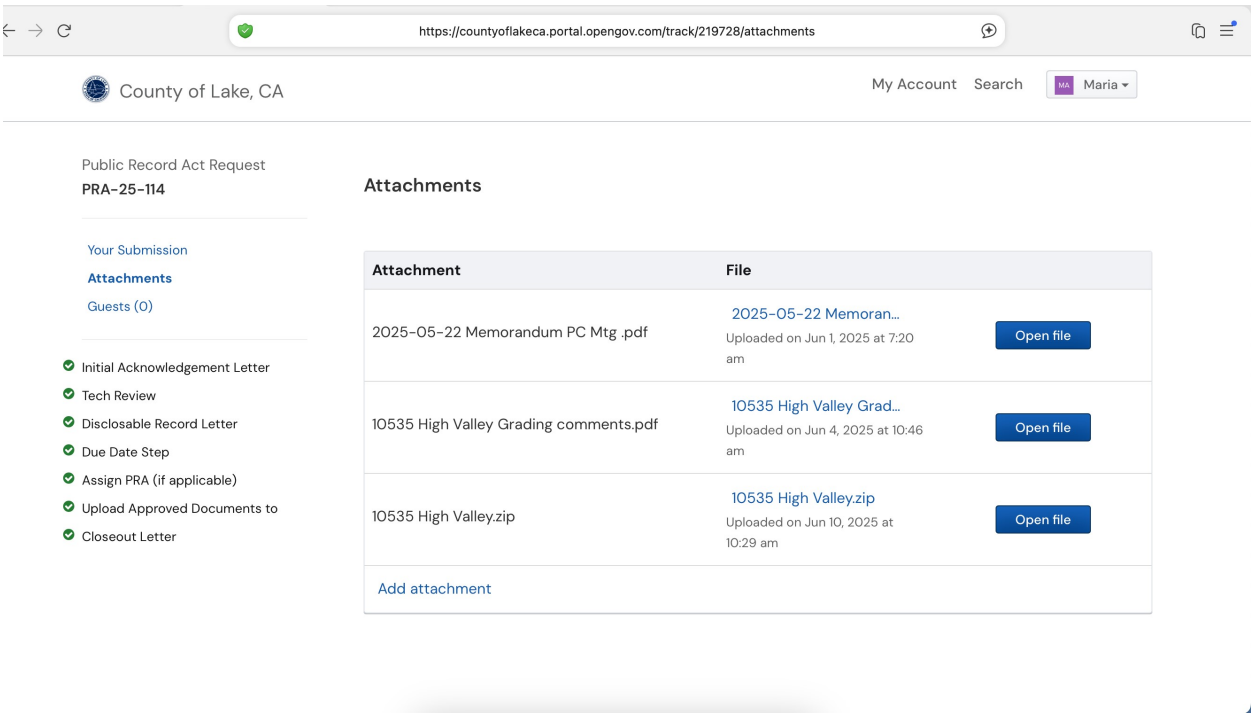
Exhibit A-12

Description: Opengov PRA-25-114 Request for Trenching Notes Referenced on May 22, 2025 PC Meeting Staff Report

Source: Staff Report from May 22, 2025 Planning Commission Meeting
Relevant Pages: APP-164 – APP-171
Cited In: Section 5.B.2.


https://countyoflakeca.portal.opengov.com/track/219728/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-114
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Disclosable Record Letter
Due Date Step
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jun 1, 2025 at 7:21am
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
--
Planning
--


https://countyoflakeca.portal.opengov.com/track/219728/submission
County of Lake, CA
My Account
Search
Maria
County address related to this PRA, if applicable.
10535 High Valley Road, Clearlake Oaks CA 95423
If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.
Additional addresses (no more than 2)
--
PRA-25-114
Date Range of Record Requested:
From: *
07/01/2024
To:
--
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
I would like to receive a copy of the notes on the grading permit that were made by the grading inspector on July 1, 2024 that explained the trenching on the property as being for fire suppression per the memorandum written and submitted May 22, 2025 by Mireya Turner to the Planning Commission calendar for the meeting held on May 22, 2025 regarding approval of the use permit for UP23-09 Poverty Flats.
How would you like documents to be delivered:
DuckDuckGo
Bookmarks.html



Date: To:

From:
Development Department

May 22, 2025 Planning Commission

Memorandum

Mireya G. Turner, Community Max Stockton, Assistant Planner II

Subject: Consideration of a proposed Major Use Permit (PL-25-68) for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

Executive Summary:

The applicants, Kurt and Bobby Barthel, propose a Major Use Permit (PL-25-68) for commercial cannabis cultivation at 10535 High Valley Road, Clearlake Oaks (Lake County APN: 006-004-22). The application, as proposed, would include

cultivation of 247,800 sf (5.69 Acres) of outdoor canopy a Type 13 Distribution, Self-transport only license. The zoning is "RLWW-SC" - Rural Lands, Waterway Combining District, and Scenic Combining District. The total acreage of the parcel is approximately 196.7 acres.

Historic uses of the site and vicinity are undeveloped open space, private estates with gardens and corals, and grazing and timber land. On July 27, 2018, the Mendocino Complex Fire devastated over 325,000 acres, including this property. In 2022, the property was approved for grading permit (GR2212) to clear and maintain the existing fire break and maintain the existing access roads. The permit was inspected July 1, 2024, by the grading inspector, with no violations found and notes were made explaining that trenching had been done with an approved well permit for future fire suppression.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

A. Adopt Mitigated Negative Declaration (IS 23-20) for Major Use Permit (PL25-68) for (UP 23-09) with the following findings:

1. Potential environmental impacts related to Aesthetics can be mitigated to less than significant levels with the inclusion of mitigation measures AES-1.

2. Potential environmental impacts related to Air Quality can be mitigated to less than significant levels with the inclusion of mitigation measures AQ-1 through AQ-5.

3. Potential environmental impacts related to Biological Resources can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1 through BIO-2.

4. Potential environmental impacts related to Cultural Resources can be mitigated to less than significant

levels with the inclusion of mitigation measures CUL-1 through CUL-3.

5. Potential environmental impacts related to Geology and Soils can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-2 and GEO-1 through GEO-4.

6. Potential environmental impacts related to Hydrology and Water Quality can be mitigated to less than significant levels with the inclusion of mitigation measures HAZ-1.

7. Potential environmental impacts related to

Hydrology and Water Quality can be mitigated to less than significant levels with the inclusion of mitigation measures HYD-1 through HYD-3.

8. Potential environmental impacts related to Noise can be mitigated to less than significant levels with the inclusion of mitigation measures NOI-1 through NOI-2.

9. Potential environmental impacts related to Transportation can be mitigated to less than significant levels with the inclusion of mitigation measures WDF-
1.

10. Potential environmental impacts related to Tribal Cultural Resources can be mitigated to less than significant levels with the inclusion of mitigation measures TCR-1 through TCR-2.

11. Potential environmental impacts related to Utilities can be mitigated to less than significant levels with the inclusion of mitigation measures HYD-1 through HYD-3.

12. Potential environmental impacts related to Wildfire can be mitigated to less than significant levels with the inclusion of mitigation measures WDF-1.

B. Approve Major Use Permit (PL-25-68) for (UP 23-09) with the following findings:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.

2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.

3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.

4. There are adequate services to serve the project.

5. This project is consistent with the Lake County General Plan, Shoreline Communities Area Plan, and Lake County Zoning Ordinance.

6. No violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property, with a condition of approval implemented.

7. The proposed use complies with all development standards described in Chapter 21, Article 27, Section 1.i.

8. The applicant is qualified to make the application described in Chapter 21, Article 27, Section 1.ii. (g).

9. The application complies with the qualifications for a permit described in Chapter 21, Article 27, Section 1.ii. (i).

From: Tod Elliott
To: Julie Cannard
Subject: 10535 High Valley
Date: Monday, June 2, 2025 7:53:33 AM
Attachments: image001.png

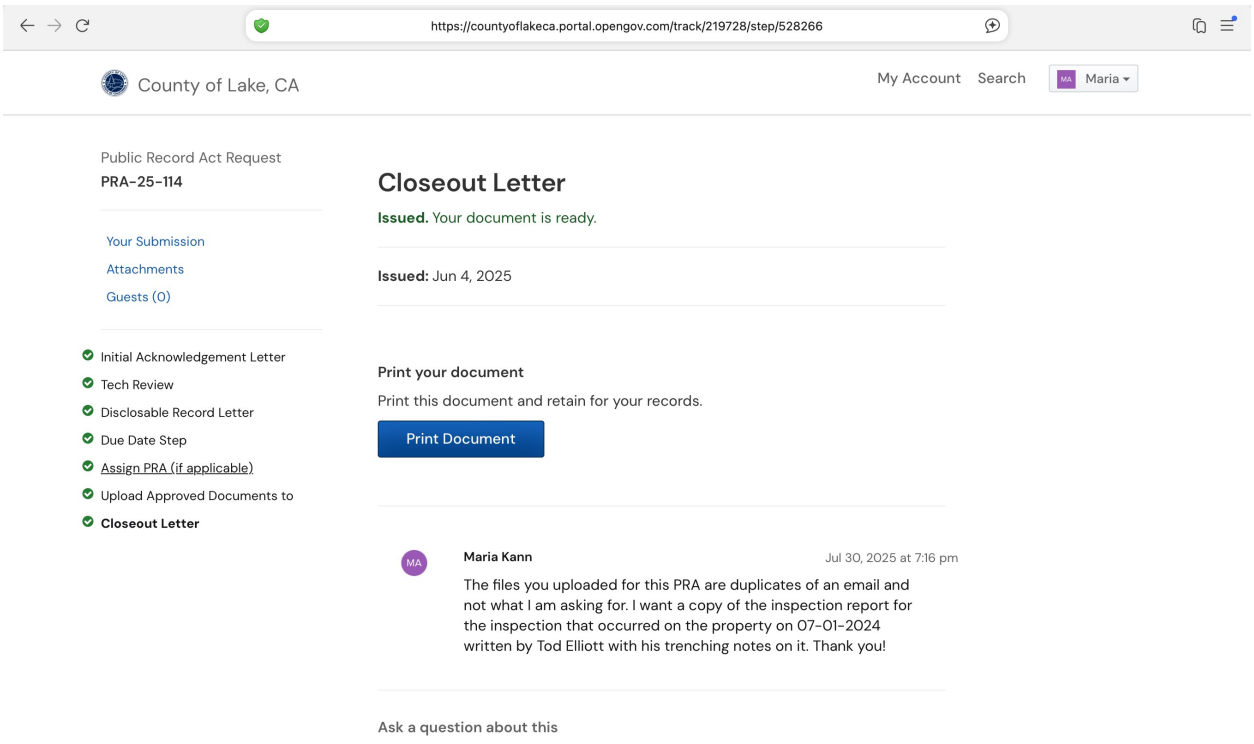
Comment

07-01-2024 Elliott site inspection for a possible grading violation related to a proposed, permitted cannabis grow site (Kurt and Richard Barthel).

Interview with Kurt and Richard indicated that the October 9, 2022 was the maintenance of existing roads to access, remove and burn trees and vegetation damaged by the 2018 Complex Fire. In 2021 Kurt and I had discussed this activity on this site and another site located on the property, as discussed, there was no soil disturbance noted and the site has completely revegetated. All previous grading activities were conducted and in compliance with GR22-12. Trenching activities were conducted under a valid Lake County well permit for water supply to fire suppression/water supply. No violations were observed.

Tod M. Elliott
Grading / Stormwater Inspector
Community Development Department
Code Enforcement Division
255 N. Forbes St.
Lakeport, CA 95453
Direct: (707) 263-2309
Cell (707) 472-6491
Email: tod.elliott@lakecountyca.gov

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



End of PRA-25-114

Exhibit A-13

Description: Opengov PRA-25-134 Requested All Records for Poverty Flats Ranch Project UP 23-09 IS 23-20

Source: Opengov
Relevant Pages: APP-172 – APP-186
Cited In: Section 5.B.2.

PRA-25-134 screenshots and files

Opengov Initial PRA Request Letter:

June 12, 2025

Via Electronic Mail Only

Jenavive Herrington
County Clerk
Lake County
255 N. Forbes Street
Second Floor

Lakeport, CA 95453
CountyClerk@lakecountyca.gov
Janavive.Herrington@lakecountyca.gov

Mireya G. Turner
Community Development Director
Lake County
Community Development
255 N. Forbes Street
Third Floor, Room 323
Lakeport, CA 95453
Mireya.Turner@lakecountyca.gov

Re: California Public Records Act Request for Lake County

Dear Clerk Herrington and Director Turner:

Pursuant to the California Public Records Act (PRA), Government Code section 6250 *et seq*., this letter on behalf of Maria Kann & Associates serves as a formal request upon the Lake County (County) to furnish all public records prepared, received, owned, used, transmitted, or possessed (including, without limitation, those constructively possessed) by the County which are responsive to the categories listed below, dating from January 1, 2021. This request applies to all public records as defined in Government Code section 6252, subdivision (e), which includes any electronic mail and "writing," as defined in Government Code section 6252, subdivision (g). The County's response is subject to the 10-day deadline set forth in the Public Records Act, Government Code section 6253, subdivision (c).

DEFINITIONS

1. “Document” and/or “Writing” means every public record that is known to the County and which the County can locate or discover by reasonably diligent e_orts and includes:

- Documents, communications, letters, memoranda, notes, reports, papers, files, books, records, contracts, agreements, telegrams, electronic mail (saved or deleted), texts (saved or deleted), and other communications sent or received;
- Printouts, calendars, drafts, tables, compilations, tabulations, charts, spreadsheets, graphs, recommendations, accounts, worksheets, logs, work papers, minutes, notes, summaries, speeches, presentations, and other written records or recordings of or relating to any conference, meeting, visit, interview, or telephone conversations;

- Bills, statements, invoices, and other records of any obligation or expenditure, cancelled checks, vouchers, receipts, and other records of payment;
- Financial and statistical data, analyses, surveys and schedules;
- Audiotapes and videotapes and cassettes and transcripts thereof, a_idavits, transcripts of testimony, statements, interviews, and conversations;
- Printed matter (including published articles, speeches, newspaper clippings, press releases, and photographs);
- Microfilm and microfiche, disks, computer files, electronically stored data (including the metadata associated with any such written and/or spoken content), electronically stored information, electronic devices, film, tapes, and other sources from which

information can be obtained, including materials used in electronic data processing; and

- Documents and writings on personal devices and/or personal accounts including, but not limited to, text messages, voicemails, and emails.

2. "Electronic" means relating to technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities

3. "Electronically stored information" means information that is stored in an electronic medium, including data, metadata, and all electronically stored data or information

4. "Relating to" means analyzing, concerning, describing, discussing, evidencing, mentioning, proving, referencing, regarding, supporting, commenting upon, opining about, pertaining to, referring to and/or relating to, whether directly or indirectly.

REQUEST

Please provide or otherwise make available for review copies of the following:

1. All documents and writings as defined above referencing or relating to Poverty Flats Ranch PL 25-68 UP 23-09 and its Mitigated Negative Declaration IS 23-29 for the time period starting January 1, 2021, and ending upon the date this request is fulfilled.

2. All documents and writings as defined above referencing or relating to the Assessor Parcel Numbers 006-004-22 or the time period starting January 1, 2021, and ending upon the date this request is fulfilled.

a. Among the documents expected to be produced by this request include: June 12, 2025

i. Two written submissions as part of agency comments from
   Lake County Public Works Roads Engineer and or Associate Civil Engineer referenced by Lake County Community

   Development Director Mireya Turner during the May 22, 2025 Lake County Planning Commission hearing for the Poverty Flats Ranch permit. Specifically, Director Turner stated that the engineer's comment concluded that the project roads require "no further improvements." The actual submissions are requested—not a summary of the submissions.

ii. Inspection Report with comments by Tod Elliot on trenching done for fire suppression under applicant's well permit; a summary of the inspection report will not satisfy this request.

iii. Documentation on the status of the project well (permit #WE5814 AG/WP0003953) since March 22, 2022.

iv. Records of well annual seal and well completion log.

Documents and writings requested herein should include all communications between and amongst County staff, County-elected officials, County-appointed officials, County consultants regarding the projects and documents defined and described above, between County and State staff, and between County and Federal staff. Documents and

writings requested herein also should include all communications between and amongst the applicant(s) of these projects, and any and all associated applicant staff or representatives, as well as legal counsel for applicant(s), and County staff, County-elected officials, County-appointed officials, County consultants, State staff, State-elected officials, State-appointed officials, State consultants, Federal staff, Federal-elected officials, Federal-appointed officials, Federal consultants.

This request calls for records in their original form (e.g. Agency responses to Request for Review for Sufficiency) showing dates, timestamps, addressee names--not summarized records without dates, timestamps, addressee names.

Records produced in response to this request should be produced as they are kept in the usual course of business. All electronically stored information shall be produced in its native format with all metadata intact. We request that all hard-copy records be scanned and produced electronically in Adobe Acrobat PDF format and transmitted electronically to me at ljdk2007@aol.com

If the response is voluminous, I request that you produce responsive records on a rolling basis.

Please contact me within ten (10) business days of this request to let me know if the County has any of the public records requested herein. Should you decide to withhold any of the requested records, please provide a written response in accordance with

Government Code section 6255 that specifies the basis for withholding the records. I can be reached at 707 331 3922 or via email at mariackann@gmail.com. Thank you for your attention to this matter.

Sincerely,

Maria Kann

2. **Opengov PRA Extension Letter Request:**

COUNTY OF LAKE
25 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-

Re: PRA Request to
County of Lake

Dear Maria Kann:

Thank you for your Public Records Act (PRA) request received on [date request was received]. Pursuant Government Code Section 7922.535(a), we are writing to inform you that we require additional time to respond your request. The need for this extension is due to one of the following:

- We need to search for and collect records from field offices or
- other locations separate from the of processing the request.
-

We need time to search for, compile, and examine large volume records.

We need to consult with another agency or department with a substantial interest in the determination of request.

Thank you for your request. If you have further questions regarding this Public Records Request please contact Julie Cannard

---

Extension Request

Extension Request

3. **Opengov Tech Review:**

https://countyoflakeca.portal.opengov.com/track/220025/step/537071

County of Lake, CA My Account Search

e Assign PRA (if applicable)

e Upload Approved Documents to

e Closeout Letter

Julie Cannard Jul 18, 2025 at 4:15

Good afternoon, Maria,
The community Development Department requires additional time due to the significant volume of communication documents. county Counsel continues to process the scrub.

Thank you for your patience,

Julie Cannard

Julie Cannard

Dear Maria, Jun 30, 2025 at 9:54

Please refer to Enviromental Health for "Documentation on the status of the project well (permit #WE-5814 AG/WP0003953) since March 22, 2022.

Enviromental Helath-707-263-1164

Thank you,

Julie Cannard

4. PRA-25-134 2025-07-02 Screenshot of Files in Jul_2 Zipfile:

> 2025-07-02 PRA 25-134 Staff_Report Pove... oooo

000000 Q Search

Name	Date Modified
01 - Site Plans.pdf	May 14, 2025, 10:
02 - Conditions of Approval.pdf	May 14, 2025, 10:1
03 - Draft ISMND redlined UP23-29.pdf	May 14, 2025, 10:1
07 - Agency Comments.pdf	Jul 1, 2025, 3:10PM
08 - Public Comment.pdf	May 16, 2025, 10:
25-544 - Conditions of Approval.pdf	Jul 2, 2025, 12:40
25-544 - Draft Initial Study_Mitigated Negative Declaration redlined UP23-29.pdf	Jul 2, 2025, 12:40
25-544 - Staff Report, Poverty Flats Ranch.pdf	Jul 2, 2025, 12:41
GR.22-12 Comments T. Elliott Poverty Flts..pdf	Jul 2, 2025, 12:55
GR22-12.pdf	Jul 2, 2025, 12:49
Hydrology report and DMP.pdf	Jan 3, 2025, 3:16P
PRA_Poverty Flats_LC CDD_Final.pdf	Jun 12, 2025, 9:38
Staff Report, Poverty Flats Ranch.pdf	Jun 4, 2025, 2:15P

5.PRA-25-134 2025-07-02 Upload Approved Documents To - No Grading Inspection Report Hard Copy

County of Lake, CA • Extension Request

Assign PRA (if applicable)

https://countyoflakeca.portal.opengov.com/track/220025/step/537079

Good morning, Maria,

MyAccount Search

Jul 28, 2025 at 11:04 am

Maria-

Communication Scrub has been uploaded. Please be aware that some responsive records have been withheld from production due

to, but not limited to;: Cal. Gov. code 7927.705-

Attorney client Privilege; Cal Code Civ. Proc., 2018.010 et seq-

Attorney Work Product Privilege; and Cal. Gov Code, 7927.500-Preliminary drafts not retained by the public agency ni the ordinary course of

J u l i e C a n n a r d J u l 2, 2 0 2 5 a t 1 : 0 8 p m Good afternoon,

As previously noted, we, the Community Development Department cannot locate the hard copy file of requested Grading permit GR22-12/inspection for Poverty Flat UP23-09. We provided you with documents we were able to locate.

Thank you,

Julie Cannard

6.PRA-25-134 2025-07-18 Tech Review Comments RE County Council Scrub:

Your Submission

Attachments

Guests (O)

Initial Acknowledgement Letter

Tech Review

County Counsel: Email

Disclosable Record Letter

Due Date Step

Extension Request

Assign PRA (if applicable)

Upload Approved Documents to Closeout Letter

Julie Cannard Jul 24, 2025 at 12:14 pm

Good afternoon, Maria,

I have uploaded a majority of the documents for 10535 High Valley Road. County Counsel Communication is still pending. I will provide immediately upon receiving the file from county counsel.

Julie Cannard Jul 18, 2025 at 4:15 pm

Good afternoon, Maria,

The community Development Department requires additional time due to the significant volume of communication documents. county Counsel continues to process the scrub.

Thank you for your patience,

7.Opengov PRA-25-134 2025-07-25 County Council Email:

Public Record Act Request PRA-25-134

Your Submission

Attachments

Guests (0)

Initial Acknowledgement Letter

Tech Review

County Counsel: Email

Disclosable Record Letter

Due Date Step

Extension Request

Assign PRA (if applicable)

Upload Approved Documents to Closeout Letter

County Counsel: Email Communications Request

e Complete. This step was completed on Jul 25, 2025 at 11:07am. STAFF ONLY:

BEFORE this step please do the following:

1. Send a request to IT
2. Add internal comment to notify the tech of the date request was sent (use "@"and start typing the name to tag the tech in the comments)

Message the reviewer

8.PRA-25-134 2025-07-28 Screenshot-1 of Files in Jul_28 Zipfile:



Name	Date Modified	Size	Kind
2025-07-28 PRA 25-134 PRA_-_PRA25-134_Mon_Jul_28_2025_11-02-49	Today, 6:57 AM	--	Folder
[EXTERNAL] COMMENTS TO REQUEST FOR REVIE...E DECLARATION, UP 23-09 POVERTY FLATS R.pdf	Jul 28, 2025, 10:20 AM	407 KB	PDF
[EXTERNAL] Cumulative Impact Concerns Regardi...Road and Poverty Flats Project Major Use Permi.pdf	Jul 28, 2025, 10:20 AM	239 KB	PDF
[EXTERNAL] Fwd_ Cumulative Impact Concerns Re...alley Road and Poverty Flats Project Major Use .pdf	Jul 28, 2025, 10:20 AM	324 KB	PDF
[EXTERNAL] Fwd_ Fwd_ Fwd_ LEGAL - 5-22-2025.pdf	Jul 28, 2025, 10:20 AM	465 KB	PDF
[EXTERNAL] Fwd_ Poverty Flats Appeal Form Details.pdf	Jul 28, 2025, 10:20 AM	189 KB	PDF
[EXTERNAL] Letter to Staff and Parents Regarding Traffic and Safety Issue.pdf	Jul 28, 2025, 10:20 AM	161 KB	PDF
[EXTERNAL] Pending Cannabis Permit for Barthel High Valley.pdf	Jul 28, 2025, 10:20 AM	139 KB	PDF
[EXTERNAL] Poverty Flats Ranch YD-CAN-08152024-01 - OTA Defer - More than one Tribe.pdf	Jul 28, 2025, 10:20 AM	570 KB	PDF
[EXTERNAL] Poverty Flats Ranch; Bull dozer tracks..pdf	Jul 28, 2025, 10:20 AM	131 KB	PDF
[EXTERNAL] Re_ [Cannabis] Poverty Flats Application Package - Rusty and Bobby Barthel.pdf	Jul 28, 2025, 10:20 AM	416 KB	PDF
[EXTERNAL] RE_ August 5, 2025 @9_30am.pdf	Jul 28, 2025, 10:20 AM	374 KB	PDF
[EXTERNAL] RE_ Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	264 KB	PDF
[EXTERNAL] RE_ UP 23-09, IS 23-20 Poverty Flats Ranch (2).pdf	Jul 28, 2025, 10:20 AM	365 KB	PDF
[EXTERNAL] RE_ UP 23-09, IS 23-20 Poverty Flats Ranch (3).pdf	Jul 28, 2025, 10:20 AM	374 KB	PDF
[EXTERNAL] RE_ UP 23-09, IS 23-20 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	374 KB	PDF
[EXTERNAL] RE_ UP 23-09, IS 23-20 Site Plans (2).pdf	Jul 28, 2025, 10:20 AM	1.2 MB	PDF
[EXTERNAL] RE_ UP 23-09, IS 23-20 Site Plans.pdf	Jul 28, 2025, 10:20 AM	1.1 MB	PDF
[EXTERNAL] RE_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch (2).pdf	Jul 28, 2025, 10:20 AM	434 KB	PDF
[EXTERNAL] RE_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch (3).pdf	Jul 28, 2025, 10:20 AM	550 KB	PDF
[EXTERNAL] Re_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	540 KB	PDF
FW_ [EXTERNAL] Public Comment Letter to Oppose UP 20-33 Planning Commission 3_14_24.pdf	Jul 28, 2025, 10:20 AM	314 KB	PDF
FW_ CalEPA Complaint Received_ Cannabis Project on APN 006-004-22 Poverty Flats.pdf	Jul 28, 2025, 10:20 AM	4.8 MB	PDF
FW_ COMPLAINT .pdf	Jul 28, 2025, 10:20 AM	452 KB	PDF
FW_ Indemnity Agreements- one for county_applicant and one for county_BLM.pdf	Jul 28, 2025, 10:20 AM	512 KB	PDF
FW_ Poverty Flats Ranch UP23-09 IS 2329 (2).pdf	Jul 28, 2025, 10:20 AM	480 KB	PDF
FW_ Poverty Flats Ranch UP23-09 IS 2329.pdf	Jul 28, 2025, 10:20 AM	343 KB	PDF
FW_ RFR - UP 23-09, Poverty Flats (cannabis) - comments requested.pdf	Jul 28, 2025, 10:20 AM	5.2 MB	PDF
FW_ RFR for UP 23-09, Poverty Flat Ranch (cannabis project) (2).pdf	Jul 28, 2025, 10:20 AM	214 KB	PDF
FW_ RFR for UP 23-09, Poverty Flat Ranch (cannabis project).pdf	Jul 28, 2025, 10:20 AM	4.4 MB	PDF
FW_ UP 23-09, Initial Study, IS 23-20.pdf	Jul 28, 2025, 10:20 AM	634 KB	PDF
FW_ UP 23-09, IS 23-20 Site Plans.pdf	Jul 28, 2025, 10:20 AM	1.1 MB	PDF
FW_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	324 KB	PDF
Indemnification Agreement UP 23-09.pdf	Jul 28, 2025, 10:20 AM	360 KB	PDF
LEGAL - 5-22-2025.pdf	Jul 28, 2025, 10:20 AM	387 KB	PDF

9.PRA-25-134 2025-07-28 Screenshot-2 of Files in Jul_28 Zipfile:

Indemnification Agreement UP 23-09.pdf	Jul 28, 2025, 10:20 AM	360 KB	PDF
LEGAL - 5-22-2025.pdf	Jul 28, 2025, 10:20 AM	387 KB	PDF
Poverty Flats Ranch Appeal.pdf	Jul 28, 2025, 10:20 AM	188 KB	PDF
poverty flats ranch;.pdf	Jul 28, 2025, 10:20 AM	217 KB	PDF
Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	199 KB	PDF
RE_ [Cannabis] Poverty Flats Application Package - Rusty and Bobby Barthel.pdf	Jul 28, 2025, 10:20 AM	387 KB	PDF
Re_ [EXTERNAL] Pending Cannabis Permit for Barthel High Valley.pdf	Jul 28, 2025, 10:20 AM	243 KB	PDF
Re_ [EXTERNAL] Poverty Flats Ranch _.pdf	Jul 28, 2025, 10:20 AM	290 KB	PDF
RE_ [EXTERNAL] Poverty Flats Ranch; Bull dozer tracks..pdf	Jul 28, 2025, 10:20 AM	222 KB	PDF
Re_ [EXTERNAL] RE_ Cobb Design Meeting Summary - responses.pdf	Jul 28, 2025, 10:20 AM	407 KB	PDF
Re_ [EXTERNAL] Re_ FW_ LEGAL - PUBLISH ON MAY 10TH.pdf	Jul 28, 2025, 10:20 AM	656 KB	PDF
Re_ [SUSPICIOUS MESSAGE] Re_ QUORUM CHECK.pdf	Jul 28, 2025, 10:20 AM	310 KB	PDF
Re_ Appeal PL-25-198 Stopped.pdf	Jul 28, 2025, 10:20 AM	245 KB	PDF
RE_ Appeal to the Board.pdf	Jul 28, 2025, 10:20 AM	227 KB	PDF
RE_ August 5, 2025 @9_30am.pdf	Jul 28, 2025, 10:20 AM	368 KB	PDF
RE_ Cobb Design Meeting Summary - responses.pdf	Jul 28, 2025, 10:20 AM	390 KB	PDF
RE_ Poverty Flats Ranch Appeal (2).pdf	Jul 28, 2025, 10:20 AM	261 KB	PDF
RE_ Poverty Flats Ranch Appeal.pdf	Jul 28, 2025, 10:20 AM	262 KB	PDF
RE_ QUORUM CHECK.pdf	Jul 28, 2025, 10:20 AM	302 KB	PDF
RE_ Task reassigned by Lucas Bingham_ You have received a Public Records Act request..pdf	Jul 28, 2025, 10:20 AM	551 KB	PDF
RE_ UP 23-09, IS 23-20 Poverty Flats Ranch (2).pdf	Jul 28, 2025, 10:20 AM	371 KB	PDF
RE_ UP 23-09, IS 23-20 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	254 KB	PDF
RE_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch (2).pdf	Jul 28, 2025, 10:20 AM	326 KB	PDF
RE_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	329 KB	PDF
RE_ UP23-09, IS23-29 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	220 KB	PDF
RFR UP 23-09, Poverty Flats Ranch_APN 006-004-22_SR0005362.pdf	Jul 28, 2025, 10:20 AM	629 KB	PDF
UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch.pdf	Jul 28, 2025, 10:20 AM	300 KB	PDF
UP23-09 Poverty Flats Ranch APN_006-004-22.pdf	Jul 28, 2025, 10:20 AM	178 KB	PDF
UP23-09; IS23-29 Poverty Flats Ranch .pdf	Jul 28, 2025, 10:20 AM	189 KB	PDF

10.Opengov PRA-25-134 2025-07-28 Upload Approved Documents To - County Council Withholds Cites Codes: PRA-25-134

Your Submission

Attachments

Guests (0)

Initial Acknowledgement Letter

Tech Review

County Counsel: Email

Disclosable Record Letter

Due Date Step

Extension Request

Assign PRA (if applicable)

Upload Approved Documents to

Closeout Letter

e Complete. This step was completed on Jul 28, 2025 at 11:04am.

MA Maria Kann Jul 29, 2025 at 10:04 am

Hi Julie,

Can you please check PR 25-200 as It contains the wrong

Information.
Thank you

Julie Cannard Jul 28, 2025 at 11:04 am

Good morning, Maria,

Communication Scrub has been uploaded. Please be aware that some responsive records have been withheld from production due to, but not limited to,: Cal. Gov. code 7927.705- Attorney client Privilege; Cal

Code Civ. Proc., 2018.010 et seq-Attorney Work

Product Privilege; and Cal. Gov Code, 7927.500- Preliminary drafts not retained by the public agency in the ordinary course of business.

End PRA-25-134 Opengov Documents and Responsive Records

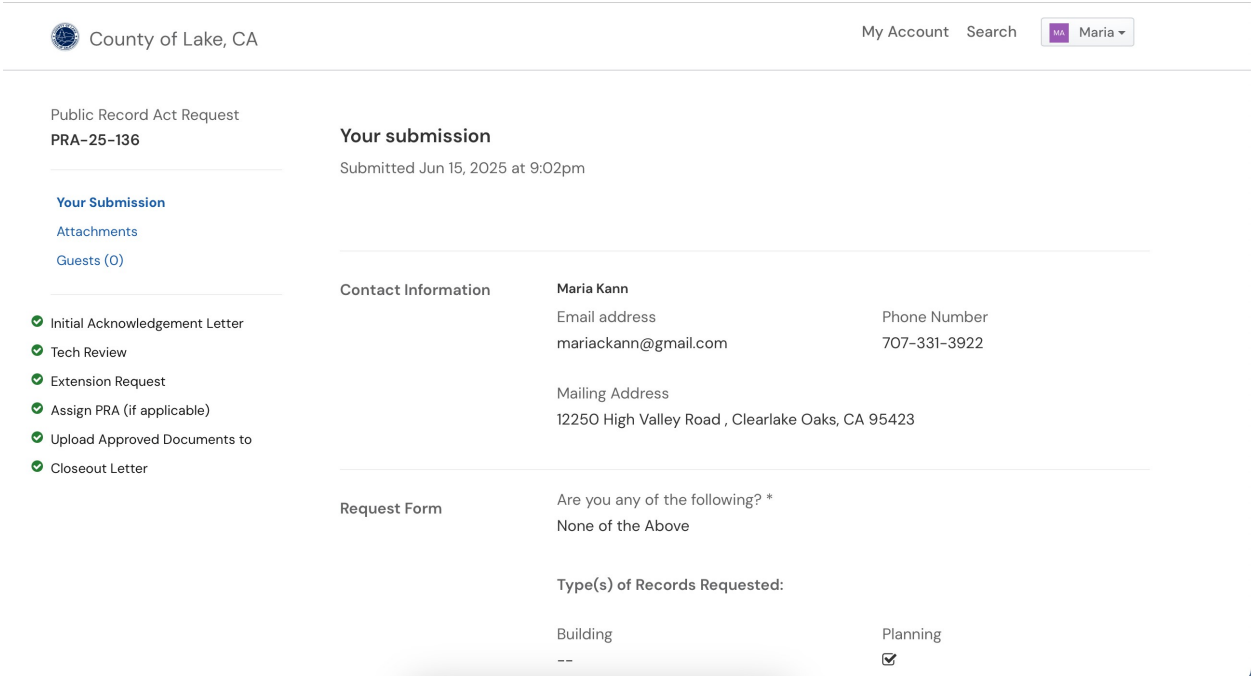
Exhibit A-14

Description: Opengov PRA-25-136 Request for All Public Comments With Metadata

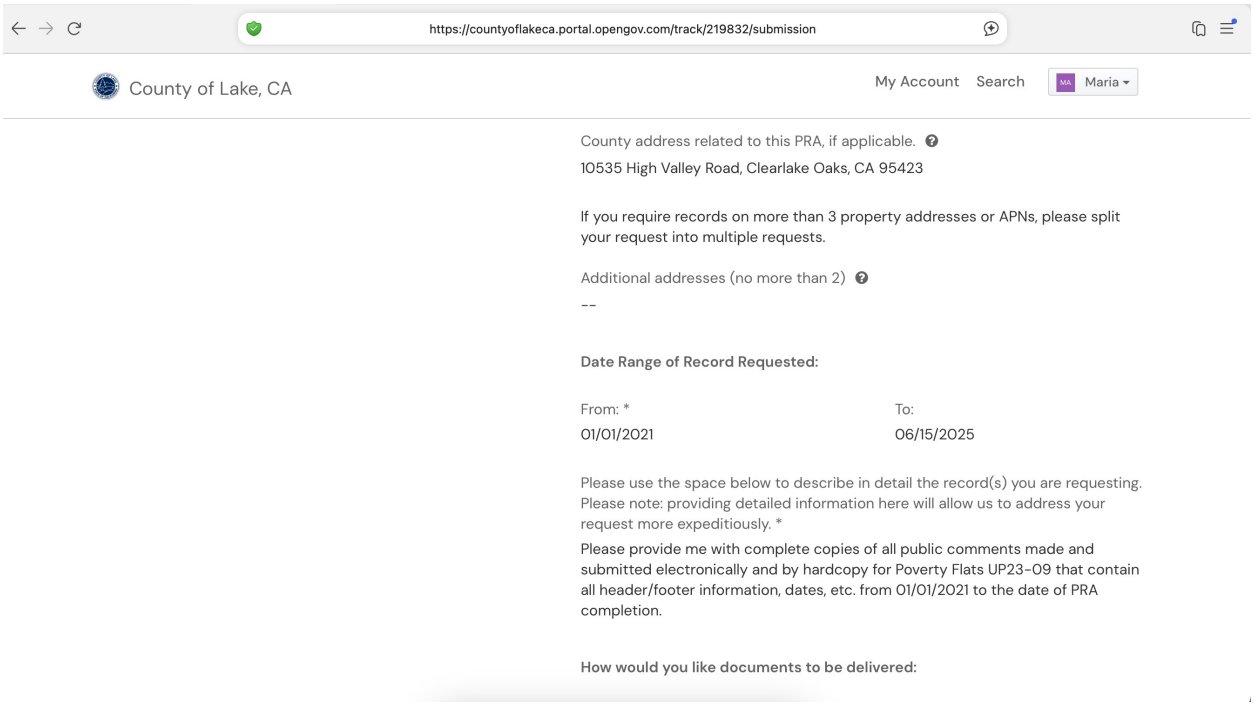
Source: Opengov
Relevant Pages: APP-187 – APP-000
Cited In: Section 5.1.

PRA-25-136 Combined Screenshots and Files

1. Opengov Request Submission Screenshot



2. Opengov Request Details Screenshot



3. **PRA-25-136 08_-_Public_Comment_Mon_Jun_30_2025_14-12-31.pdf**

From: Redbud Audubon <redbud.audubon@gmail.com>

Sent: Tuesday, June 18, 2024 2:50 PM

To: Lake County Community Development <CDD@lakecountyca.gov>

Subject: [EXTERNAL] Poverty Flats Cannabis UP 23-09

July 18, 2024

Redbud Audubon would like to submit the following comments for UP 23-09 Poverty Flats,

Clearlake Oaks, CA

We find a lot of information is missing: cumulative effects, more details on number and employment times (full-time/part-time or seasonal), tree removal (if the road is widened as mentioned on page 18 they will have to remove over a hundred trees but there are a couple of places in the report that says no trees will be removed with this project, was a cultural assessment completed?

I didn't see where Northshore Fire District and other agencies like USFS, BLM, sheriff were asked to comment and why wasn't this checked of if they were?

Have the tribes been asked for comments?

Was this in error or are the commercial zoning clearance and permit for a pump house, 2 shipping containers, sheds and water tanks a part of this project?

And has deep trenching and freading been investigated? We sent drone footage of the action to the Road Map Task Force but have not heard back.

We look forward to more information on this project.

Thank you,

Donna

Mackiewicz

redbud.audub

on@gmail.co

m

707-805-9410

P.O. Box 5780

Clearlake, CA 95422

www.redbudaudubon.org

Public Comment Attachment 8From: Annje Dodd, PhD P.E.

To: Max Stockton

Cc: Cody Leck; Mary Claybon

Subject: [EXTERNAL] Support Letter for Poverty flats UP 23-09

Date: Thursday, May 15,

2025 10:41:57 AM

Attachments:

image113683.png

image214621.png

image107602.png

Hi Max,

Please see Cody Leck's email of support below.

Annje Dodd, PhD P.E.

Principal Engineer

N O R T H P O I N T

CONSULTING GROUP, INC

1117 Samoa Blvd. Arcata, CA 95521

P: (707) 798-6438 EXT. 703 C: (707) 845-

1340 Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Cody Leck <wcleck@gmail.com>

Sent: Thursday, May 15, 2025 10:39 AM

To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>

Subject: Re: Barthel Project Support

Hello, I'm writing a letter of support for Poverty flats UP 23-09. I've know Bob and Rusty for years, not only are they great guys, but they are great stewards of their land. This project is the best and highest use of their land for generating income for their families, but also tax revenue for all of lake county communities.

Thanks, Cody

Sent from my iPhone1

May 15, 2025

Lake County Planning Commission

Lake County Courthouse

225 South Forbes Street

Lakeport, California 95453

Re: Poverty Flats Project - UP 23-09

and IS 23-20 Dear Planning

Commissioners:

I have read through the County CEQA Initial Study and reviewed the site plans for the Poverty Flats cannabis cultivation project and want to express my support for approval of the Major Use Permit.

The project description indicates that the parcel is 196.7 acres in size and that the proposed cannabis cultivation area is 5.69 acres (less than 3% parcel coverage). The proposed outdoor gardens and associated work areas are about a mile south of High Valley Road. Proposed development associated with the project – including greenhouses and buildings will be located outside of the Scenic Combining District boundary. The cultivation areas and disturbed areas are also located outside of appropriate stream and wetland bu]ers, per State Water Resources Control Board (SWRCB) regulations.

The proposed project is appropriately zoned (RL District) and is in a rural, isolated area with scattered rural land, agriculture properties, and open space properties nearby. According to the Lake County CEQA Initial Study on page 59 –"The Proposed project is consistent with the existing General Plan, Shoreline Communities Local Area Plan due to the rugged, mountainous terrain and east-facing slope that will not obstruct public views on the lake, and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as RL. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084). Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the
County. " The Mandatory Findings set forth in the County CEQA Initial Study indicate that – "The Proposed project has potential to result in adverse indirect or direct e]ects on human beings in the areas Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Implementation of and compliance with mitigation measures identified in each section would reduce impacts to 'less than significant' levels." 2 The proposed project has submitted documentation, technical reports, and plans in accordance with Article 27 of the Lake County Zoning Ordinance. There are considerable facts and information in the CEQA Initial Study which support approval of and the establishment of the cannabis cultivation project on the subject property. The proposed outdoor cultivation project could support Agri-tourism and help the County of Lake meet its goals of communicating the area's amenities and attributes to help meet or exceed the potential for increased tourism and enhanced visitor experiences.

The cannabis farm business income, the generation of County revenues, employment opportunities, and the increased expenditure of employee's disposable income within Lake County, will all help enhance and maintain a healthy local economy and produce jobs. The proposed project will help support the Lake County economy with a properly sited, well designed cultivation project. Cannabis cultivation activities in Lake County have the potential to become a foundation for economic expansion.

It is respectfully requested that the Lake County Planning Commission approve the Major Use Permit application for the Poverty Flats cannabis cultivation project.

Thank you.

Sincerely,

Richard Knoll

Richard Knoll Consulting

825 South Main Street

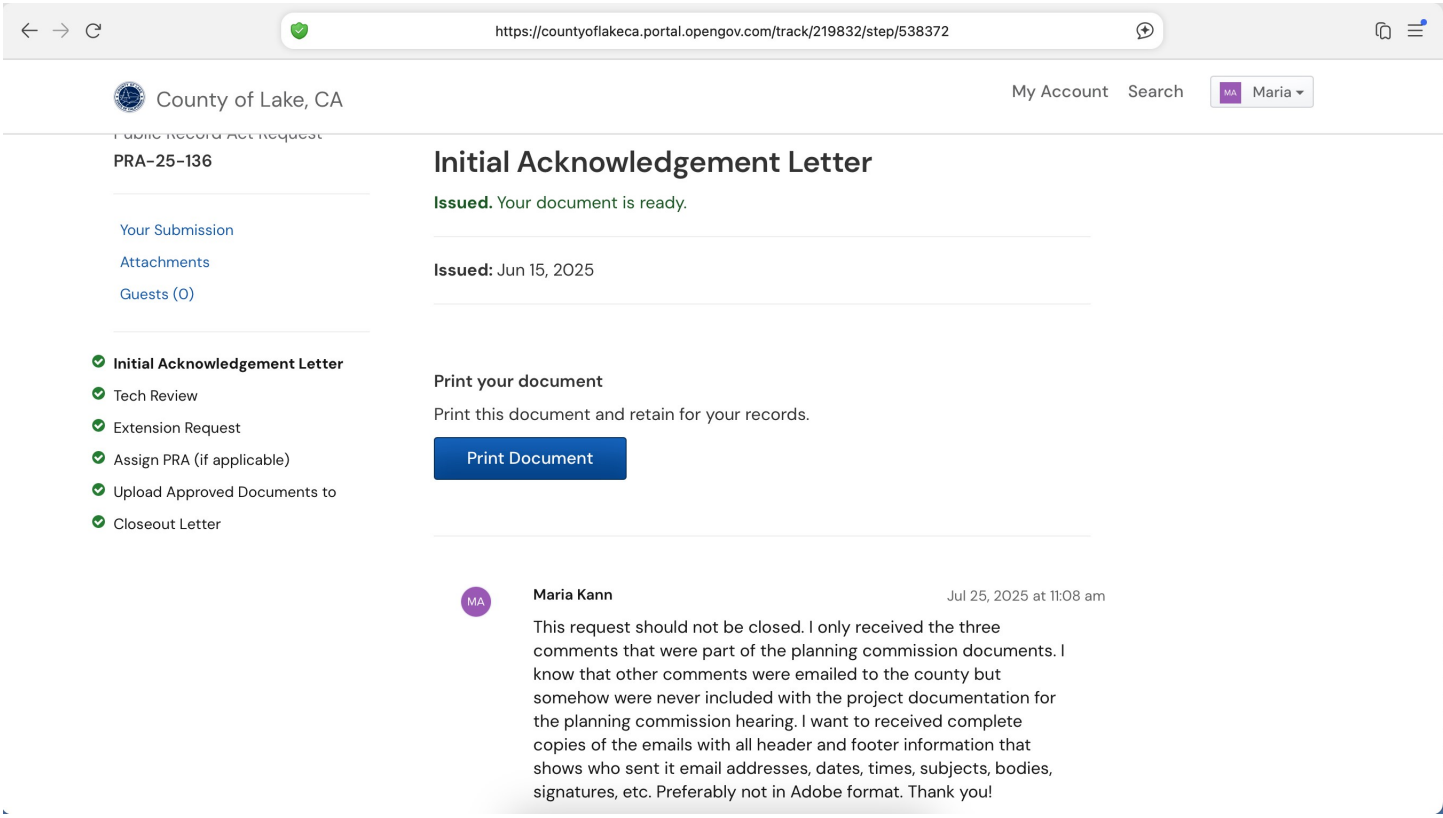
Lakeport, California 95453

707-349-0639

richardk2255@hotmail.com

www.rkplans.com

4. PRA-25-136 Initial Acknowledgement screen with Closeout Comment Screenshot

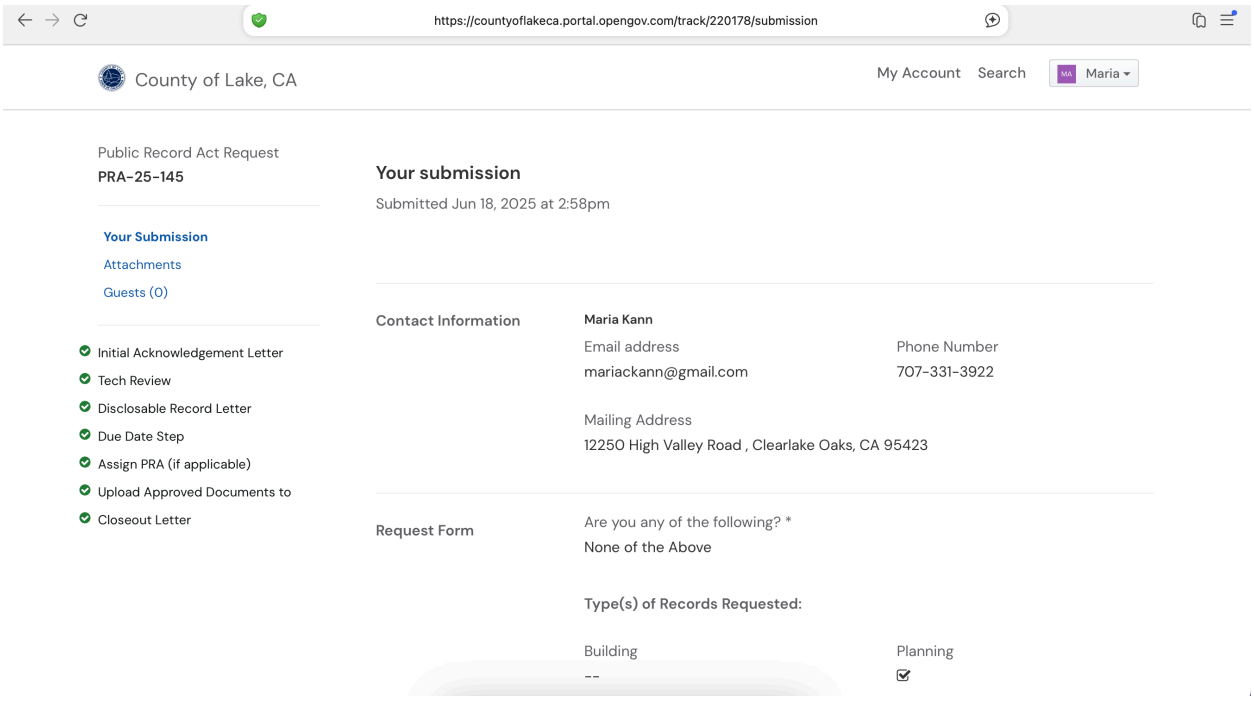


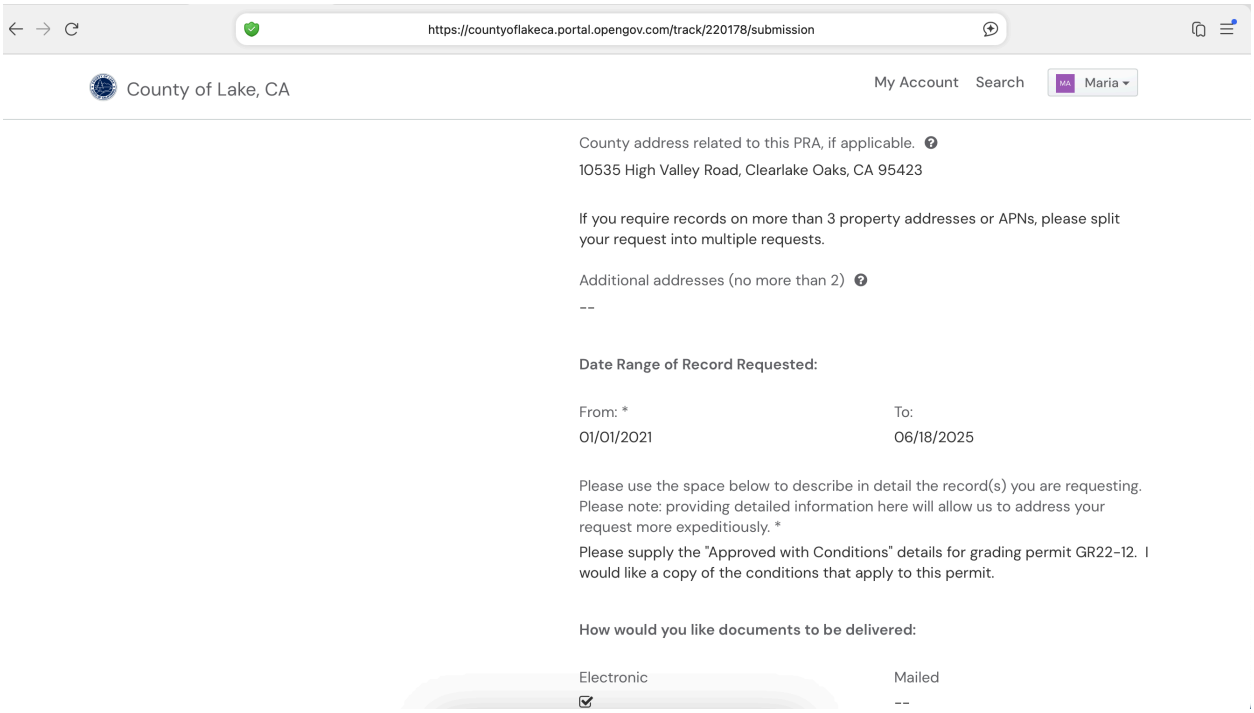
End of PRA-25-136

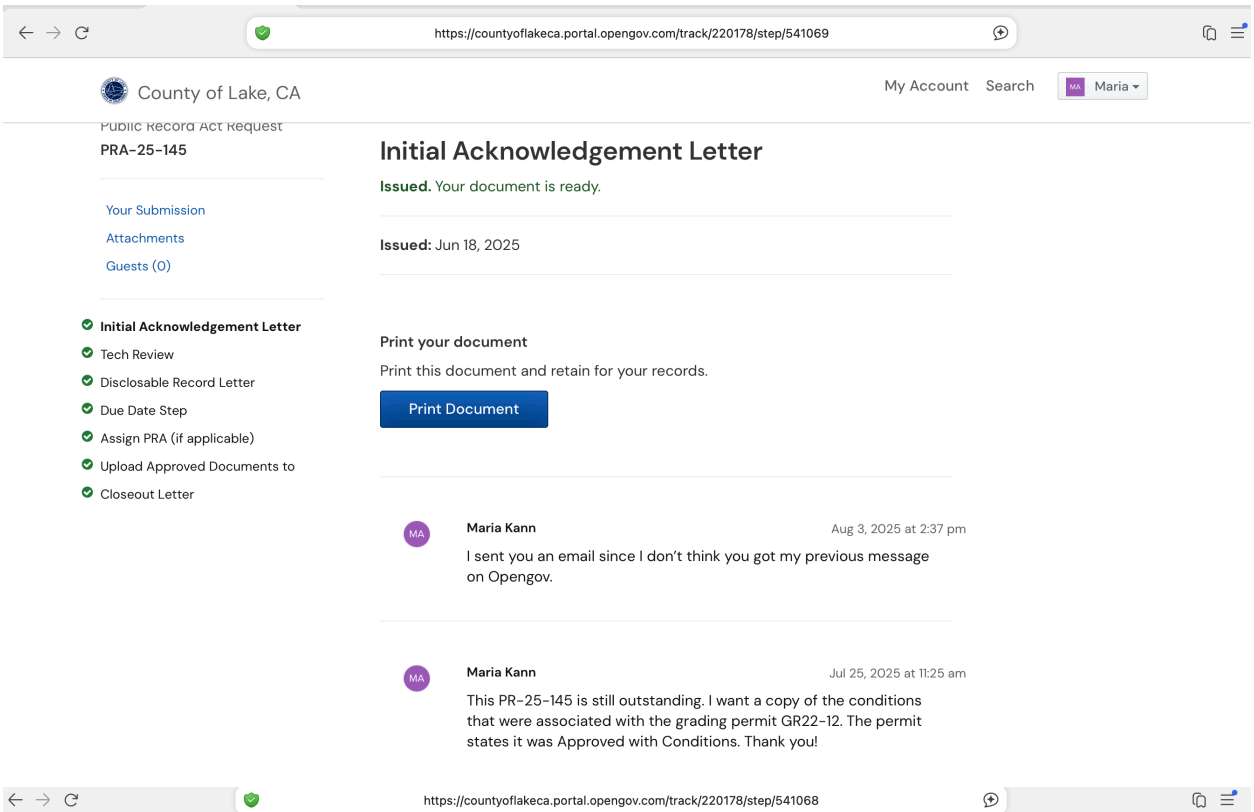
Exhibit A-15

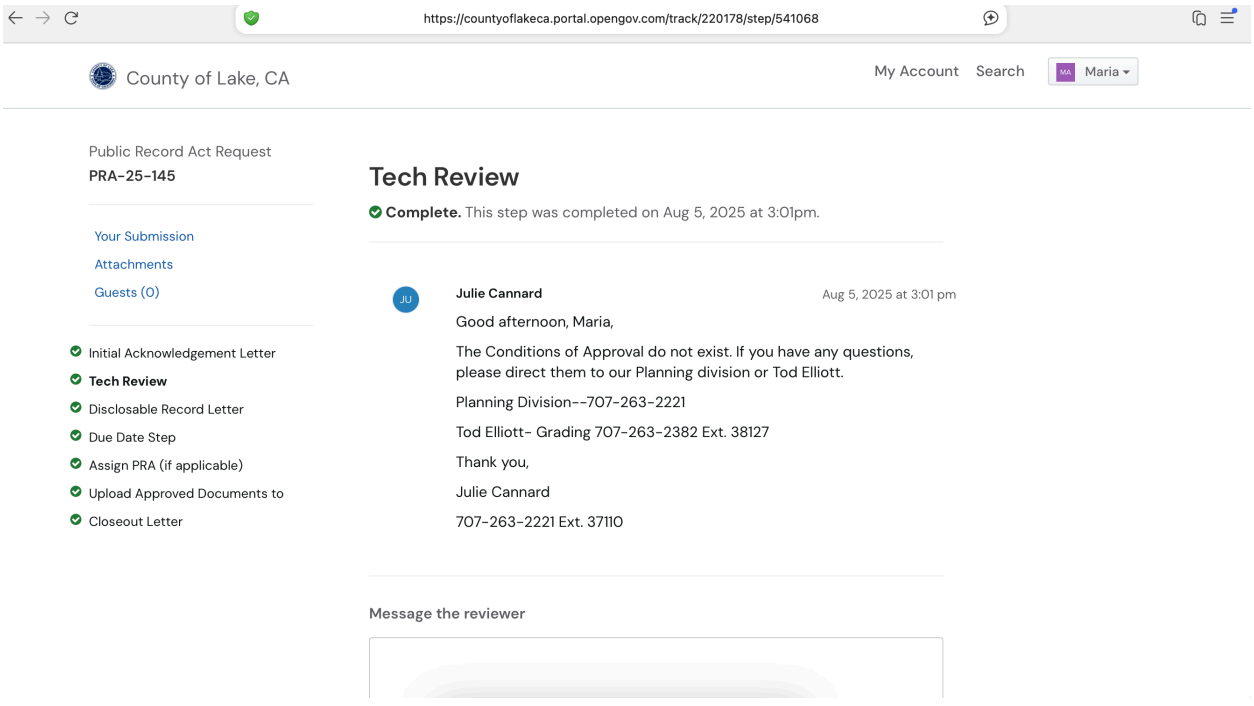
Description: Opengov PRA-25-145 Request for GR22-12 “Conditions ” (Approved With Conditions)

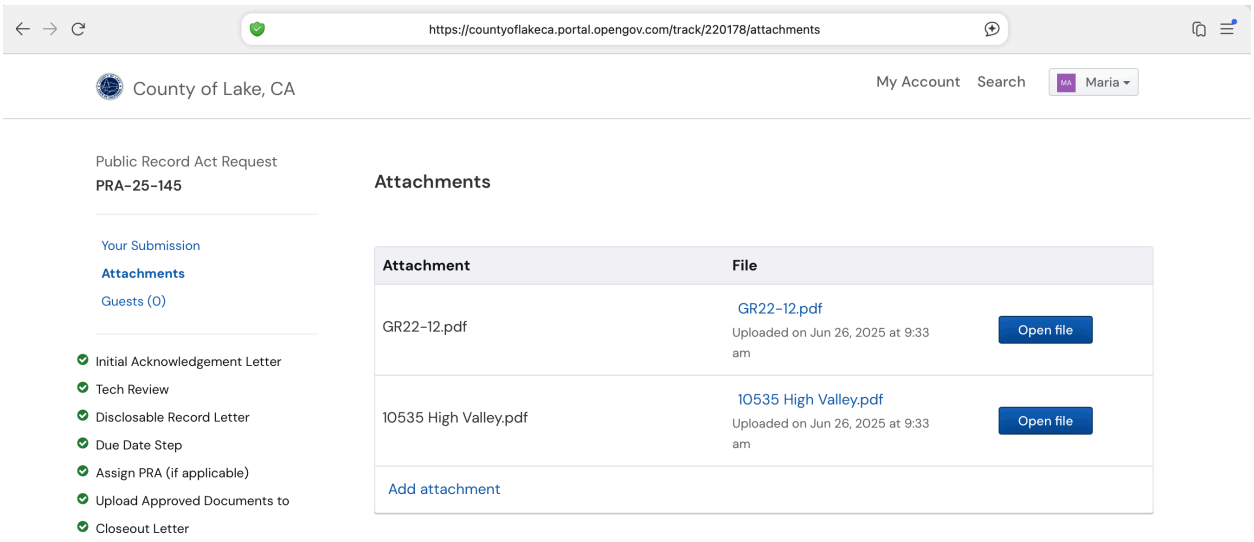
Source: Opengov
Relevant Pages: APP-195 – APP-202
Cited In: Section 5.2.


https://countyoflakeca.portal.opengov.com/track/220178/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-145
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Disclosable Record Letter
Due Date Step
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jun 18, 2025 at 2:58pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
--
Planning


https://countyoflakeca.portal.opengov.com/track/220178/submission
County of Lake, CA
My Account
Search
Maria
County address related to this PRA, if applicable.
10535 High Valley Road, Clearlake Oaks, CA 95423
If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.
Additional addresses (no more than 2)
--
Date Range of Record Requested:
From: *
01/01/2021
To:
06/18/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
Please supply the "Approved with Conditions" details for grading permit GR22-12. I would like a copy of the conditions that apply to this permit.
How would you like documents to be delivered:
Electronic
Mailed
--


https://countyoflakeca.portal.opengov.com/track/220178/step/541069
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-145
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Disclosable Record Letter
Due Date Step
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Initial Acknowledgement Letter
Issued. Your document is ready.
Issued: Jun 18, 2025
Print your document
Print this document and retain for your records.
Print Document
MA
Maria Kann
Aug 3, 2025 at 2:37 pm
I sent you an email since I don't think you got my previous message on Opengov.
MA
Maria Kann
Jul 25, 2025 at 11:25 am
This PR-25-145 is still outstanding. I want a copy of the conditions that were associated with the grading permit GR22-12. The permit states it was Approved with Conditions. Thank you!


https://countyoflakeca.portal.opengov.com/track/220178/step/541068
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-145
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Disclosable Record Letter
Due Date Step
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Tech Review
Complete. This step was completed on Aug 5, 2025 at 3:01pm.
JU
Julie Cannard
Aug 5, 2025 at 3:01 pm
Good afternoon, Maria,
The Conditions of Approval do not exist. If you have any questions, please direct them to our Planning division or Tod Elliott.
Planning Division--707-263-2221
Tod Elliott- Grading 707-263-2382 Ext. 38127
Thank you,
Julie Cannard
707-263-2221 Ext. 37110
Message the reviewer



Finder

GR22-12 - Richard Barthel

Menu **Help**

Entitlement Created Date: 04/14/2022

Application Status: Approved with Conditions

Application Type: Planning Entitlement

Description of Work: Clearing and maintenance of existing firebreak, maintenance of existing property access road including widening to comply to 4290. This widenin enough to support the width with minimal soil disturbance.

Application Name: Richard Barthel

Address: 10535 HIGH VALLEY RD, CLEARLAKE OAKS, 95423

Owner Name: BARTHEL KURT R & BARTHEL LINDA L TRUSTEE

Owner Address: 24760 E. BRIGHT AVE, WELCHES, OR 97067

Parcel No: 006-004-22

Contact Info: Name	Organization Name

Licensed Professionals Info: Primary	License Number	License Type

Job Value: $0.00

Total Fee Assessed: $1,600.40

Total Fee Invoiced: $1,600.40

Balance: $0.00

Contact Type	Contact Primary Address	Status

Name	Business Name	Business Li

Custom Fields: PLN_ENT2

Planning Division Supplemental Form

Parcel Map

Site Plan

Variance of a legal lot of record

Landscaping Plan

Certificate of Compliance Application Checklist

Building Elevations

Lighting Plan

Parking and Circulation Plan

Sign Plan

Rezone Map

Subdivision Map

General Plan Amendment Map

Variance Findings Statement

Lot Book Guarantee/Preliminary Title report les than 30 days old

Copy of Property Deeds

Waiver of Notice and Consent to Preparation Forms Notorized

Lot Line Adjustment Application Checklist

Lot Line Adjustmap Map

Project Description

Certificate of Tax Payments

Legal Description of Each resulting proposed parcel

PLN_ENT

Existing Use

Proposed Use

Other Type

Created By

Total Project Area

Include Demolition

Include Tree Removal

CNDDB

Landslide Ri

Parcel Size(s) Existing

Parcel Size(s) Proposed

Number of Lots
0

SRA

Surrounding Land Uses

Surrounding land uses – South

Surrounding land uses – North

Surrounding land uses – East

Surrounding land uses – West

Hazardous Site

Sewer Provider

Septic

Well

Public Water Provider

Other

Previous Projects

General Comments

Flood Zone Information

Flood Zone
undefined

Not in Flood Zone
√

Disaster Information

Disaster

Name of Disaster

Deposit Tracking

Deposit Amount
0

Deposit Balance
0

ENTITLEMENTS

Entitlement	Resolution	Date of Resolution
Grading Permit		

TIME TRACKING

Type Task Status Date Hours Spent (Number) **Billable User ID**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submitted		Approved wit...	04/18/2022	Tod M Elliott
Route for Review				
CEQA				
Staff Report				
Publish Public Hearing...				
Public Hearing				
Project Approval				
Workflow Closed				

Condition Status:

Name

Documents:

Application Comments:

	Short Comments	Status	Apply Date	Severity	Action By
Initiated by Product: AV360					

File Name	Document Group	Category	Description	Type	D

Scheduled/Pending Inspections:

Show all

Inspection Type	Scheduled Date	Inspector	Status	Comments

View ID **Comment** **Date**

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

From: Tod Elliott
To: Julie Cannard
Subject: 10535 High Valley
Date: Monday, June 2, 2025 7:53:33 AM
Attachments: image001.png

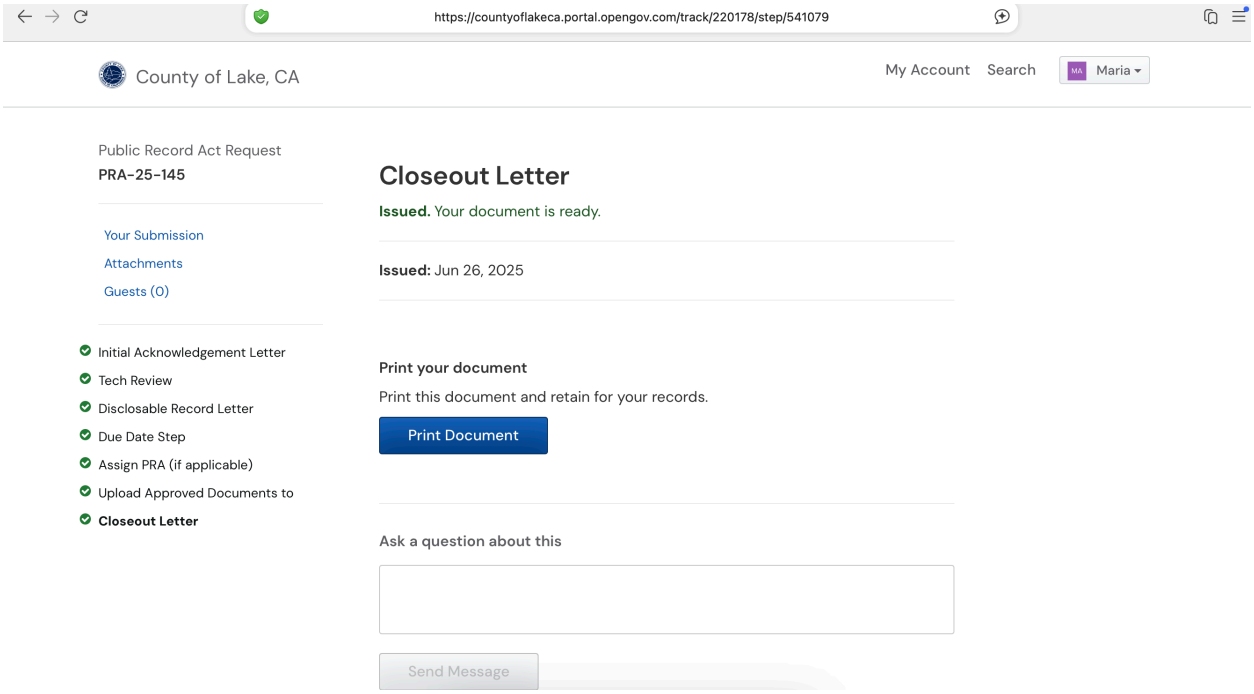
Comment

07-01-2024 Elliott site inspection for a possible grading violation related to a proposed, permitted cannabis grow site (Kurt and Richard Barthel).

Interview with Kurt and Richard indicated that the October 9, 2022 was the maintenance of existing roads to access, remove and burn trees and vegetation damaged by the 2018 Complex Fire. In 2021 Kurt and I had discussed this activity on this site and another site located on the property, as discussed, there was no soil disturbance noted and the site has completely revegetated. All previous grading activities were conducted and in compliance with GR22-12. Trenching activities were conducted under a valid Lake County well permit for water supply to fire suppression/water supply. No violations were observed.

Tod M. Elliott
Grading / Stormwater Inspector
Community Development Department
Code Enforcement Division
255 N. Forbes St.
Lakeport, CA 95453
Direct: (707) 263-2309
Cell (707) 472-6491
Email: tod.elliott@lakecountyca.gov

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

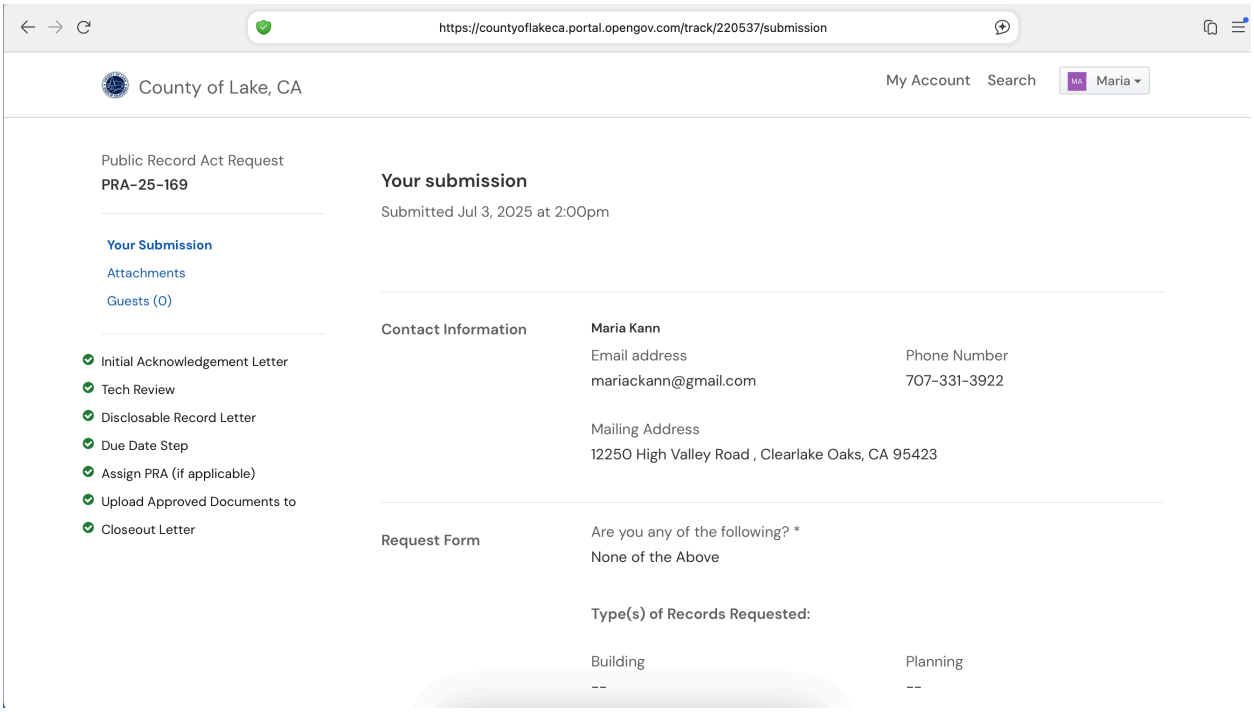


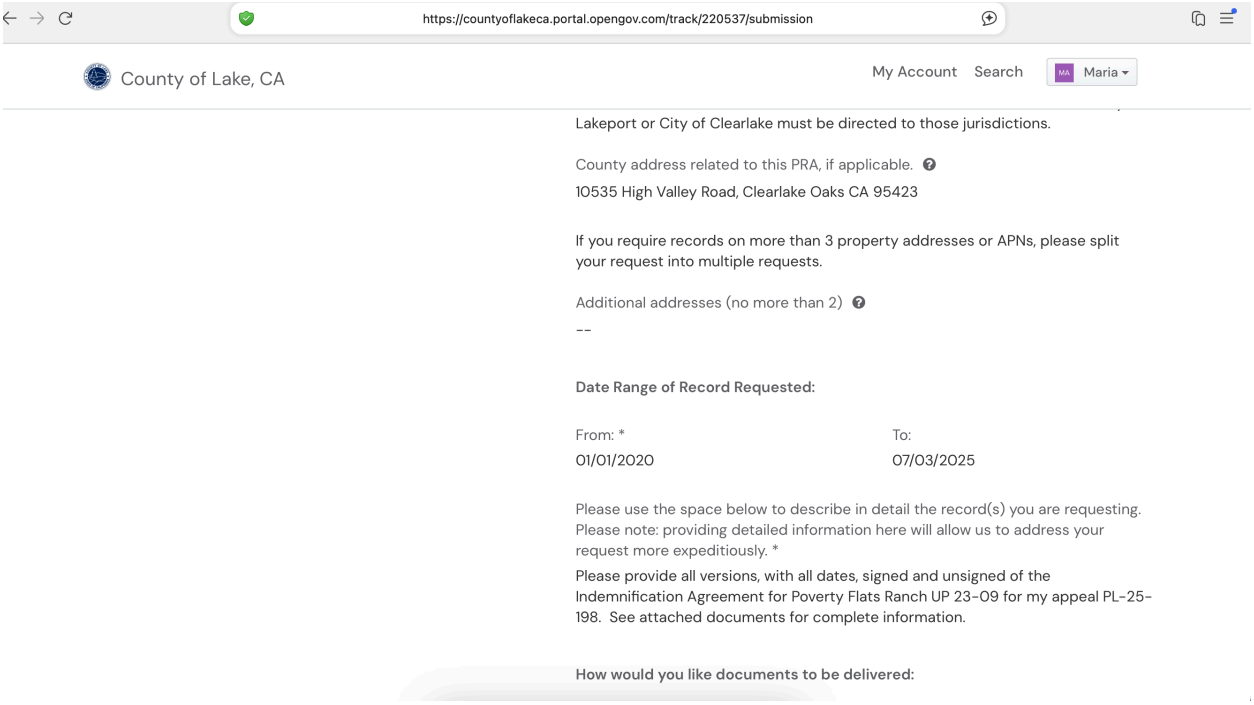
End PRA-25-145

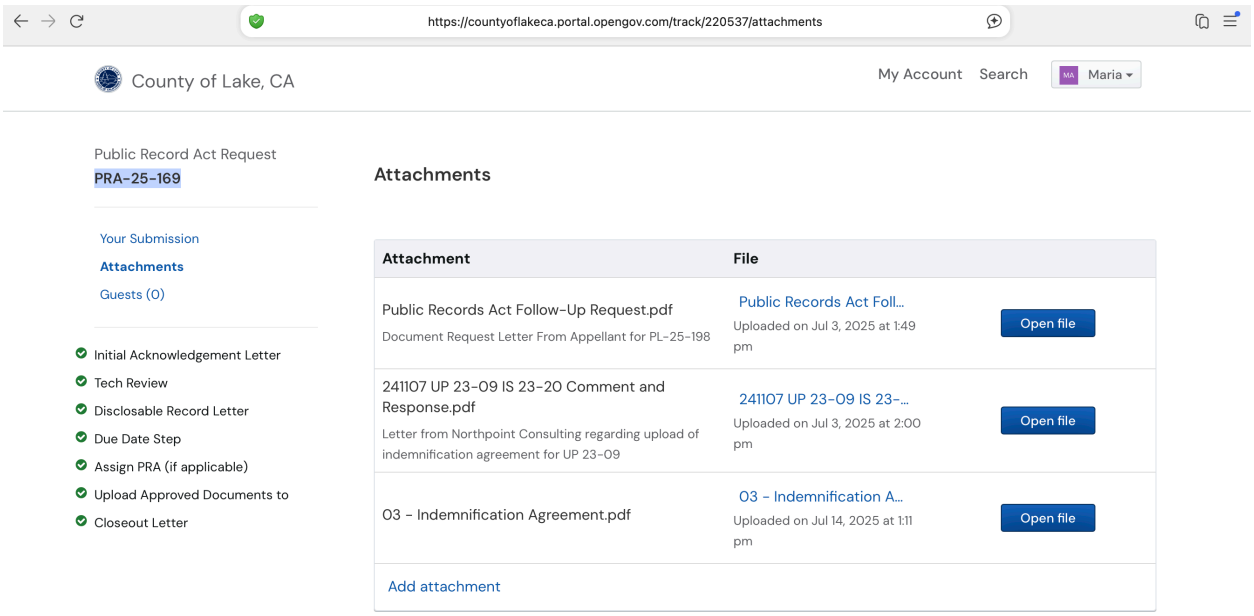
Exhibit A-16

Description: Opengov PR-25-169 Request for All Versions of Indemnification Agreement

Source: Opengov
Relevant Pages: APP-203 – APP-212
Cited In: Section 5.B.2.


https://countyoflakeca.portal.opengov.com/track/220537/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-169
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Disclosable Record Letter
Due Date Step
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jul 3, 2025 at 2:00pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
--
Planning
--


https://countyoflakeca.portal.opengov.com/track/220537/submission
County of Lake, CA
My Account
Search
Maria
Lakeport or City of Clearlake must be directed to those jurisdictions.
County address related to this PRA, if applicable.
10535 High Valley Road, Clearlake Oaks CA 95423
If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.
Additional addresses (no more than 2)
--
Date Range of Record Requested:
From: *
01/01/2020
To:
07/03/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
Please provide all versions, with all dates, signed and unsigned of the Indemnification Agreement for Poverty Flats Ranch UP 23-09 for my appeal PL-25-198. See attached documents for complete information.
How would you like documents to be delivered:



Public Records Act Follow-Up Request

July 3, 2025

Lake County Community Development Department
Attn: Public Records Coordinator
255 N. Forbes Street
Lakeport, CA 95453

RE: Follow-Up on Public Records Act Request for Indemnification Agreement

Dear Records Coordinator,

This letter is a formal follow-up to Lori Correia's Public Records Act request (PRA 25-118) and my Public Records Act request (PRA 25-134) for the indemnification agreement referenced during the Planning Commission hearing concerning Poverty Flats Ranch UP 23-09 and any version, with any date, signed and unsigned of the agreement. This document was repeatedly cited by County Counsel Nicole Johnson during the hearing as relevant to the legality of cannabis transport across federal lands, and was central to the Commission's deliberations. However, it was not included in the staff report, project attachments, or made available to the public or commissioners in advance.

At the hearing on 05/22/25, Planning Commissioner Fields raised this issue:

2:08:04 — “So we are not seeing that indemnification document… I'd just like to know who's being indemnified… is it the county that's being protected?”

2:08:26 — “We're talking about the one regarding federal lands… High Valley Road goes through BLM land.”

Public commenter Angela Amaral also noted:

2:46:06 — “…the waiver was not included in the project documents…

not being included in the attachments… is concerning.”

County Counsel Nicole Johnson responded:

2:46:39 — “…we do have the copy here it can be read into the record if you prefer to hear it…”

Despite its importance, the document has still not been provided to the public. My request was submitted in good faith to obtain access prior to the appeal hearing. Government Code § 6253(a) requires that public records be made “promptly available” upon request. There is no statutory exemption for withholding a record simply because an appeal is pending. The County’s decision to delay production until after the appeal hearing prevents meaningful participation in that hearing and undermines the purpose of the PRA.

Attached is a letter from Anjanette Dodd, Northpoint Consultant Group, to Max Stockton, CDD, dated November 7, 2024 that stated the indemnification agreement was submitted to the county electronically. This agreement should have been included in the planning commission meeting.

I respectfully request immediate release of the requested document(s). If the County continues to withhold it, please identify the specific exemption being asserted and provide a written explanation of how it applies to this record.

Sincerely,

Maria Kann

NORTHPOINT
CONSULTING GROUP, INC.

November 7, 2024

To: County of Lake – Community Development Department
Attn: Max Stockton, Assistant Planner (via County file transfer link)
255 N. Forbes Street
Lakeport, CA 95453

Re: Incomplete Letter Response UP 23-09, Initial Study, IS 23-20, for the Cultivation of Commercial Cannabis located at 10535 High Valley Road, Clearlake Oaks, California 95453 (APN 006-004-22).

To Max Stockton,

The purpose of this letter is to summarize the responses to your comments and requests for additional information in your letter to NorthPoint Consulting Group dated October 22, 2024. Please note that the Major Use Permit application was deemed complete and sent out for the Request for Response (RFR) on January 3rd, 2024.

All documents will be submitted electronically via the file transfer link from your letter. If requested, we can mail hard copies to your department. Included with the electronic file are documents that may or may not have been submitted to the County, which include:

1. Site Plans (revised)
2. Preliminary Grading Plan (revised)
3. Indemnification Agreement
4. LSA Notification Application through the Environmental Permit Information Management System (EPIMS)

Comment and responses to Incomplete Letter dated October 22, 2024:

1) Clarification on:
   a) Application for cultivation licenses
   b) Temporary and permanent structures for immature plant propagation

Response:

a) "Up to 8,700 sq. ft. of ancillary nursery space in greenhouses" means the nursery is a secondary structure to the onsite propagation area. The applicant does not seek a nursery cultivation license.

b) The applicant would like flexibility to use temporary hoop cultivation structures until the applicant obtains a Building Permit from the County of Lake Planning Division for permanent greenhouse structures.

2) In the Site Plans:
   a) Distinguishing existing pole barn from the proposed 2,400 SF facility for processing and drying
   b) Labeling the ADA compliant restroom in the proposed facility for processing and drying
   c) Displaying ADA parking space with 36" path of travel from parking space into the proposed processing and drying facility
   d) Labeling setbacks from the property line and all structures on the plans

Response:
   a) These plans have been updated and are provided as Attachment 1 (Site Plans) and Attachment 2 (Preliminary Grading Plans).
   b) Proposed "up to 2,400 SF processing building w/ ADA restroom" is shown in the Site Plans (Attachment 1)
   c) These plans have been updated and are provided as Attachment 1 (Site Plans) and Attachment 2 (Preliminary Grading Plans). The existing cabin will remain as a cabin, it was never intended to be converted to processing.
   d) These plans have been updated and are provided as Attachment 1 (Site Plans).

3) Indemnification Agreement due to accessing the property passing **through BLM land**.
   a) Completed and provided as Attachment 3

4) CDFW LSAA for use permit application regarding the existing culvert on existing roads prior to land use approval.

Response: Project UP 23-09 was sent to CDFW (R2CEQA@wildlife.ca.gov) as part of the RFR from January 3rd, 2024. CDFW will also have the opportunity to comment on the existing culvert during the CEQA circulation. The applicant has also initiated the LSA Notification application process for the existing culvert and a screenshot from the EPIMS is provided as Attachment 4.

If you have any questions regarding this matter, please contact our office at (707) 798-6438 or email annje@northpointeureka.com.

Sincerely,

Annjanette (Annje) Dodd, PhD, PE
Principal Engineer

Cc: Mary Claybon, Senior Planner (via email)

Attachments:

1) Revised Site Plans
2) Revised Grading Plans
3) Indemnification Agreement
4) LSA Application Notification

Docusign Envelope ID: 50579032-1A02-47A3-8538-2646B6586C3D

INDEMNIFICATION AGREEMENT

BY AND BETWEEN COUNTY OF LAKE AND
_____ Kurt R Barthel - Poverty Flats Ranch

THIS AGREEMENT made and entered into this _____23rd day of_____, October 2024, by and between COUNTY OF LAKE, a political subdivision of the State of California (hereinafter referred to as "COUNTY"), and _____ (hereinafter Kurt Barthel referred to as "APPLICANT").

WHEREAS, the Applicant has a legal and/or equitable interest in the certain real property located at Assessor Parcel Number(s): _____; and 006-004-22

WHEREAS the APPLICANT desires to indemnify the COUNTY from liability or loss connected with the Project approvals herein.

NOW, THEREFORE, pursuant to Chapter 21 of the Lake County Code and in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Nothing in this Agreement shall be construed to limit, direct, impede, or influence the County's review and consideration of the Project.

2. The APPLICANT shall defend, indemnify and hold harmless the COUNTY and its agents, officers and employees from any claim, action, or proceeding against the COUNTY or its agents, officers, or employees brought on account of any injury or damage sustained, or to attack, set aside, void, or annul the Project or any prior or subsequent related development approvals or Project condition imposed by the COUNTY or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, which claim, action, or proceeding is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from COUNTY. However, APPLICANT shall have no obligation to defend or indemnify the COUNTY against claims caused by the sole or active negligence or willful misconduct of the COUNTY, its agents, officers, or employees.

3. The County shall have the absolute right to approve any and all counsel employed to defend the County. To the extent that COUNTY uses any of its resources responding to such claim, action, or proceeding, APPLICANT will reimburse COUNTY upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, or any other direct or indirect cost associated with responding to the claim, action, or proceedings.

Docusign Envelope ID: 50579032-1A02-47A3-8538-2646B6586C3D

4. The APPLICANT'S obligations under this agreement shall be effective regardless of the issuance of any permits or entitlements.

5. The COUNTY will promptly notify APPLICANT of any such claim, action, or proceeding.

6. The COUNTY may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the COUNTY defends the claim, action, or proceeding in good faith.

7. The APPLICANT shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved in writing by APPLICANT.

8. All notices to APPLICANT under this Agreement shall be deemed valid and effective five (5) calendar days following deposit in the United States mail, postage prepaid, by certified and / or registered mail, addressed to: 24760 E Bright Avenue, Welches, Oregon 97067 .

All notices to COUNTY under this Agreement shall be deemed valid and effective when personally served upon the Community Development Director or upon deposit in the United States mail, postage prepaid, by certified and/or registered mail, addressed to the Director, Lake County Department of Community Development, 255 North Forbes Street, Lakeport, California 95453.

9. This Agreement represents the complete understanding between the parties with respect to matters set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed on the date hereinabove first written.

COUNTY OF LAKE

By: _____

MIREYA TURNER (COMMUNITY DEVELOPMENT DIRECTOR)

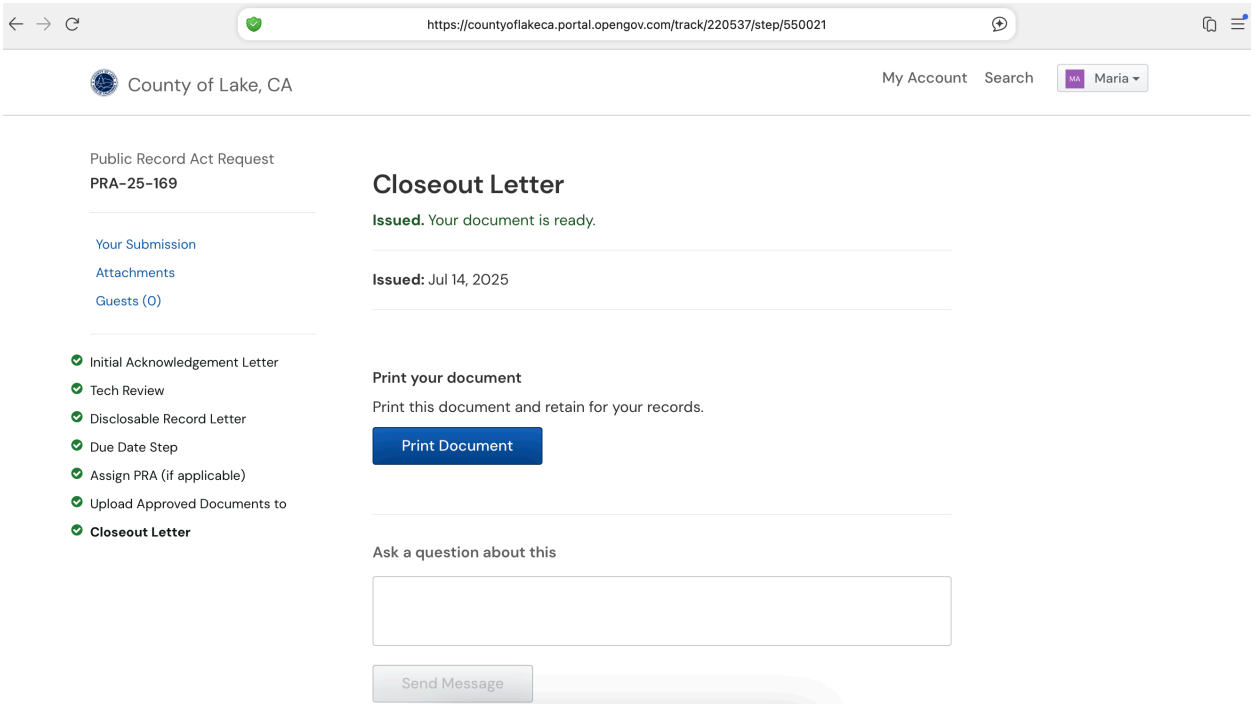
APPLICANT

By: _____ DocuSigned by: Kurt Bartlett D5A3DBADDF25480... *(Applicant)*

APPROVED AS TO FORM:

LLOYD GUINTIVANO
County Counsel

By: _____
NICOLE JOHNSON (DEPUTY COUNTY COUNSEL)

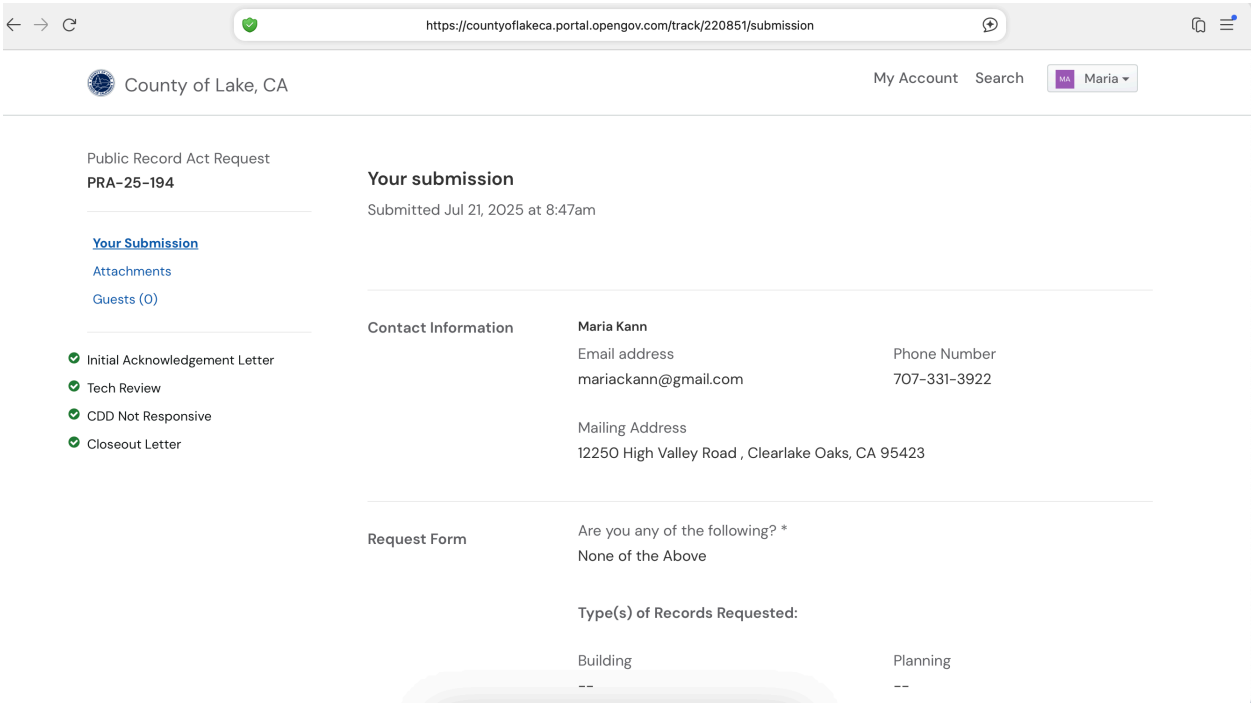


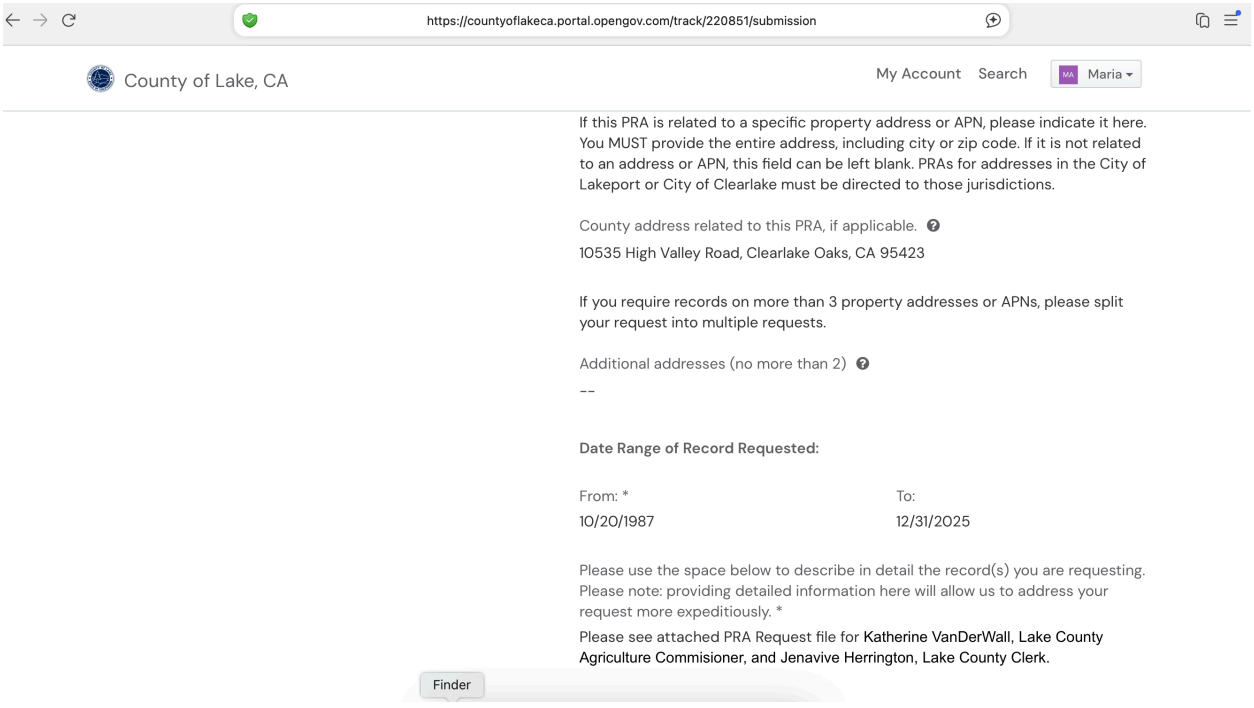
End PRA-25-169

Exhibit A-17

Description: Opengov PRA-25-194 Requested All Agriculture Records for APN 006-004-22 from 1987 to Present to Support Previously Disturbed Land Claim

Source: Opengov
Relevant Pages: APP-213 – APP-229
Cited In: Section 5.B.2. and 5.D.





From: **Maria Kann** mariackann@gmail.com
Subject: California Public Records Act Request for Lake County
Date: July 25, 2025 at 8:27 PM
To: Katherine.Vanderwall@lakecountyca.gov, CountyClerk@lakecountyca.gov, Janavive.Herrington@lakecountyca.gov

---

Dear Clerk Herrington and Commissioner VanderWall:

Pursuant to the California Public Records Act (PRA), Government Code section 6250 *et seq*., this letter on behalf of Maria Kann serves as a formal request upon the Lake County (County) to furnish all public records prepared, received, owned, used, transmitted, or possessed (including, without limitation, those constructively possessed) by the County which are responsive to the categories listed below, dating from October 20, 1987. This request applies to all public records as defined in Government Code section 6252, subdivision (e), which includes any electronic mail and "writing," as defined in Government Code section 6252, subdivision (g). The County's response is subject to the 10-day deadline set forth in the Public Records Act, Government Code section 6253, subdivision (c).

DEFINITIONS

1. "Document" and/or "Writing" means every public record that is known to the County and which the County can locate or discover by reasonably diligent efforts and includes:

- Documents, communications, letters, memoranda, notes, reports, papers, files, books, records, contracts, agreements, telegrams, electronic mail (saved or deleted), texts (saved or deleted), and other communications sent or received;
- Printouts, calendars, drafts, tables, compilations, tabulations, charts, spreadsheets, graphs, recommendations, accounts, worksheets, logs, work papers, minutes, notes, summaries, speeches, presentations, and other written records or recordings of or relating to any conference, meeting, visit, interview, or telephone conversations;
- Bills, statements, invoices, and other records of any obligation or expenditure, cancelled checks, vouchers, receipts, and other records of payment;
- Financial and statistical data, analyses, surveys and schedules;
- Audiotapes and videotapes and cassettes and transcripts thereof, affidavits, transcripts of testimony, statements, interviews, and conversations;

· Printed matter (including published articles, speeches, newspaper clippings, press releases, and photographs);

· Microfilm and microfiche, disks, computer files, electronically stored data (including the metadata associated with any such written and/or spoken content), electronically stored information, electronic devices, film, tapes, and other sources from which information can be obtained, including materials used in electronic data processing; and

· Documents and writings on personal devices and/or personal accounts including, but not limited to, text messages, voicemails, and emails.

2. "Electronic" means relating to technology having electrical, digital, magnetic, wireless,optical, electromagnetic, or similar capabilities

3. "Electronically stored information" means information that is stored in an electronicmedium, including data, metadata, and all electronically stored data or information

4. "Relating to" means analyzing, concerning, describing, discussing, evidencing,mentioning, proving, referencing, regarding, supporting, commenting upon, opining about, pertaining to, referring to and/or relating to, whether directly or indirectly.

REQUEST

Please provide or otherwise make available for review copies of the following:

1. All documents and writings as defined above referencing or relating to the Assessor Parcel Number 006-004-22 (10535 High Valley Road, Clearlake Oaks, CA) for the time period starting October 20, 1987, and ending upon the date this request is fulfilled.

Documents and writings requested herein should include all communications between and amongst County staff, County-elected officials, County-appointed officials, and County consultants regarding the projects and documents defined and described above. Documents and writings requested herein also should include all communications between and amongst the applicant(s) of these projects, and any

and all associated applicant staff or representatives, as well as legal counsel for applicant(s), and County staff, County-elected officials, County-appointed officials, and County consultants.

Records produced in response to this request should be produced as they are kept in the usual course of business. All electronically stored information shall be produced in its native format with all metadata intact. We request that all hard-copy records be scanned and produced electronically in Adobe Acrobat PDF format and transmitted electronically to me at ljdk2007@aol.com.

If the response is voluminous, I request that you produce responsive records on a rolling basis.

Please contact me within ten (10) business days of this request to let me know if the County has any of the public records requested herein. Should you decide to withhold any of the requested records, please provide a written response in accordance with Government Code section 6255 that specifies the basis for withholding the records. I can be reached at 707 331 3922 or via email at mariackann@gmail.com. Thank you for your attention to this matter.

Sincerely,

Maria Kann

From: Katherine Vanderwall Katherine.Vanderwall@lakecountyca.gov

Subject: RE: [EXTERNAL] California Public Records Act Request for Lake County

Date: July 29, 2025 at 8:27 AM
To: Maria Kann mariackann@gmail.com

Hello Maria
This email is to let you know that your information request has been received.

Katherine VanDerWall

Agricultural Commissioner/Sealer of Weights & Measures Lake County Department of Agriculture/Weights & Measures 883 Lakeport Blvd
Lakeport, CA 95453

(707) 263-0217

From: Maria Kann mariackann@gmail.com
Subject: Fwd: [EXTERNAL] California Public Records Act Request for Lake County
Date: August 26, 2025 at 2:37 PM **To:** Jenavive Herrington Jenavive.Herrington@lakecountyca.gov, Katherine Vanderwall Katherine.Vanderwall@lakecountyca.gov **Cc:** Eddie Crandell Eddie.Crandell@lakecountyca.gov

Hello,

I am following up on my request for information from the Ag department. The last correspondence regarding my request was on July 29, 2025 which is almost a month ago. Please let me know when you will be providing the documents requested regarding 10535 High Valley Road, Clearlake Oaks, CA 95423 APN 006-004-22. Specifically I am requesting any and all information relating to historical agricultural uses on the parcel between October 10,1987 and current date.

This request includes, but is not limited to:

1. Annual Crop Reports or other official documents that specifically identify hops or other crops grown on or associated with this property;
2. Pesticide Use Permits, Notices, or Reports tied to this property that may identify crop type(s);

3. Inspection reports, correspondence, or surveys indicating crop cultivation history for this property;

Thank you for your attention to this matter,
Maria Kann

---------- Forwarded message ---------
From: **Maria Kann** <mariackann@gmail.com>
Date: Tue, Jul 29, 2025 at 12:07 PM
Subject: Re: [EXTERNAL] California Public Records Act Request for Lake County To:
Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>

Thank you so much!

On Tue, Jul 29, 2025 at 8:27 AM Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>

> wrote: Hello Maria
>
> This email is to let you know that your information request has been received.

Katherine VanDerWall

Agricultural Commissioner/Sealer of Weights & Measures

Lake County Department of Agriculture/Weights & Measures

883 Lakeport Blvd

Lakeport, CA 95453

(707) 263-0217

From: Subject: Date: To: Cc:

Jackson Berumen Jackson.Berumen@lakecountyca.gov
RE: [EXTERNAL] California Public Records Act Request for Lake County
August 26, 2025 at 3:53 PM
Jenavive Herrington Jenavive.Herrington@lakecountyca.gov, Maria Kann mariackann@gmail.com Eddie Crandell Eddie.Crandell@lakecountyca.gov, Kristopher Allen Kristopher.Allen@lakecountyca.gov, Lake

County County Counsel mbx.CountyCounsel@lakecountyca.gov, Katherine Vanderwall Katherine.Vanderwall@lakecountyca.gov, Lloyd Guintivano Lloyd.Guintivano@lakecountyca.gov

Good afternoon Ms. Kann:

The County apricates your message regarding your PRA request. I would like to confirm the new scope of your request, that the records you are looking for are “historical agricultural uses” related to 10535 High Valley Road, Clearlake Oaks, CA 95423 APN 006- 004-22.

To provide a complete response, would cannabis use, historically not an agricultural use as it was previously illegal, be included in the scope of your requests? Or are you looking for agricultural uses other than cannabis?

Thank you for your time and patience as the county continues to process your PRA requests.

Sincerely,

Jackson Berumen
Deputy County Counsel
County of Lake
255 N. Forbes St
Lakeport, CA 95453
jackson.berumen@lakecountyca.gov
707-263-2321 x34102

From: **Maria Kann** mariackann@gmail.com
Subject: Re: [EXTERNAL] California Public Records Act Request for Lake County
Date: August 26, 2025 at 4:35 PM
To: Jackson Berumen Jackson.Berumen@lakecountyca.gov
Cc: Jenavive Herrington Jenavive.Herrington@lakecountyca.gov, Eddie Crandell Eddie.Crandell@lakecountyca.gov, Kristopher Allen Kristopher.Allen@lakecountyca.gov, Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov, Katherine Vanderwall Katherine.Vanderwall@lakecountyca.gov, Lloyd Guintivano Lloyd.Guintivano@lakecountyca.gov

Hello Mr. Berumen,

The project documentation, applicant, and county staff all mention cultivation areas that were previously disturbed by agriculture; specifically a hops farm. I am interested in any agriculture that occurred on the

property prior to the Poverty Flats UP 23-09 IS 23-20 project under appeal at this time. Because I don't know the exact date the cannabis project started, and the fact that the Barthels have owned the property since 1987, I am seeking all information that pertains to the "previously disturbed areas" and the statement in the ISMND "The Study Area has been used as a hops farm in the past, and all the areas proposed for cultivation have been previously disturbed." Your search for information should not be limited to a "hops farm" and should produce all agricultural uses on the property during the project applicant's ownership. Additionally, I would like to know what pesticides have been used with previous agriculture applications.

Thank you for your timely efforts to produce responses to my request.

Sincerely,
Maria Kann

From: **Jackson Berumen** Jackson.Berumen@lakecountyca.gov
Subject: RE: [EXTERNAL] California Public Records Act Request for Lake County - Agricultural Uses **Date:** August 27, 2025 at 2:14 PM
To: Maria Kann mariackann@gmail.com
Cc: Jenavive Herrington Jenavive.Herrington@lakecountyca.gov, Eddie Crandell Eddie.Crandell@lakecountyca.gov, Kristopher Allen Kristopher.Allen@lakecountyca.gov, Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov, Katherine Vanderwall Katherine.Vanderwall@lakecountyca.gov, Lloyd Guintivano Lloyd.Guintivano@lakecountyca.gov

JB

Good afternoon: Ms. Kann:

In an effort to keep all of your PRA's separate, I'm going to be referring to this PRA as "Agricultural Uses."

Thank you for providing clarifying information. The County will begin a search for records related to all agricultural uses for the property 10535 High Valley Road, Clearlake Oaks, CA 95423, APN 006-004-22, from 1987 to the Present.

Due to the broad scope of your request and the expansive timeline, the County does not have an estimated date or timeline for production at this time. I will be in contact on or before September 12, 2025, with more information regarding the timeline for production. If you are willing to consider providing a narrower time range for the

records requested and further narrow the categories of your records request, the time for production may be shortened.

Sincerely,

Jackson Berumen
Deputy County Counsel
County of Lake
255 N. Forbes St
Lakeport, CA
95453
jackson.berumen@lakecountyca.gov
707-263-2321 x34102

CONFIDENTIALITY NOTICE: This email transmission, and any documents or messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering this email to the intended recipient, then you are: (1) notified that any disclosure, copying, distribution, saving, reading, or use of this information is strictly prohibited; (2) requested to discard and delete the email and any attachments; and (3) requested to immediately notify us by email that you mistakenly received this message. Thank you.

From: **Jackson Berumen** Jackson.Berumen@lakecountyca.gov

Subject: PRA Request for Information - APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423
Date: August 20, 2025 at 3:39 PM

JB

To: mariackann@gmail.com

Cc: Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov

Good afternoon, Maria Kann:

The County is in receipt of your Public Records Act ("PRA") Request for all documents related to APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423 from 10/10/1987 to the Present. I am reaching out to request that you narrow the scope of your request due to it being duplicative of prior requests, overbroad, and burdensome on the County, and County Staff.

The County seeks to provide complete responses to PRA requests where possible. Overly broad requests, however, impose financial and other burdens on the County and inhibit it from responding to PRA requests from other requesters in a timely manner, as well as completing its normal functions. Ultimately, where requests are unduly burdensome, the County does not have the resources, and is not required, to respond to such requests. A local agency is not required to perform a "needle in a haystack" search to locate the record or records sought by the requester. (*Cal. First Amend. Coalition v. Superior Court, supra,* 67 Cal.App.4th at p. 166.) Nor is it compelled to undergo a search that will produce a "huge volume" of material in response to the request. (*Ibid.)*

As worded, your request is duplicative of your PRAs from 07/21/2025 and 7/25/2025 and incorporates records already produced under your PRA requests to Community

Development from 6/12/2025. In order to provide responsive records, the County asks that you narrow the scope of your request so that the records production process is not unduly burdensome on County resources and may be completed in a timely manner. At this time, the County will take no further action on your PRA until a narrower scope is provided. Please feel free to contact me with any questions.

I look forward to hearing back from you.

Sincerely,

Jackson Berumen
Deputy County Counsel
County of Lake

255 N. Forbes St
Lakeport, CA
95453
jackson.berumen@lakecountyca.gov

707-263-2321 x34102

From: Subject:
Date: To: Cc:
Jackson Berumen Jackson.Berumen@lakecountyca.gov
RE: [EXTERNAL] Re: PRA Request for Information - APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423
August 25, 2025 at 3:29 PM
Maria Kann mariackann@gmail.com
Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov

Hello Maria:

I hope you had a good weekend. I appreciate your response to my email regarding your PRA Request for Information regarding APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423. I understand that you would like a search for records to be conducted under the parameters of your original, expanded request. However, I must reiterate that, under the PRA, the right to access public records is not without limits. A local agency is not required to perform a "needle in a haystack" search to locate the record or records sought by the requester. (Cal. First Amend. Coalition v. Superior Court, supra, 67 Cal.App.4th at p. 166.) The County would like to produce records to you at a reasonable rate. However, as your request reads, every department in the County must search every single one of their records from 1987 to see if "APN number 006-004-22" or "10535 High Valley Road, Clearlake Oaks, CA 95423" appear. A search at this level is too burdensome on County Staff time, County resources, and would require an expanded timeline for production.

Due to the overbroad and burdensome nature of your request, the County would like to propose a narrower scope, at least by departments. Seeing as your requests are regarding a property number and use permit, are you okay with the County limiting the search by the following departments:

1. Administration;
2. Assessor-Recorder;
3. Auditor-Controller;
4. Code Enforcement;
5. Community Development; and 6. Sheriff.

These six departments would be the departments in the County that would most likely have responsive records to your request. The search will be for records regarding APN number

006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423, from 10/10/1987 to the Present.
If this reduced scope is agreeable to you, please let me know and the County will start conducting a search for responsive records.
Sincerely,
Jackson Berumen
Deputy County Counsel
County of Lake
255 N. Forbes St
Lakeport, CA 95453
jackson.berumen@lakecountyca.gov
707-263-2321 x34102

From: Maria Kann <mariackann@gmail.com>
Sent: Wednesday, August 20, 2025 7:02 PM
To: Jackson Berumen <Jackson.Berumen@lakecountyca.gov>
Cc: Lake County County Counsel <mbx.CountyCounsel@lakecountyca.gov>
Subject: [EXTERNAL] Re: PRA Request for Information - APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423
Good afternoon, Jackson Berumen,

Thank you for your email regarding my PRA.
I don't believe I've received all the email communications between staff and the project applicant and their associates. There are very few emails dating from the time the Poverty Flats project was submitted and relating to review and development of the project. The documents produced are missing almost all of the typical emails between planners and project applicants and between planners and internal supervisors/staff. So, I am assuming that these are still forthcoming. Documents provided to date have shown a much earlier start to the project development than we were aware
of. The expanded time frame of my request is necessary to complete the timeline of the project and to produce documents that corroborate statements presented as facts by County staff within the project documentation and at the planning commission meeting of May 22, 2025. Therefore, I respectfully request all documents/data/etc. be supplied under the parameters of my PRA 25-134 request with the expanded time frame.

frame.
I appreciate your work to provide a timely response to our request.
Sincerely,
Maria Kann and Associates

From: Maria Kann mariackann@gmail.com
Subject: Re: [EXTERNAL] Re: PRA Request for Information - APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks,
CA 95423
Date: August 26, 2025 at 9:13 PM
To: Jackson Berumen Jackson.Berumen@lakecountyca.gov
Cc: Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov, Eddie Crandell Eddie.Crandell@lakecountyca.gov, Mireya
Turner mireya.turner@lakecountyca.gov, Julie Cannard Julie.Cannard@lakecountyca.gov, Max Stockton Max.Stockton@lakecountyca.gov

Hello Mr. Berumen,

Thank you for your reply; my weekend was educational and productive.
It is not my intent to overburden the county with a “needle in the haystack” search - I am asking for and expecting relevant documentation that supports my appeal PL 25-198. The county and applicant have made statements in their project documentation, emails, and public meetings for which I am seeking evidence. It is understandable that it is unreasonable to go back to the "beginning of time"; however, as noted below, documents received thus far suggest an earlier start date to the Poverty Flats project than was previously indicated.

The response to my PRA request PRA 25-134 has been woefully incomplete and has, thus far, been filled with duplicate records; copies of email conversations that have no preface or follow-up emails in the threads; missing attachments; attachments that can’t be opened; attachments that lead to a system requiring username and password access (Civic Platform); zero inspection reports with notes documenting specific details/notes requested; zero requested documents supporting statements made by county representatives in planning commission meetings; documents known to be in the possession of the County but still have not been provided; incomplete agency and public comments (many with missing metadata); and records that are completely unrelated to the project; among other things. Further, I have not received any listing of documents that the county claims are exempt. Any exemption to withholding (e.g., for attorney–client privilege, drafts, investigatory records) must be specifically identified by the agency, not claimed in general or abstract terms. This is unacceptable. Moreover, the County's lack of a full, complete and timely response is prejudicial and overly burdensome to me, the appellant, and directly interferes with due process.

I will agree to reduce the scope in the following manner:

1. The applicant and/or staff and/or MND has made the statement in writing or in testimony that the land was historically used for agriculture (hops). The terms of my original public records request dated June 12, 2025 will be fulfilled COMPLETELY with a start date of October 10, 1987 to current date for the following departments:

A. Agriculture;
B. Assessor Recorder; and C. Tax Collector

2. Again, documents received have shown that the project start was earlier than the original date of my request, hence the necessary revision. The terms of my original public records request dated June 12, 2025 will be fulfilled COMPLETELY with a start date of January 1, 2019 to current date for the following departments:

A. Administration;
B. Code Enforcement;
C. Community Development; D. Grading; and
E. Environmental Health

Please reopen my PRA 25-134 and continue to provide the documents to which I am entitled under the California Public Records Act (CPRA) until after the appeal determination.

Lastly, if for some reason PRA 25-134 fails to include the following information related to grading which multiple community members have requested and not received, please add this to my request:

Documentation explaining and supporting Lake County's classification of Grading Permit GR22-12 as a ministerial, over-the-counter permit, including any internal checklists, guidelines, or criteria used under Lake County Code Chapter 30 to determine ministerial grading status, evidence showing how GR22-12 met those criteria, any CEQA determination made for GR22-12—including categorical exemption details and justification— criteria, any CEQA determination made for GR22-12—including categorical exemption details and justification— full correspondence between Lake County and the California Department of Fish and Wildlife (CDFW) regarding GR22-12 (especially any recommendations or objections concerning the need for a complex grading permit or CEQA review), and any internal staff notes, memos, or emails discussing the scope of grading activities and rationale for issuing GR22-12 as ministerial.

Respectfully,
Maria Kann and Associates

From: Subject:
Date: To: Cc:
Jackson Berumen Jackson.Berumen@lakecountyca.gov
RE: [EXTERNAL] Re: PRA Request for Information - APN number 006-004-22, 10535 High Valley Road, Clearlake Oaks, CA 95423
August 27, 2025 at 3:53 PM
Maria Kann mariackann@gmail.com
Lake County County Counsel mbx.CountyCounsel@lakecountyca.gov, Eddie Crandell Eddie.Crandell@lakecountyca.gov, Mireya Turner Mireya.Turner@lakecountyca.gov, Julie Cannard Julie.Cannard@lakecountyca.gov, Max Stockton Max.Stockton@lakecountyca.gov, Lloyd Guintivano Lloyd.Guintivano@lakecountyca.gov

Hello Ms. Kann:

I understand you are expecting relevant documentation that supports your appeal PL 25-198. Which is why I asked you to narrow your scope, so the county doesn't get bogged down searching for, reviewing, and producing non-relevant documentation. The County continues to work through and process your many PRA requests. Currently, I believe we have completed 14 of the 17 requests you have pending since April 30, 2025.
You stated below that the County has not provided you with a list of documents the County claims is exempt. That is correct and the County will not be producing or creating a "Privilege Log" or exempt list. The PRA does not require that a local agency create a "privilege log" or list that identifies the specific records being withheld. (Haynie v. Superior Court, supra, 26 Cal.4th, at p. 1075.) Again, the County will not be producing or creating a privilege log or list of documents withheld.
Regarding your questions about PRA25-134. The County has completed your request and has produced all responsive records. The County will not be reopening your request but will open a new request according to the documents you are asking for below.
Seeing as your previous email and newest PRA is asking for all agricultural uses from 1987 through the present, Section 1 will be incorporated in that request. Its response will come under that PRA request.

Your new request reads as follows:

1. All documents and writings as defined above referencing or relating to Poverty Flats Ranch PL 25-68 UP 23-09 and its Mitigated Negative Declaration IS 23-29 for the time period starting January 1, 2019, to December 31, 2020, and 07/01/2025 – 08/27/2025;
a. This is the original terms of your request, PRA-25-134, with a reduced timeline. The County has completed PRA 25-134, which asked for the same records from 2021 to the present. This request was completed on 7/25/25. The County will not be conducting a duplicative search for records, the records from 2021 to the present have been produced.

2. Documentation explaining and supporting Lake County's classification of Grading Permit GR22-12 as a ministerial, over-the-counter permit, including any internal checklists, guidelines, or criteria used under Lake County Code Chapter 30 to determine ministerial grading status;

3. Evidence showing how GR22-12 met those criteria;

4. Any CEQA determination made for GR22-12—
a. including categorical exemption details and justification

5. Full correspondence between Lake County and the California Department of Fish and Wildlife (CDFW) regarding GR22-12;
a. especially any recommendations or objections concerning the need for a complex grading permit or CEQA review)

6. Any internal staff notes, memos, or emails discussing the scope of grading activities and rationale for issuing GR22-12 as ministerial.

I will reach out to staff and have them begin searching for records. Like your other PRA, the County does not have an estimated date or timeline for production at this time. I will be in contact on or before September 12, 2025, with more information regarding the timeline for production.

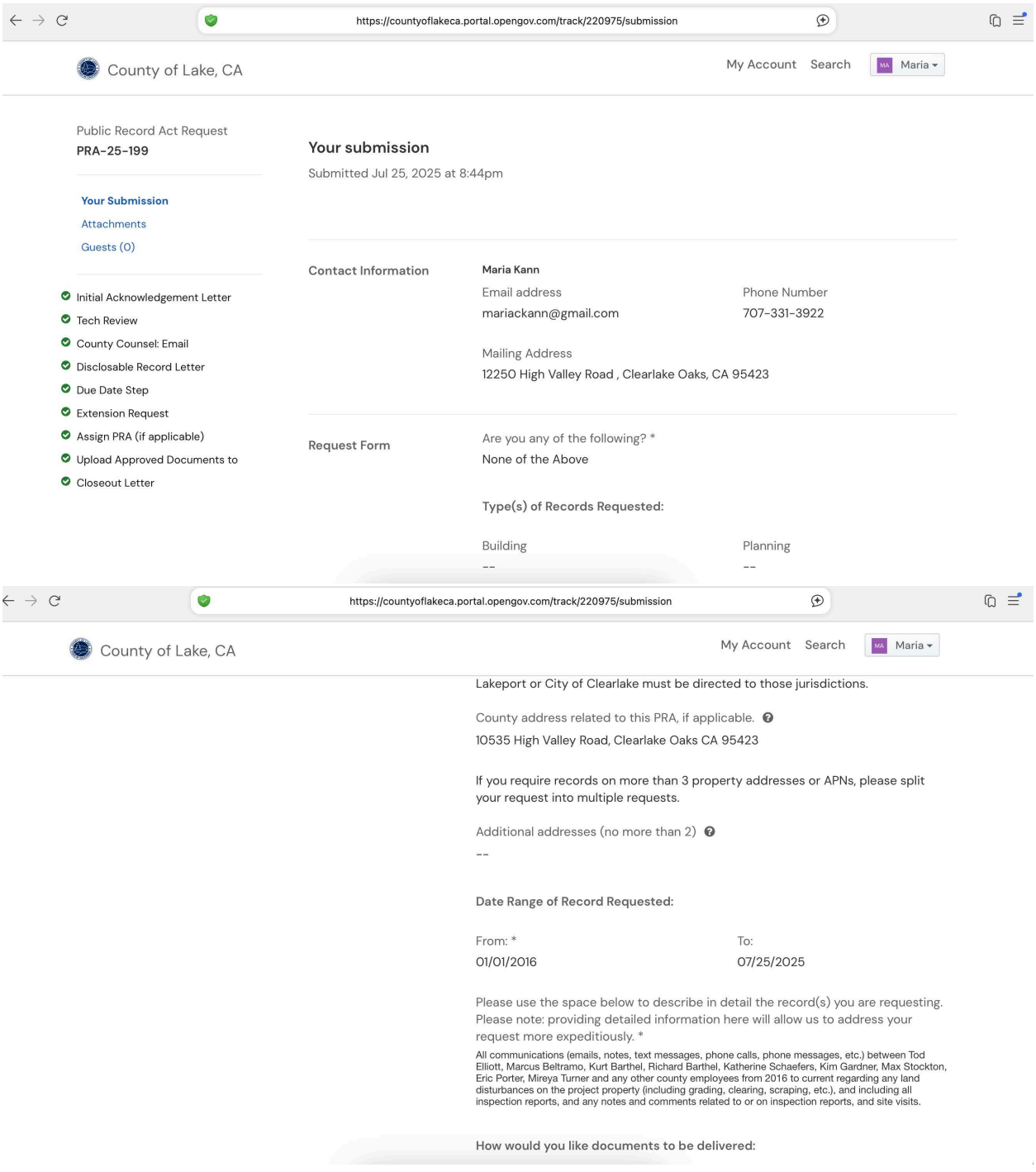
Best.
Jackson Berumen
Deputy County Counsel
County of Lake
255 N. Forbes St
Lakeport, CA 95453
jackson.berumen@lakecountyca.gov
707-263-2321 x34102

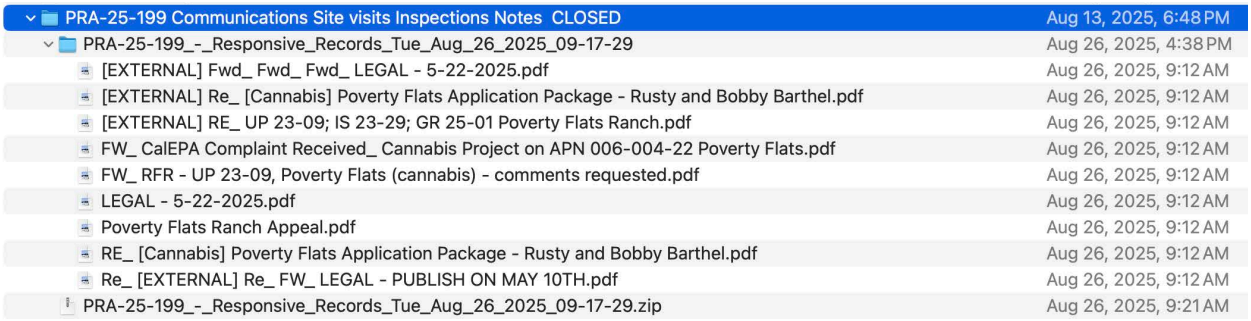
End PRA-25-194

Exhibit A-18

Description: PRA-25-199 Requests All Communications re: grading, scraping, inspections, from 2016 to present

Source: Opengov
Relevant Pages: APP-230 – APP-233
Cited In: Section 5.B.1.


https://countyoflakeca.portal.opengov.com/track/220975/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-199
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
County Counsel: Email
Disclosable Record Letter
Due Date Step
Extension Request
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jul 25, 2025 at 8:44pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
--
Planning
--
https://countyoflakeca.portal.opengov.com/track/220975/submission
County of Lake, CA
My Account
Search
Maria
Lakeport or City of Clearlake must be directed to those jurisdictions.
County address related to this PRA, if applicable.
10535 High Valley Road, Clearlake Oaks CA 95423
If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.
Additional addresses (no more than 2)
--
Date Range of Record Requested:
From: *
01/01/2016
To:
07/25/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
All communications (emails, notes, text messages, phone calls, phone messages, etc.) between Tod Elliott, Marcus Beltramo, Kurt Barthel, Richard Barthel, Katherine Schaefers, Kim Gardner, Max Stockton, Eric Porter, Mireya Turner and any other county employees from 2016 to current regarding any land disturbances on the project property (including grading, clearing, scraping, etc.), and including all inspection reports, and any notes and comments related to or on inspection reports, and site visits.
How would you like documents to be delivered:



PRA-25-199 Communications Site visits Inspections Notes CLOSED	Aug 13, 2025, 6:48 PM
PRA-25-199_-_Responsive_Records_Tue_Aug_26_2025_09-17-29	Aug 26, 2025, 4:38 PM
[EXTERNAL] Fwd_ Fwd_ Fwd_ LEGAL - 5-22-2025.pdf	Aug 26, 2025, 9:12 AM
[EXTERNAL] Re_ [Cannabis] Poverty Flats Application Package - Rusty and Bobby Barthel.pdf	Aug 26, 2025, 9:12 AM
[EXTERNAL] RE_ UP 23-09; IS 23-29; GR 25-01 Poverty Flats Ranch.pdf	Aug 26, 2025, 9:12 AM
FW_ CalEPA Complaint Received_ Cannabis Project on APN 006-004-22 Poverty Flats.pdf	Aug 26, 2025, 9:12 AM
FW_ RFR - UP 23-09, Poverty Flats (cannabis) - comments requested.pdf	Aug 26, 2025, 9:12 AM
LEGAL - 5-22-2025.pdf	Aug 26, 2025, 9:12 AM
Poverty Flats Ranch Appeal.pdf	Aug 26, 2025, 9:12 AM
RE_ [Cannabis] Poverty Flats Application Package - Rusty and Bobby Barthel.pdf	Aug 26, 2025, 9:12 AM
Re_ [EXTERNAL] Re_ FW_ LEGAL - PUBLISH ON MAY 10TH.pdf	Aug 26, 2025, 9:12 AM
PRA-25-199_-_Responsive_Records_Tue_Aug_26_2025_09-17-29.zip	Aug 26, 2025, 9:21 AM

COUNTY OF LAKE

255 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-2382

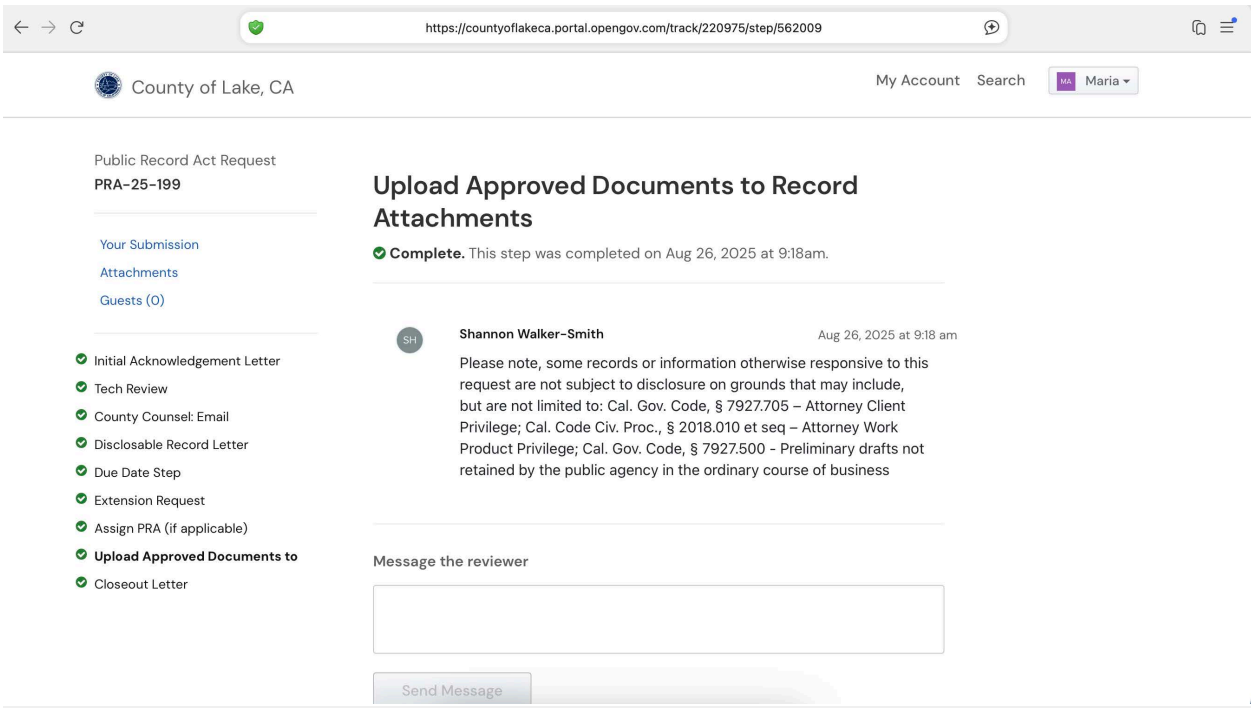
Re: PRA Request to County of Lake

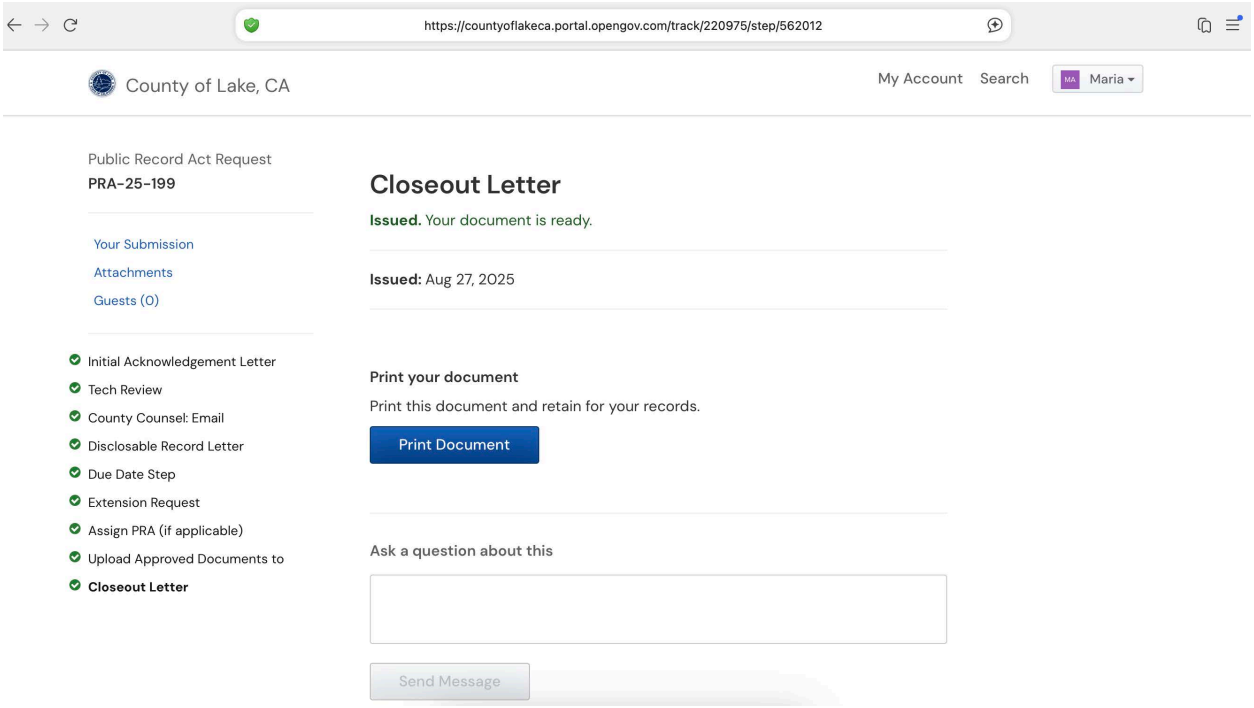
Dear Maria Kann:

Thank you for your Public Records Act (PRA) request received on [date request was received]. Pursu
Government Code Section 7922.535(a), we are writing to inform you that we require additional time to resp
your request. The need for this extension is due to one of the following:

- We need to search for and collect records from field offices or other locations separate from the of processing the request.
- We need time to search for, compile, and examine large volume records.
- We need to consult with another agency or department with a substantial interest in the determination of request.

Thank you for your request. If you have further questions regarding this Public Records Request please contact Julie Cannard



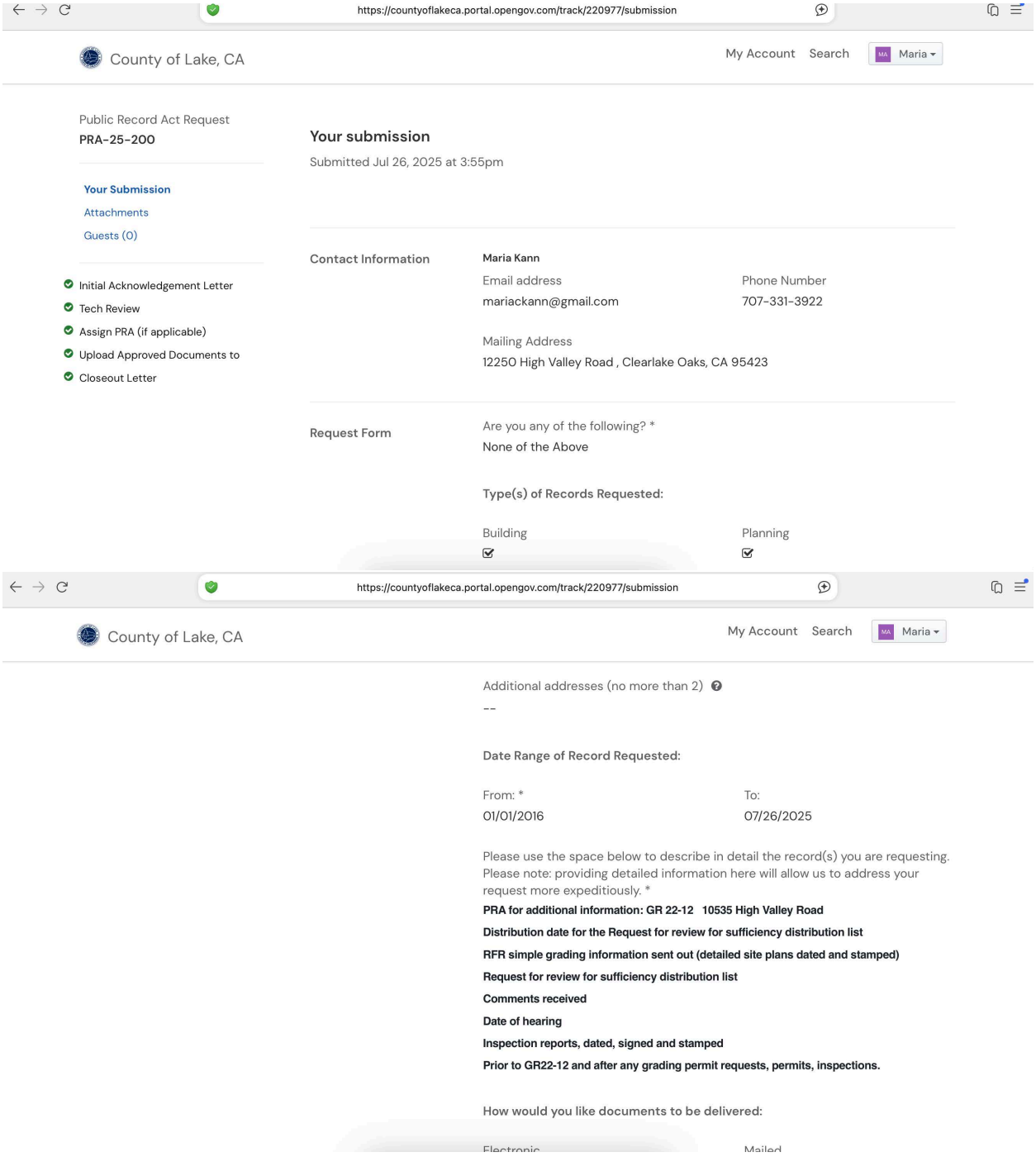


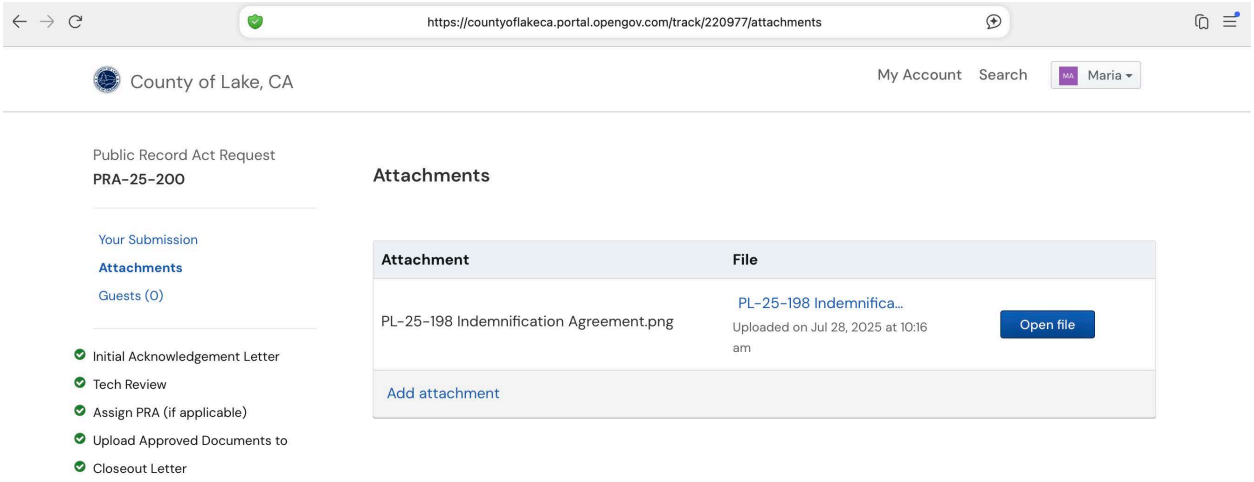
End PRA-25-199

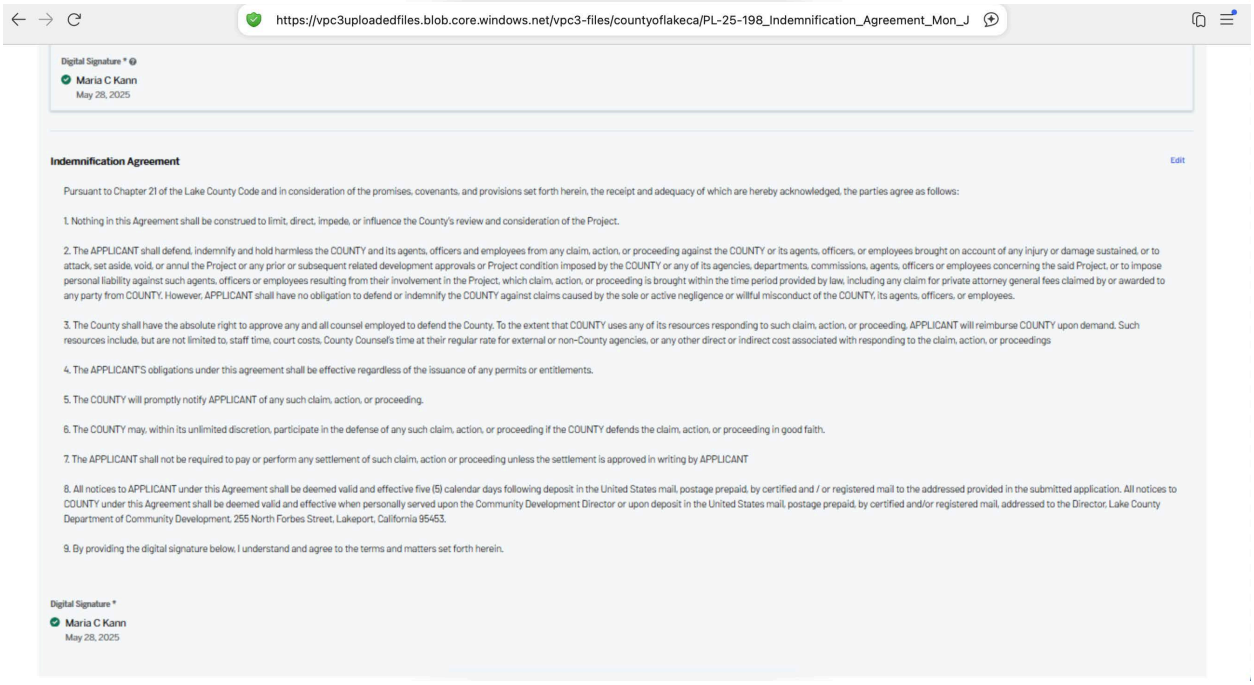
Exhibit A-19

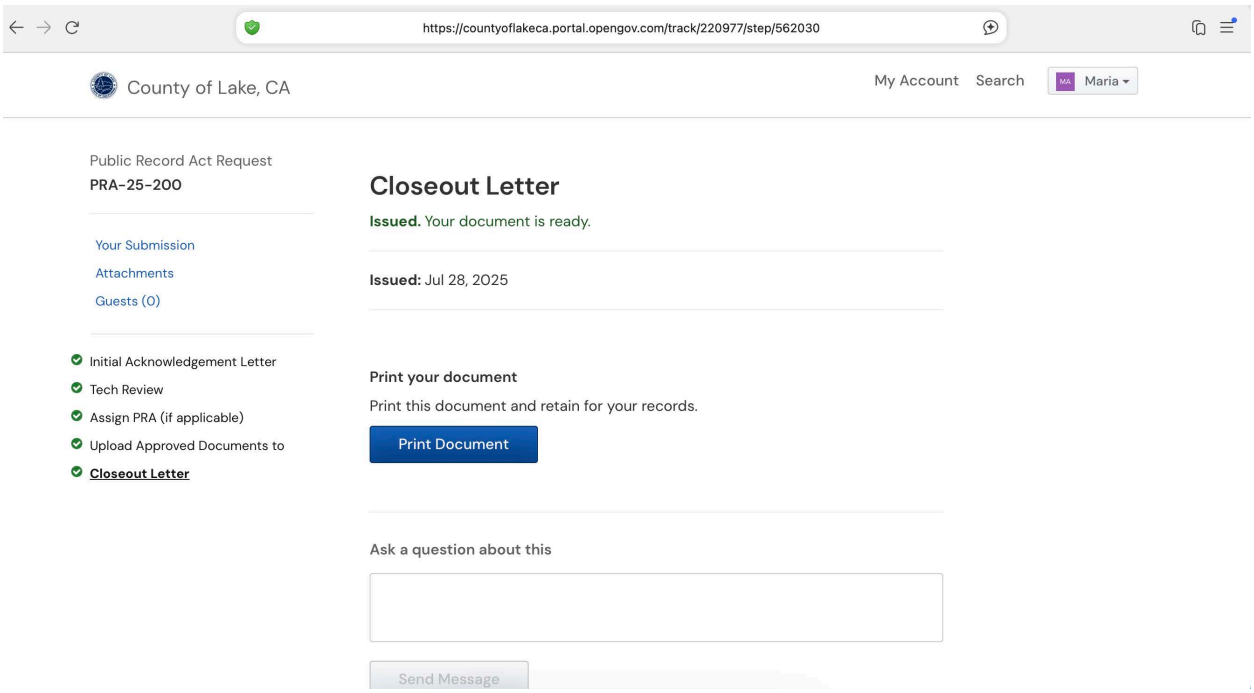
Description: PRA-25-200 Request for Additional Information on GR22-12

Source: Opengov
Relevant Pages: APP-234 – APP-237
Cited In: Section 5.B.1.


https://countyoflakeca.portal.opengov.com/track/220977/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-200
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jul 26, 2025 at 3:55pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
Planning
https://countyoflakeca.portal.opengov.com/track/220977/submission
County of Lake, CA
My Account
Search
Maria
Additional addresses (no more than 2)
--
Date Range of Record Requested:
From: *
01/01/2016
To:
07/26/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
PRA for additional information: GR 22-12 10535 High Valley Road
Distribution date for the Request for review for sufficiency distribution list
RFR simple grading information sent out (detailed site plans dated and stamped)
Request for review for sufficiency distribution list
Comments received
Date of hearing
Inspection reports, dated, signed and stamped
Prior to GR22-12 and after any grading permit requests, permits, inspections.
How would you like documents to be delivered:
Electronic
Mailed


https://countyoflakeca.portal.opengov.com/track/220977/attachments
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-200
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Attachments
Attachment
File
PL-25-198 Indemnification Agreement.png
PL-25-198 Indemnifica...
Uploaded on Jul 28, 2025 at 10:16 am
Open file
Add attachment


https://vpc3uploadedfiles.blob.core.windows.net/vpc3-files/countyoflakeca/PL-25-198_Indemnification_Agreement_Mon_J
Digital Signature *
Maria C Kann
May 28, 2025
Indemnification Agreement
Edit
Pursuant to Chapter 21 of the Lake County Code and in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:
1. Nothing in this Agreement shall be construed to limit, direct, impede, or influence the County's review and consideration of the Project.
2. The APPLICANT shall defend, indemnify and hold harmless the COUNTY and its agents, officers and employees from any claim, action, or proceeding against the COUNTY or its agents, officers, or employees brought on account of any injury or damage sustained, or to attack, set aside, void, or annul the Project or any prior or subsequent related development approvals or Project condition imposed by the COUNTY or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, which claim, action, or proceeding is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from COUNTY. However, APPLICANT shall have no obligation to defend or indemnify the COUNTY against claims caused by the sole or active negligence or willful misconduct of the COUNTY, its agents, officers, or employees.
3. The County shall have the absolute right to approve any and all counsel employed to defend the County. To the extent that COUNTY uses any of its resources responding to such claim, action, or proceeding, APPLICANT will reimburse COUNTY upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, or any other direct or indirect cost associated with responding to the claim, action, or proceedings
4. The APPLICANT'S obligations under this agreement shall be effective regardless of the issuance of any permits or entitlements.
5. The COUNTY will promptly notify APPLICANT of any such claim, action, or proceeding.
6. The COUNTY may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the COUNTY defends the claim, action, or proceeding in good faith.
7. The APPLICANT shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved in writing by APPLICANT
8. All notices to APPLICANT under this Agreement shall be deemed valid and effective five (5) calendar days following deposit in the United States mail, postage prepaid, by certified and / or registered mail to the addressed provided in the submitted application. All notices to COUNTY under this Agreement shall be deemed valid and effective when personally served upon the Community Development Director or upon deposit in the United States mail, postage prepaid, by certified and/or registered mail, addressed to the Director, Lake County Department of Community Development, 255 North Forbes Street, Lakeport, California 95453.
9. By providing the digital signature below, I understand and agree to the terms and matters set forth herein.
Digital Signature *
Maria C Kann
May 28, 2025

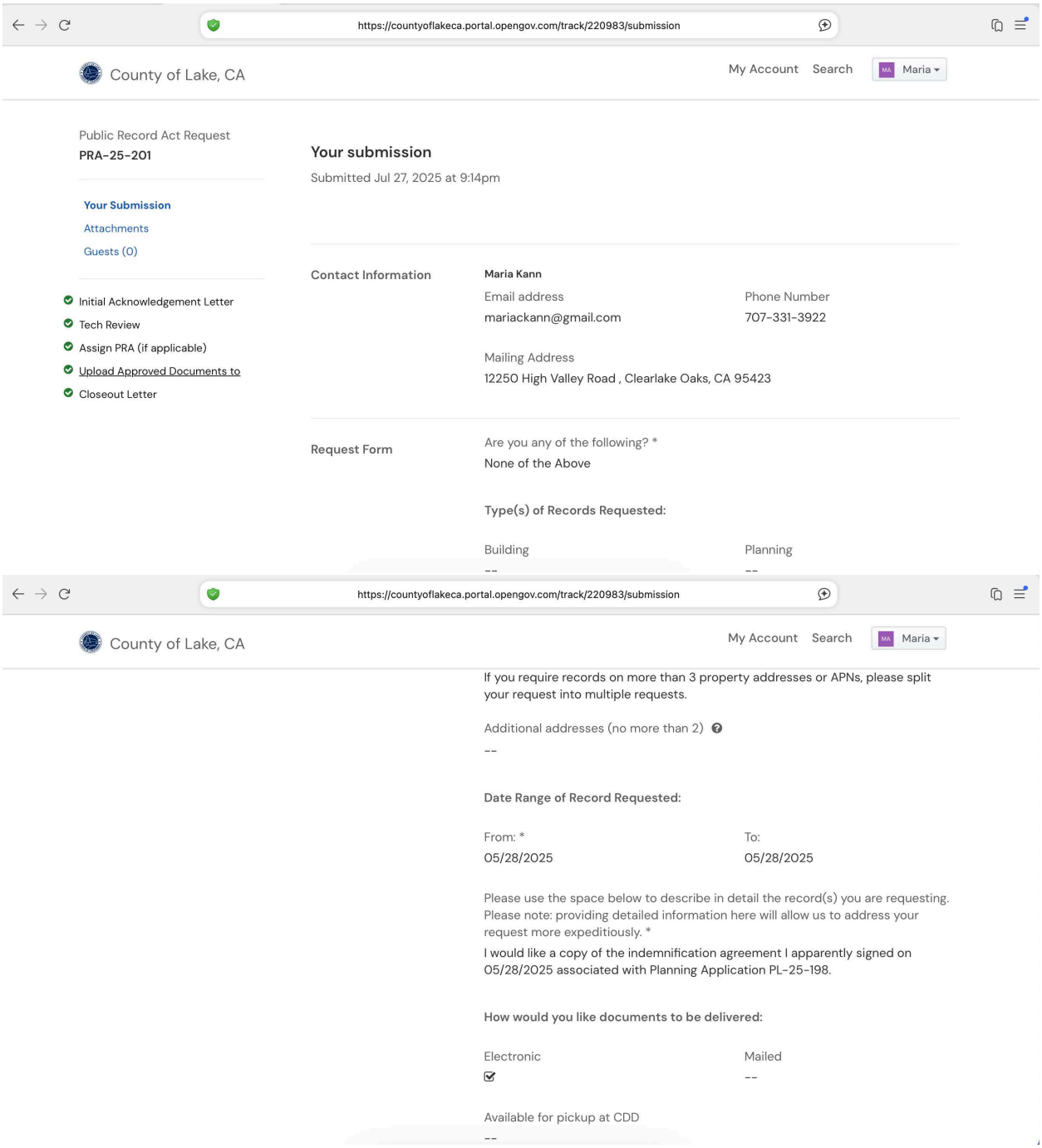


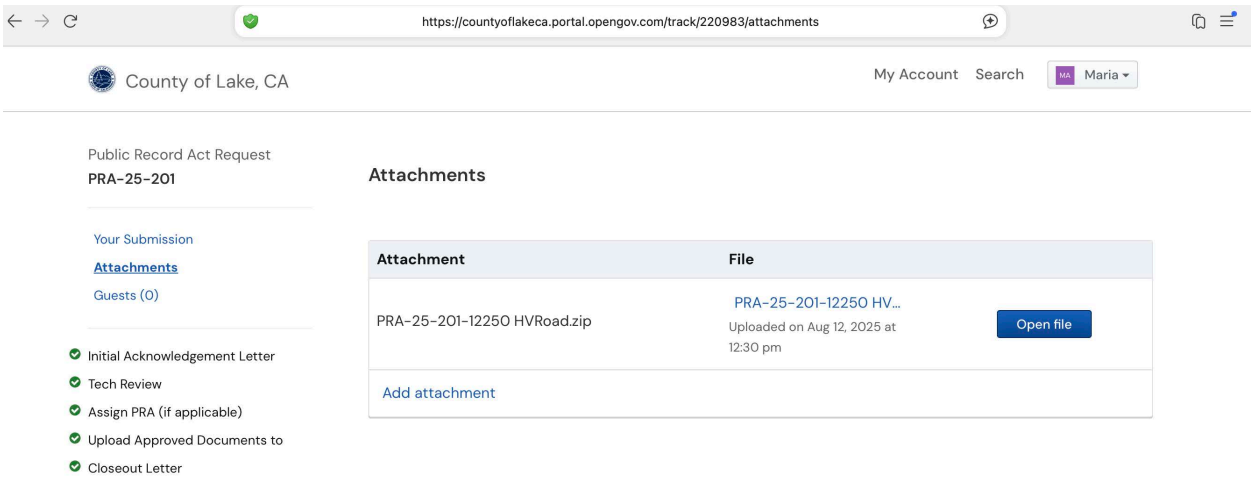
End PRA-25-200

Exhibit A-20

Description: PRA-25-201 Requested a Copy of the Indemnification Agreement for Appellant

Source: Opengov
Relevant Pages: APP-238 – APP-244
Cited In: Section 5.B.1.


https://countyoflakeca.portal.opengov.com/track/220983/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-201
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
Assign PRA (if applicable)
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Jul 27, 2025 at 9:14pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
--
Planning
--
https://countyoflakeca.portal.opengov.com/track/220983/submission
County of Lake, CA
My Account
Search
Maria
If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.
Additional addresses (no more than 2)
--
Date Range of Record Requested:
From: *
05/28/2025
To:
05/28/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
I would like a copy of the indemnification agreement I apparently signed on 05/28/2025 associated with Planning Application PL-25-198.
How would you like documents to be delivered:
Electronic
Mailed
--
Available for pickup at CDD
--



County of Lake, CA

July 28, 2025

PRA-25-201

Public Record Act Request

Status: Activemariackann@gmail.com

Submitted On: 7/27/2025

Primary Location

No locationMaria Kann

Owner707-331-3922

No owner information12250 High Valley Road

Clearlake Oaks, CA 95423

Applicant

Request Form

Are you any of the following?*

None of the Above

Type(s) of Records Requested:

Building ☐

Planning ☐

	Unsure
☐ Code	☑

If this PRA is related to a specific property address or APN, please indicated it here. You MUST provide the entire address, including city or zip code. If it is not related to an address or APN, this field can be left blank. PRAs for addresses in the City of Lakeport or City of Clearlake must be directed to those jurisdictions.

County address related to this PRA, if applicable.

If you require records on more than 3 property addresses or APNs, please split your request into multiple requests.

Additional addresses (no more than 2)

Date Range of Record Requested:

From:*	To:
05/28/2025	05/28/2025

Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously.*

I would like a copy of the indemnification agreement I apparently signed on 05/28/2025 associated with Planning Application PL-25-198.

How would you like documents to be delivered:

Electronic
☑

Mailed
☐

Available for pickup at CDD
☐

Please confirm your mailing address:

Street Address*
12250 High Valley Road

City*
Clearlake Oaks

State

Zip Code*
95423

Tech Review Checklist

🔒 ☐ **NOT Within County Jurisdiction**

🔒 ☐ **CDD Not Responsive**

🔒 ☐ **Multiple Requests needed**

Responsive Records:

🔒 ☐ **Building**

🔒 ☐ **Planning**

☐ **Code**

☐ **Unsure**

☐ **Legal PRA**

☐ **Email Communication Requested**

Duplicate/Overlapping Date Ranges

☐

Disclosable Record Letter

☐

Extensions

☐ **Extension Needed**

☐ **Additional Extension Needed**

Attachments

Record Activity

Maria Kann started a draft Record	07/27/2025 at 9:08 pm
Maria Kann submitted Record PRA-25-201	07/27/2025 at 9:14 pm
OpenGov system completed document step Initial Acknowledgement Letter on Record PRA-25-201	07/27/2025 at 9:14 pm

OpenGov system altered approval step Tech Review, changed status from Inactive to Active on Record PRA-25-201	07/27/2025 at 9:14 pm
OpenGov system assigned approval step Tech Review to Julie Cannard on Record PRA-25-201	07/27/2025 at 9:14 pm
OpenGov system changed the deadline to Aug 7, 2025 on approval step Tech Review on Record PRA-25-201	07/27/2025 at 9:14 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Initial Acknowledgement Letter	7/27/2025, 9:14:03 PM	7/27/2025, 9:14:03 PM	-	-	Completed
Tech Review	7/27/2025, 9:14:03 PM	-	Julie Cannard	8/7/2025	Active
Assign PRA (if applicable)	-	-	-	8/7/2025	Inactive

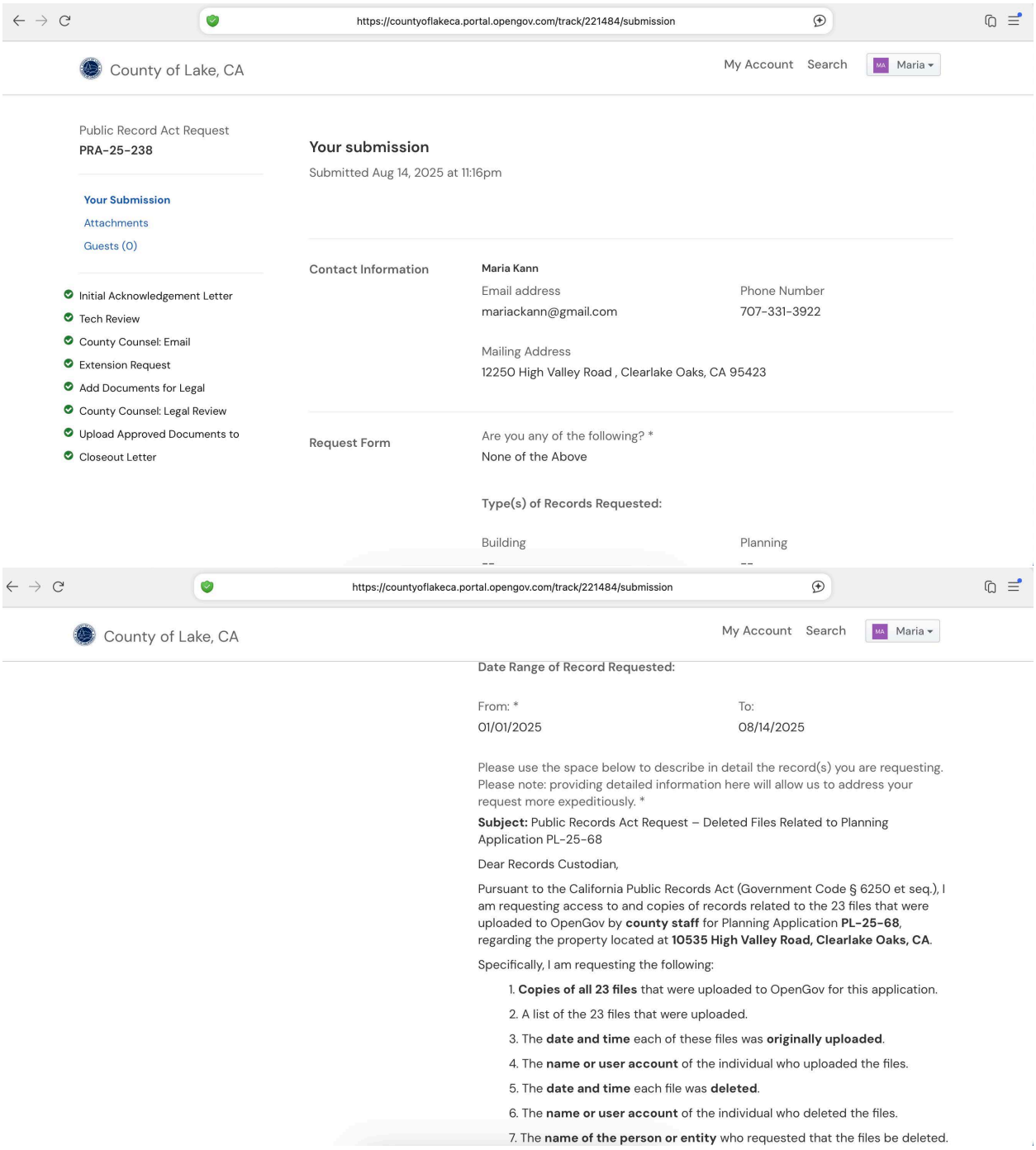
Label	Activated	Completed	Assignee	Due Date	Status
Upload Approved Documents to Record Attachments	-	-	-	-	Inactive
Closeout Letter	-	-	-	-	Inactive

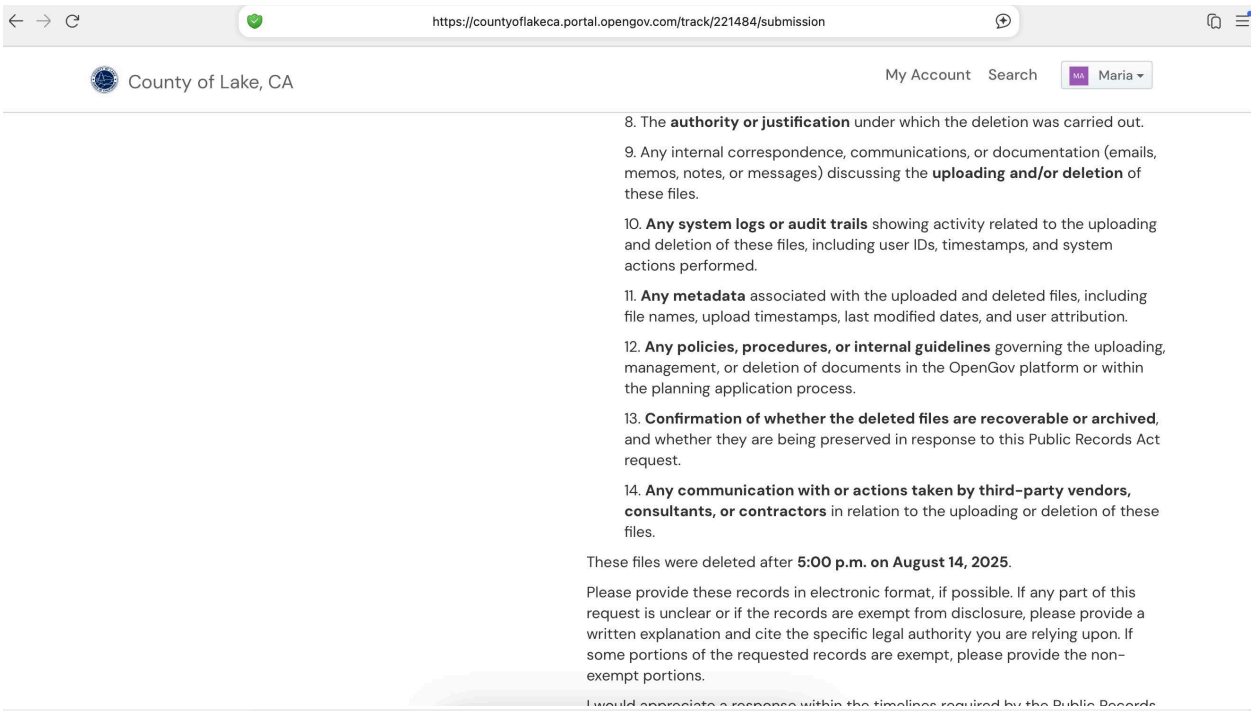
End PRA-25-201

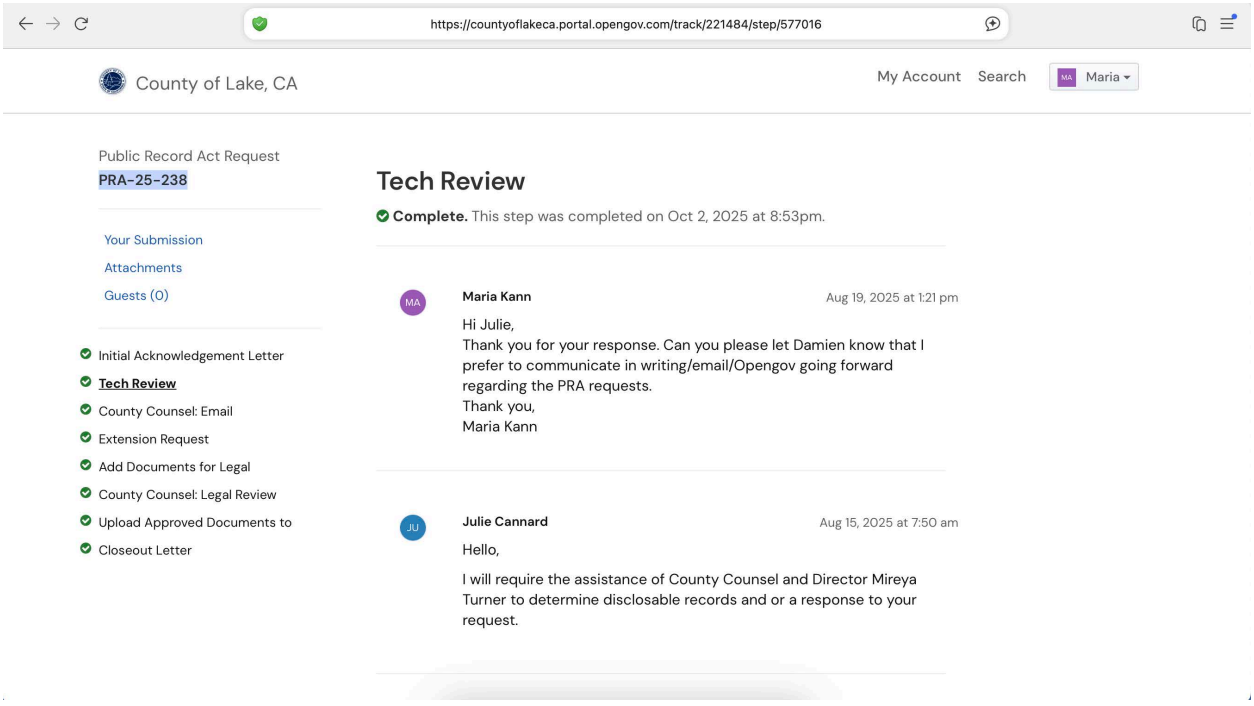
Exhibit A-21

Description: Opengov PRA-25-238 Requested Copies of 23 Files that were Deleted From Opengov while attempting to access them

Source: Opengov
Relevant Pages: APP-245 – APP-250
Cited In: Section 5.B.2.


https://countyoflakeca.portal.opengov.com/track/221484/submission
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-238
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
County Counsel: Email
Extension Request
Add Documents for Legal
County Counsel: Legal Review
Upload Approved Documents to
Closeout Letter
Your submission
Submitted Aug 14, 2025 at 11:16pm
Contact Information
Maria Kann
Email address
mariackann@gmail.com
Phone Number
707-331-3922
Mailing Address
12250 High Valley Road , Clearlake Oaks, CA 95423
Request Form
Are you any of the following? *
None of the Above
Type(s) of Records Requested:
Building
Planning
https://countyoflakeca.portal.opengov.com/track/221484/submission
County of Lake, CA
My Account
Search
Maria
Date Range of Record Requested:
From: *
01/01/2025
To:
08/14/2025
Please use the space below to describe in detail the record(s) you are requesting. Please note: providing detailed information here will allow us to address your request more expeditiously. *
Subject: Public Records Act Request – Deleted Files Related to Planning Application PL-25-68
Dear Records Custodian,
Pursuant to the California Public Records Act (Government Code § 6250 et seq.), I am requesting access to and copies of records related to the 23 files that were uploaded to OpenGov by county staff for Planning Application PL-25-68, regarding the property located at 10535 High Valley Road, Clearlake Oaks, CA.
Specifically, I am requesting the following:
1. Copies of all 23 files that were uploaded to OpenGov for this application.
2. A list of the 23 files that were uploaded.
3. The date and time each of these files was originally uploaded.
4. The name or user account of the individual who uploaded the files.
5. The date and time each file was deleted.
6. The name or user account of the individual who deleted the files.
7. The name of the person or entity who requested that the files be deleted.


https://countyoflakeca.portal.opengov.com/track/221484/submission
County of Lake, CA
My Account
Search
Maria
8. The **authority or justification** under which the deletion was carried out.
9. Any internal correspondence, communications, or documentation (emails, memos, notes, or messages) discussing the **uploading and/or deletion** of these files.
10. **Any system logs or audit trails** showing activity related to the uploading and deletion of these files, including user IDs, timestamps, and system actions performed.
11. **Any metadata** associated with the uploaded and deleted files, including file names, upload timestamps, last modified dates, and user attribution.
12. **Any policies, procedures, or internal guidelines** governing the uploading, management, or deletion of documents in the OpenGov platform or within the planning application process.
13. **Confirmation of whether the deleted files are recoverable or archived**, and whether they are being preserved in response to this Public Records Act request.
14. **Any communication with or actions taken by third-party vendors, consultants, or contractors** in relation to the uploading or deletion of these files.
These files were deleted after **5:00 p.m. on August 14, 2025**.
Please provide these records in electronic format, if possible. If any part of this request is unclear or if the records are exempt from disclosure, please provide a written explanation and cite the specific legal authority you are relying upon. If some portions of the requested records are exempt, please provide the non-exempt portions.


https://countyoflakeca.portal.opengov.com/track/221484/step/577016
County of Lake, CA
My Account
Search
Maria
Public Record Act Request
PRA-25-238
Your Submission
Attachments
Guests (0)
Initial Acknowledgement Letter
Tech Review
County Counsel: Email
Extension Request
Add Documents for Legal
County Counsel: Legal Review
Upload Approved Documents to
Closeout Letter
Tech Review
Complete. This step was completed on Oct 2, 2025 at 8:53pm.
MA
Maria Kann
Aug 19, 2025 at 1:21 pm
Hi Julie,
Thank you for your response. Can you please let Damien know that I prefer to communicate in writing/email/Opengov going forward regarding the PRA requests.
Thank you,
Maria Kann
JU
Julie Cannard
Aug 15, 2025 at 7:50 am
Hello,
I will require the assistance of County Counsel and Director Mireya Turner to determine disclosable records and or a response to your request.

COUNTY OF LAKE
255 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-2382

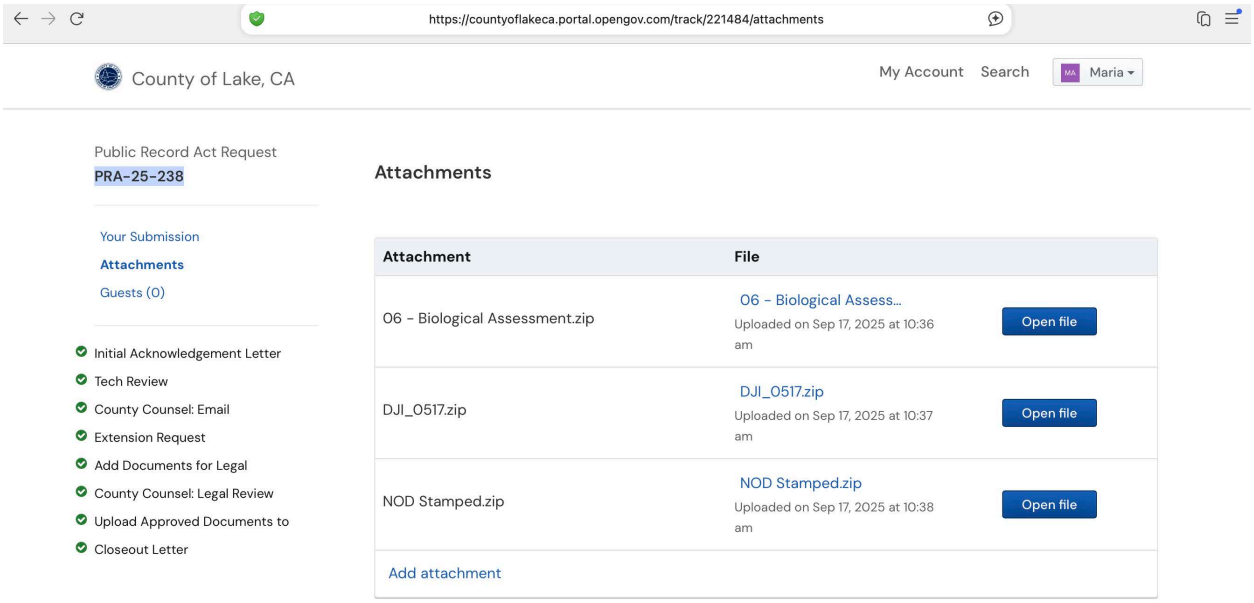
Re: PRA Request to County of Lake

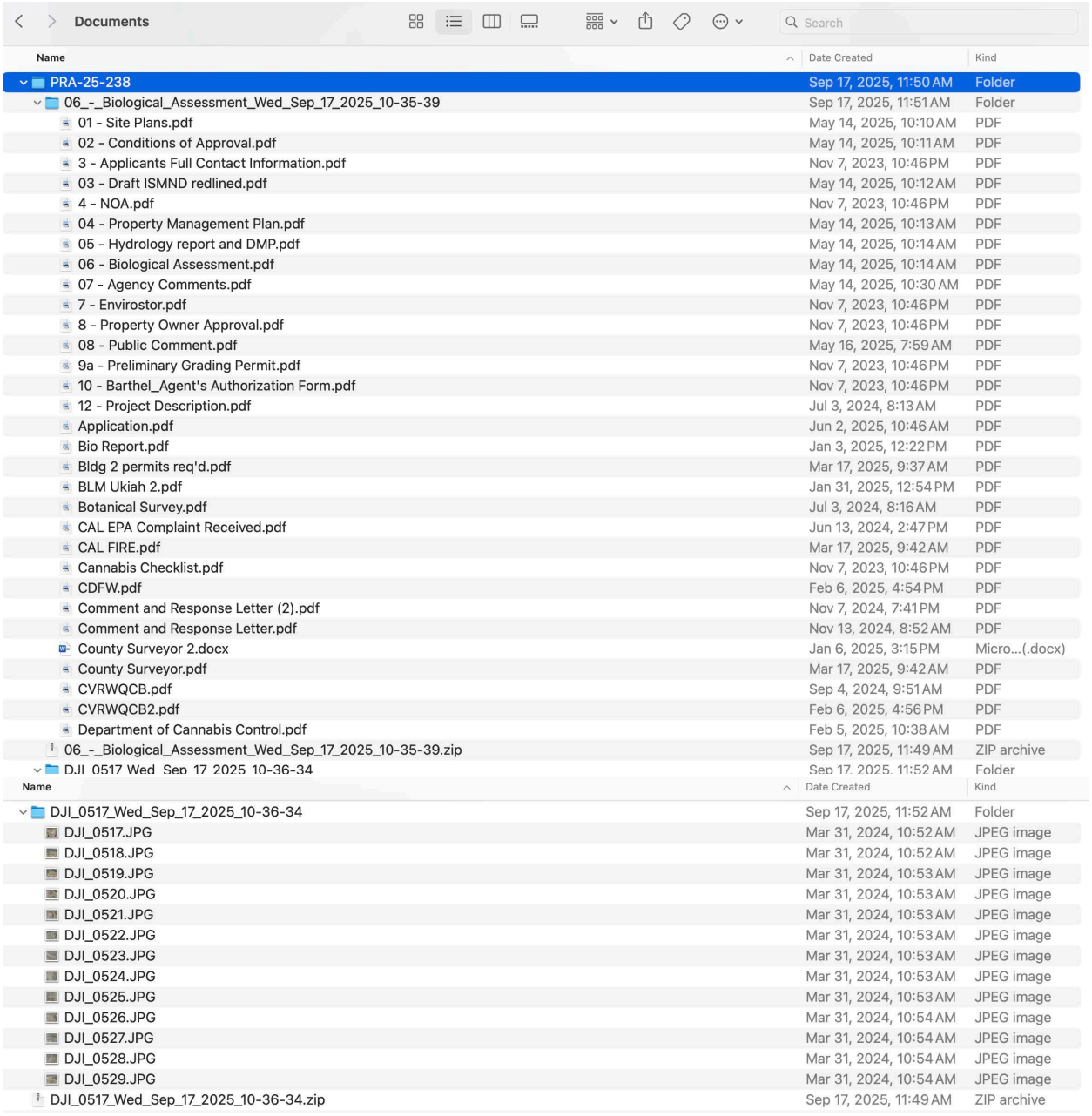
Dear Maria Kann:

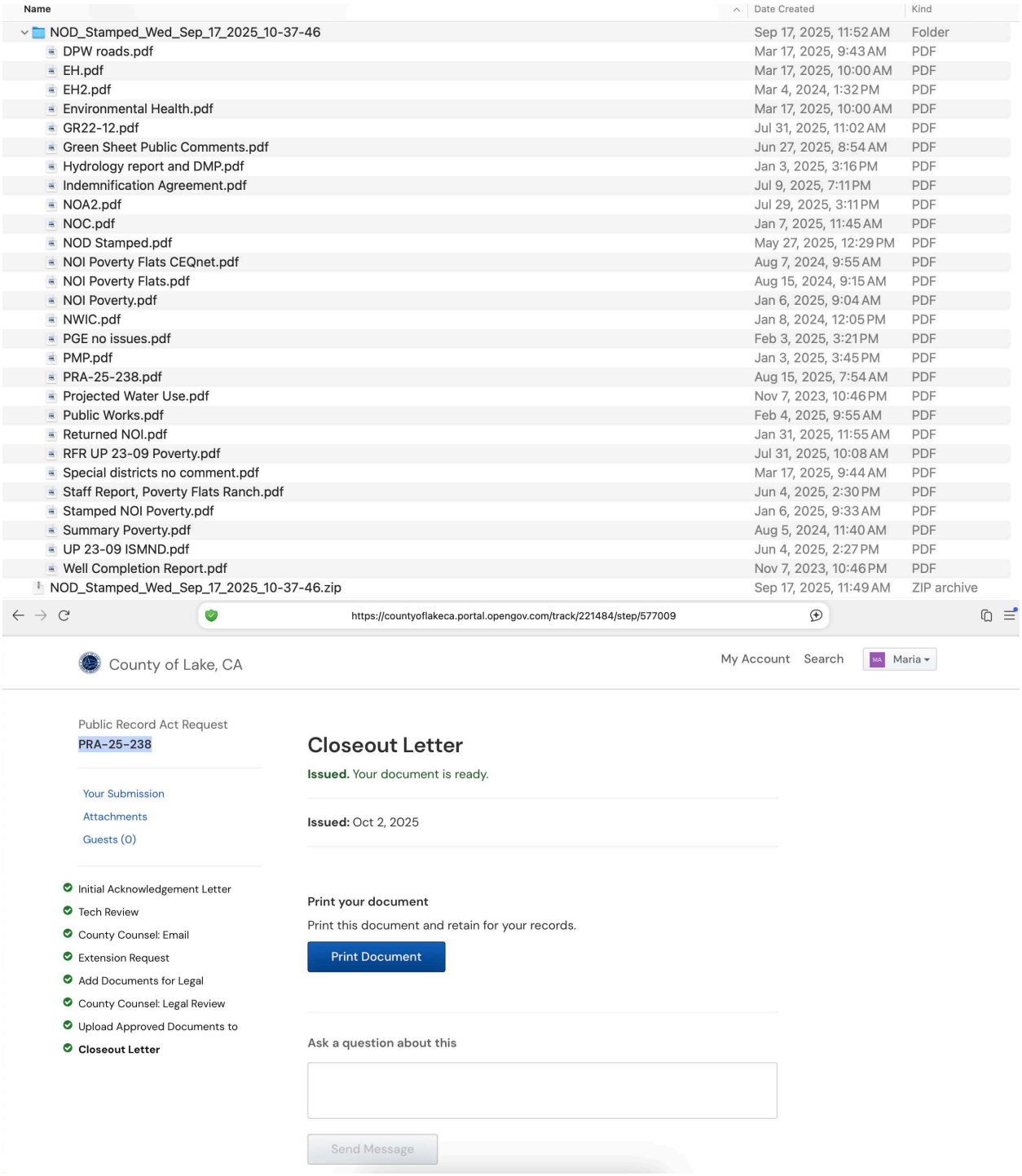
Thank you for your Public Records Act (PRA) request received on [date request was received]. Pursu Government Code Section 7922.535(a), we are writing to inform you that we require additional time to resp your request. The need for this extension is due to one of the following:

- We need to search for and collect records from field offices or other locations separate from the of processing the request.
- We need time to search for, compile, and examine large volume records.
- We need to consult with another agency or department with a substantial interest in the determination of request.

Thank you for your request. If you have further questions regarding this Public Records Request please contact Julie Cannard




Documents
Search
Name
Date Created
Kind
PRA-25-238 Sep 17, 2025, 11:50 AM Folder
06_-_Biological_Assessment_Wed_Sep_17_2025_10-35-39 Sep 17, 2025, 11:51 AM Folder
01 - Site Plans.pdf May 14, 2025, 10:10 AM PDF
02 - Conditions of Approval.pdf May 14, 2025, 10:11 AM PDF
3 - Applicants Full Contact Information.pdf Nov 7, 2023, 10:46 PM PDF
03 - Draft ISMND redlined.pdf May 14, 2025, 10:12 AM PDF
4 - NOA.pdf Nov 7, 2023, 10:46 PM PDF
04 - Property Management Plan.pdf May 14, 2025, 10:13 AM PDF
05 - Hydrology report and DMP.pdf May 14, 2025, 10:14 AM PDF
06 - Biological Assessment.pdf May 14, 2025, 10:14 AM PDF
07 - Agency Comments.pdf May 14, 2025, 10:30 AM PDF
7 - Envirostor.pdf Nov 7, 2023, 10:46 PM PDF
8 - Property Owner Approval.pdf Nov 7, 2023, 10:46 PM PDF
08 - Public Comment.pdf May 16, 2025, 7:59 AM PDF
9a - Preliminary Grading Permit.pdf Nov 7, 2023, 10:46 PM PDF
10 - Barthel_Agent's Authorization Form.pdf Nov 7, 2023, 10:46 PM PDF
12 - Project Description.pdf Jul 3, 2024, 8:13 AM PDF
Application.pdf Jun 2, 2025, 10:46 AM PDF
Bio Report.pdf Jan 3, 2025, 12:22 PM PDF
Bldg 2 permits req'd.pdf Mar 17, 2025, 9:37 AM PDF
BLM Ukiah 2.pdf Jan 31, 2025, 12:54 PM PDF
Botanical Survey.pdf Jul 3, 2024, 8:16 AM PDF
CAL EPA Complaint Received.pdf Jun 13, 2024, 2:47 PM PDF
CAL FIRE.pdf Mar 17, 2025, 9:42 AM PDF
Cannabis Checklist.pdf Nov 7, 2023, 10:46 PM PDF
CDFW.pdf Feb 6, 2025, 4:54 PM PDF
Comment and Response Letter (2).pdf Nov 7, 2024, 7:41 PM PDF
Comment and Response Letter.pdf Nov 13, 2024, 8:52 AM PDF
County Surveyor 2.docx Jan 6, 2025, 3:15 PM Micro...(.docx)
County Surveyor.pdf Mar 17, 2025, 9:42 AM PDF
CVRWQCB.pdf Sep 4, 2024, 9:51 AM PDF
CVRWQCB2.pdf Feb 6, 2025, 4:56 PM PDF
Department of Cannabis Control.pdf Feb 5, 2025, 10:38 AM PDF
06_-_Biological_Assessment_Wed_Sep_17_2025_10-35-39.zip Sep 17, 2025, 11:49 AM ZIP archive
DJI_0517_Wed_Sep_17_2025_10-36-34 Sep 17, 2025, 11:52 AM Folder
Name
Date Created
Kind
DJI_0517_Wed_Sep_17_2025_10-36-34 Sep 17, 2025, 11:52 AM Folder
DJI_0517.JPG Mar 31, 2024, 10:52 AM JPEG image
DJI_0518.JPG Mar 31, 2024, 10:52 AM JPEG image
DJI_0519.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0520.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0521.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0522.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0523.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0524.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0525.JPG Mar 31, 2024, 10:53 AM JPEG image
DJI_0526.JPG Mar 31, 2024, 10:54 AM JPEG image
DJI_0527.JPG Mar 31, 2024, 10:54 AM JPEG image
DJI_0528.JPG Mar 31, 2024, 10:54 AM JPEG image
DJI_0529.JPG Mar 31, 2024, 10:54 AM JPEG image
DJI_0517_Wed_Sep_17_2025_10-36-34.zip Sep 17, 2025, 11:49 AM ZIP archive



Name	Date Created	Kind
NOD_Stamped_Wed_Sep_17_2025_10-37-46	Sep 17, 2025, 11:52 AM	Folder
DPW roads.pdf	Mar 17, 2025, 9:43 AM	PDF
EH.pdf	Mar 17, 2025, 10:00 AM	PDF
EH2.pdf	Mar 4, 2024, 1:32 PM	PDF
Environmental Health.pdf	Mar 17, 2025, 10:00 AM	PDF
GR22-12.pdf	Jul 31, 2025, 11:02 AM	PDF
Green Sheet Public Comments.pdf	Jun 27, 2025, 8:54 AM	PDF
Hydrology report and DMP.pdf	Jan 3, 2025, 3:16 PM	PDF
Indemnification Agreement.pdf	Jul 9, 2025, 7:11 PM	PDF
NOA2.pdf	Jul 29, 2025, 3:11 PM	PDF
NOC.pdf	Jan 7, 2025, 11:45 AM	PDF
NOD Stamped.pdf	May 27, 2025, 12:29 PM	PDF
NOI Poverty Flats CEQnet.pdf	Aug 7, 2024, 9:55 AM	PDF
NOI Poverty Flats.pdf	Aug 15, 2024, 9:15 AM	PDF
NOI Poverty.pdf	Jan 6, 2025, 9:04 AM	PDF
NWIC.pdf	Jan 8, 2024, 12:05 PM	PDF
PGE no issues.pdf	Feb 3, 2025, 3:21 PM	PDF
PMP.pdf	Jan 3, 2025, 3:45 PM	PDF
PRA-25-238.pdf	Aug 15, 2025, 7:54 AM	PDF
Projected Water Use.pdf	Nov 7, 2023, 10:46 PM	PDF
Public Works.pdf	Feb 4, 2025, 9:55 AM	PDF
Returned NOI.pdf	Jan 31, 2025, 11:55 AM	PDF
RFR UP 23-09 Poverty.pdf	Jul 31, 2025, 10:08 AM	PDF
Special districts no comment.pdf	Mar 17, 2025, 9:44 AM	PDF
Staff Report, Poverty Flats Ranch.pdf	Jun 4, 2025, 2:30 PM	PDF
Stamped NOI Poverty.pdf	Jan 6, 2025, 9:33 AM	PDF
Summary Poverty.pdf	Aug 5, 2024, 11:40 AM	PDF
UP 23-09 ISMND.pdf	Jun 4, 2025, 2:27 PM	PDF
Well Completion Report.pdf	Nov 7, 2023, 10:46 PM	PDF
NOD_Stamped_Wed_Sep_17_2025_10-37-46.zip	Sep 17, 2025, 11:49 AM	ZIP archive

End PRA-25-238

Exhibit A-22

Description: DA Ethics Complaint Letter

Source: Appellant
Relevant Pages: APP-251 – APP-255
Cited In: Section 5.C.1. and 5.C.5

Maria Kann
12250 High Valley Road
Clearlake Oaks, CA 95423
mariackann@gmail.com
(707) 331-3922

September 14, 2025

District Attorney Susan J. Krones
375 3rd Street
Lakeport, CA 95453

Re: Complaint Regarding Violations of Duties of Fairness, Loyalty, and Honesty by Government Employee Max Stockton

Dear District Attorney Krones,

I am writing to formally lodge a complaint against Max Stockton, a Community Development Department (CDD) Planner with the County of Lake, for serious violations of their duties of fairness, loyalty, and honesty in the performance of their public duties. These violations appear to constitute misconduct and potentially breach ethical standards and laws governing public employees, warranting investigation and appropriate action by your office.

The issues pertain to a pending appeal before the Board of Supervisors concerning a Major Use Permit for a commercial development project, recently decided by the Planning Commission. Given the circumstances, I respectfully request that this matter be directed to your office rather that the District Supervisor for the following reasons.

First, the matter is currently under formal appeal at the Board of Supervisors. Involving the District Supervisor directly could interfere with the impartiality of the appellate process, as the Supervisor is a

member of the Board that will ultimately decide the appeal. Routing this through the Supervisor might compromise the integrity of the proceedings or create an appearance of undue influence.

Second, to avoid any potential conflict of interest, it is prudent to escalate this to an independent authority such as your office. The District Supervisor's role on the Board

inherently ties them to the decision-making body, which could lead to actual or perceived biases in handling related communications or actions.

Finally, directing this matter to the District Supervisor risks violating the Ralph M. Brown Act (Government
Code sections 54950 et seq.), California's open meeting law. The Brown Act prohibits a majority of the Board's members from discussing or deliberating on items outside of properly noticed public meetings, including through serial communications. Engaging the Supervisor on a pending appeal item could inadvertently trigger such a violation, undermining transparency and public trust.

For these reasons, I respectfully request that your office evaluate this matter and take any appropriate steps, such as providing guidance, initiating an investigation, or pursuing enforcement as deemed necessary. Please let me know if you require additional information or documentation to proceed.

As a concerned resident of Clearlake Oaks that is in the process of appealing a Major Use Permit before the Board of Supervisors, I have observed or been directly impacted by the employee's actions in connection with the approval process for a commercial development project at 10535 High Valley Road in Clearlake Oaks; UP 23-09 Poverty Flats. Specifically, the employee has demonstrated favoritism toward the applicant by expediting documents to applicant, providing undue assistance, and circumventing standard procedures, while failing to uphold impartial treatment toward members of the public who raised legitimate concerns.

The key violations include:

1. **Violation of the Duty of Fairness**: Public employees are required to treat all parties equitably and without bias under California Code § 81000 et seq. (Political Reform Act). In this case, the employee assisted the applicant in navigating regulatory hurdles—such as providing documents ahead of time, providing details on how to address members of the public, advocating for moving the project forward—while dismissing or ignoring objections from community members. This selective enforcement creates an uneven playing field and undermines public trust in government processes.

2. **Violation of the Duty of Loyalty**: Government employees owe a primary loyalty to the public interest and the agency they serve, not to private applicants or personal

relationships. Here, the employee's actions suggest a conflict of interest, as they prioritized the applicant's success over the broader public good. For instance, on 5/21/2025, Planner Stockton provides the applicant with public comments that were not included in the agenda packet or online and advises the applicant that one of the comments “is going to be the one to respond to.”. Additionally, it appears the applicant’s consultant provided the Initial Study (IS) and Mitigated Negative Declarations (MND) to Planner Stockton. From my understanding, these documents are supposed to be prepared by CDD, however, in an email dated 8/7/2024, the applicant’s consultant Annje Dodd writes to Planner Stockton in an email; “Here is the link to the IS/MND and Attachments. I am also including the Hydrology Report…”. This breaches the fiduciary duty to act solely in the interest of the public and could indicate improper influence or corruption.

3. **Violation of the Duty of Honesty**: Honesty is fundamental to public service, requiring transparent and truthful communications. The employee failed in this regard by providing the applicant with false assurances. In an email dated 7/10/2025, Planner Stockton goes on to tell the applicant “I am trying to get as much support as we can to overturn the constant appeals and provide support for your project entering the community,…”. Such dishonesty not only deceives the public but also erodes the integrity of governmental decision-making.

These actions have resulted in an unfair process and financial burden on myself, the appellant.

I request that your office:
- Initiate an immediate investigation into these allegations.
- Review all relevant records, communications, and decisions related to the project.
- Interview witnesses, including myself and other affected parties.
- Take appropriate prosecutorial action if violations are substantiated.

I am available to provide additional details, documentation, or testimony to support this complaint. Please contact me at (707) 331-3922 or at mariackann@gmail.com to discuss this matter further. Enclosed are copies of emails and public comments obtained through public records requests. The formal appeal hearing is currently scheduled to be at the Board of Supervisors on Tuesday, October 21, 2025. Any information or assistance before then is greatly appreciated.

Thank you for your attention to this serious issue. Upholding ethical standards in public service is essential to maintaining public confidence in our institutions. I look forward to your prompt response. Sincerely,

Maria Kann

Exhibit A-23

Description: USPS Certified Mail Receipt

Source: USPS
Relevant Pages: APP-256 – APP-258
Cited In: Section 5.C.A.1.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lakeport, CA 95453

OFFICIAL USE

7020 0640 0001 4765 6024

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate) $0.00
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $3.28

Total Postage and Fees $8.58

0434

Postmark Here SEP 15 2025

CLEARLAKE OAKS, CA 95423-9904 USPS

09/15/2025

Delivered

Sent To D.A S. Kronen 9/18/25

Street and Apt. No., or PO Box No. 10:05

City, State, ZIP+4® Lakeport 95453

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Exhibit A-24

Description: USPS Tracking Results

Source: USPS
Relevant Pages: APP-259 – APP-260
Cited In: Section 5.C.A.1.

USPS Tracking®

FAQs >

Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

(https://reg.usps.com/xsell?app=Usp ;Tools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

×

Your item was delivered to an individual at the address at 10:05 am on September 18, 2025 in LAKEPORT, CA 95453.

LAKEPORT, CA 95453
September 18, 2025, 10:05 am

See All Tracking History

Get More Out of USPS Tracking:

USPS Tracking Plus®

What Do USPS Tracking Statuses Mean?
(https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

Exhibit A-25

Description: Follow Up Phone Call to DA Office for Status

Source: Appellant's phone screenshot
Relevant Pages: APP-261 – APP-263
Cited In: Section 5.C.1.

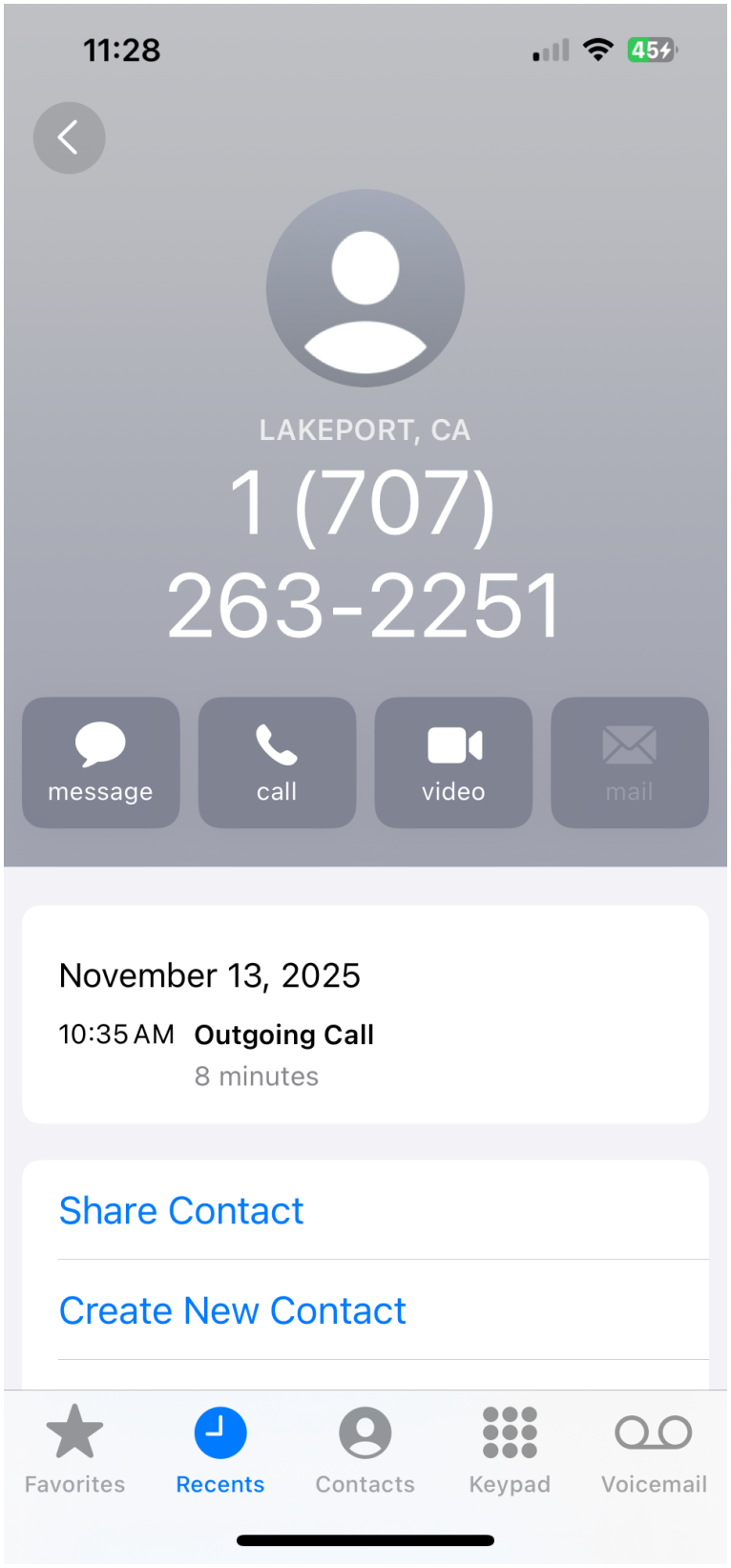

11:28
45
LAKEPORT, CA
1 (707)
263-2251
message
call
video
mail
November 13, 2025
10:35 AM Outgoing Call
8 minutes
Share Contact
Create New Contact
Favorites
Recents
Contacts
Keypad
Voicemail

Exhibit A-26

Description: Email from County - Complaint/Concern has been Received

Source: Lake County
Relevant Pages: APP-264 – APP-266
Cited In: Section 5.C.A.4.

Citizen Concern/Complaint Form

In our ongoing effort to provide the best service possible to the residents of Lake County, we want to know if you have any concerns or complaints regarding the services you have been provided. If you have a complaint, please complete this form. It will be reviewed by the Administrative Office and routed appropriately.

This form should not be used for complaints regarding peace officers, for road maintenance requests, or for filing complaints and investigation requests with the Grand Jury. Special forms are available for filing of such complaints (please contact the applicable department).

If you are not satisfied with the response you receive from a departmental representative, please contact your district Supervisor.

Your Name: *

Maria Kann

E-mail Address: *

We will send correspondence about your request to this e-mail address.

mariackann@gmail.com

Mailing Address:

Street Address

12250 High Valley Road

Address Line 2

City

Clearlake Oaks

State/Province/Region

CA

Postal/Zip Code

95423

Country

United States

Name of the Department(s) which you have a concern/complaint about (if known): *

If you are unsure of the department, just write 'not known' below.

CDD

Concerns/Complaint: *

Please explain your concern/complaint below. If you know name(s) of any County employee(s) involved, please indicate them in the explanation of your concern/complaint. Please be sure to include as much detail as possible. You may also upload a PDF or MS Word document using the 'Attach File' feature below.

violations of duties, fairness, etc. in performance of public duties by Max Stockton, CDD Planner

see attached

File Upload

(Optional)

20251117091448.pdf	3.5MB
2025-46_Maria Kann_CDD.pdf	279.86KB

Signature *

By signing below, I acknowledge that the information provided herein is true, correct, and complete.

Received by Wendy Hoffman

Date

2025-11-17

Exhibit A-27

Description: Email From County Regarding Complaint Receipt

Source: Lake County
Relevant Pages: APP-267 – APP-268
Cited In: Section 5.C.A.4.

From: **County of Lake** donotreply@laserfiche.com
Subject: Your Complaint/Concern has been received
Date: November 17, 2025 at 10:54 AM
To: mariackann@gmail.com

CL

Thank you for submitting your concern to the County of Lake. We have attached a copy of your form for your records.

What happens next?

County staff will review the information submitted and will report back to you with any findings or outcomes. We may reach out to you in the meantime for more information.

Thank you again, we look forward to responding to you promptly. Most submissions are reviewed within one week.

Citizen Concern_Complaint Form.pdf
111 KB

Exhibit A-28

Description: Phone Call to DA to Speak with Wendy Hoffman

Source: Appellant's phone screenshot
Relevant Pages: APP-269 – APP-270
Cited In: Section 5.C.A.5.

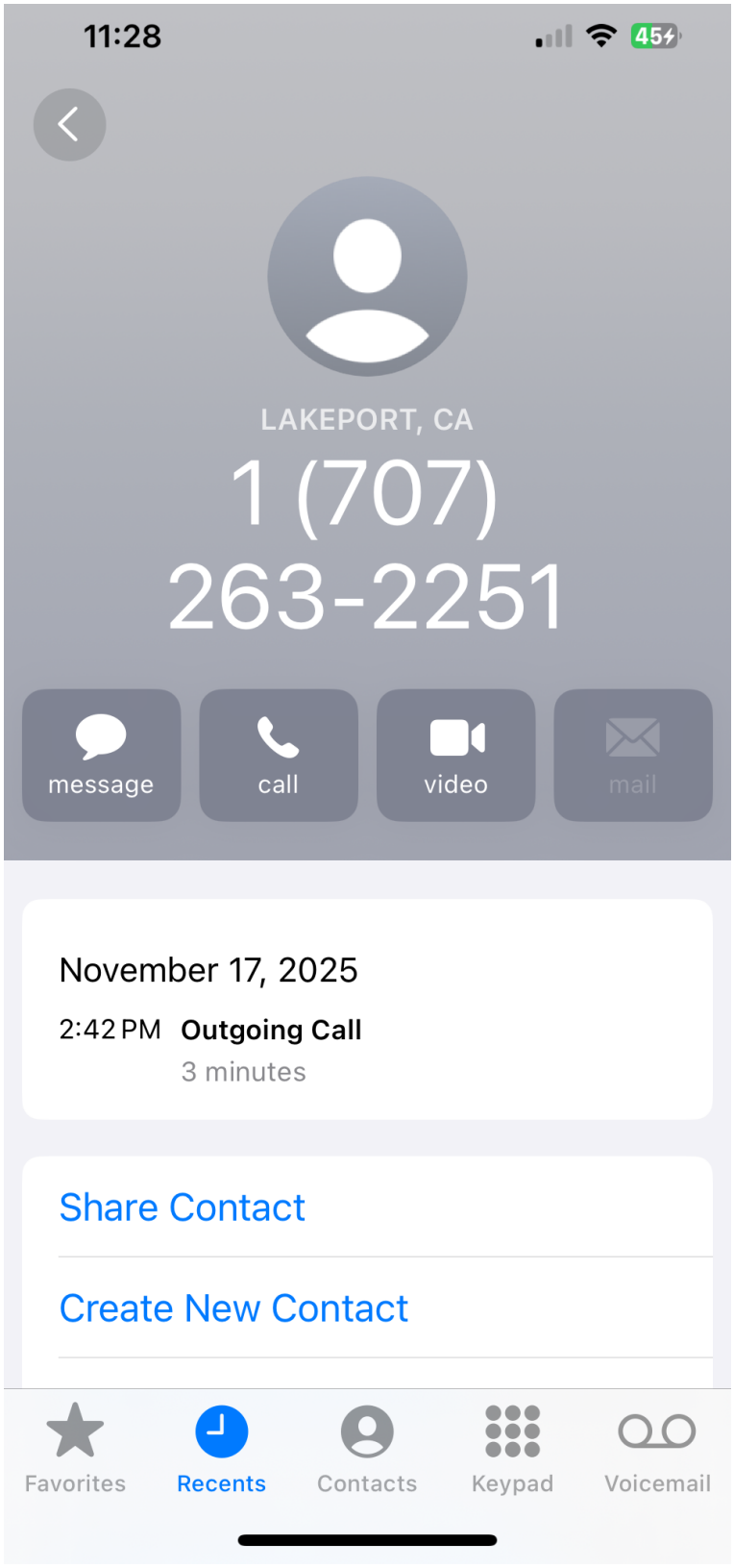

11:28
45
LAKEPORT, CA
1 (707)
263-2251
message
call
video
mail
November 17, 2025
2:42 PM Outgoing Call
3 minutes
Share Contact
Create New Contact
Favorites
Recents
Contacts
Keypad
Voicemail

Exhibit A-29

Description: Phone Call To Admin Wendy Hoffman Regarding Complaint Attachments

Source: Appellant's phone screenshot
Relevant Pages: APP-271 – APP-272
Cited In: Section 5.C.A.5.

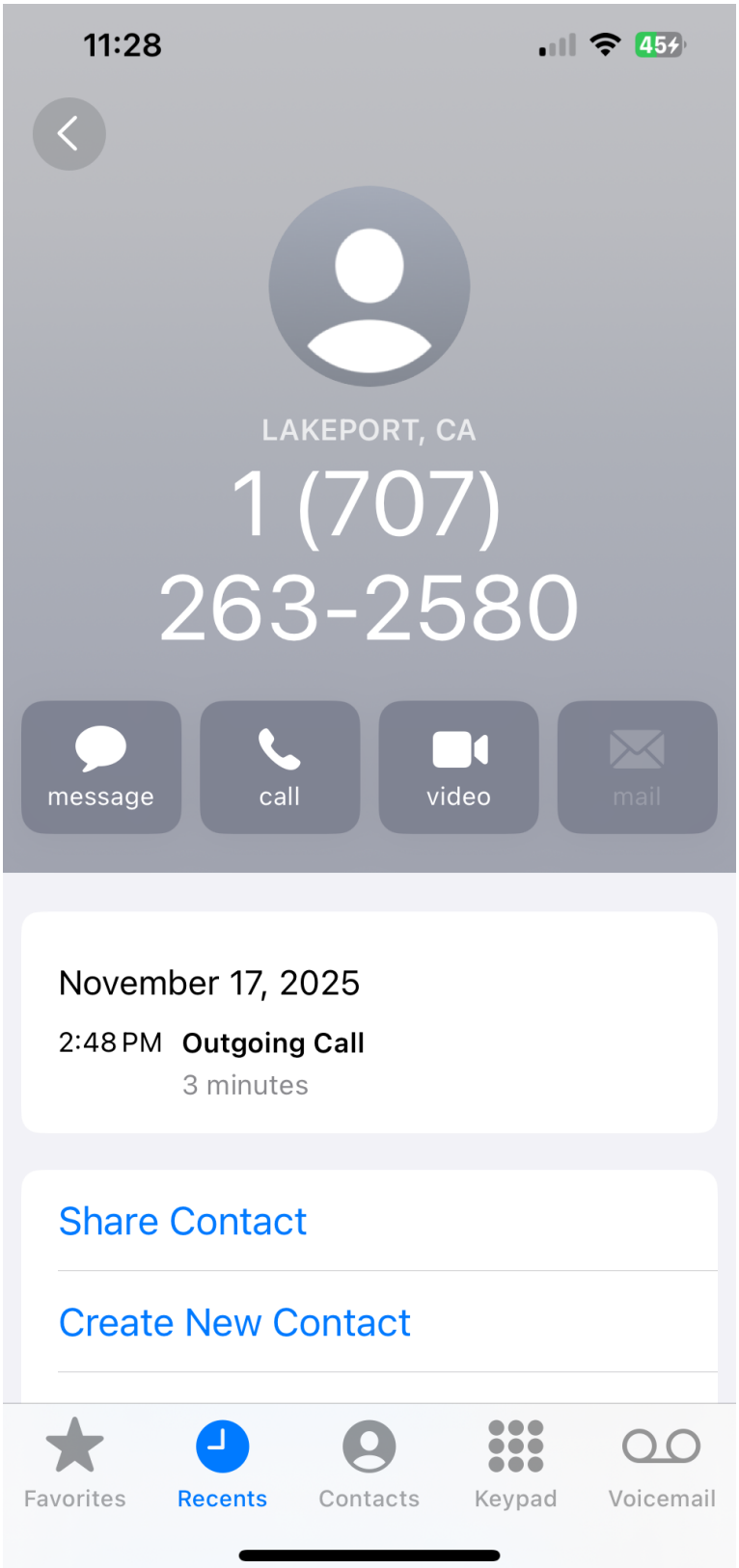

11:28
45
LAKEPORT, CA
1 (707)
263-2580
message
call
video
mail
November 17, 2025
2:48 PM Outgoing Call
3 minutes
Share Contact
Create New Contact
Favorites
Recents
Contacts
Keypad
Voicemail

Exhibit A-30

Description: Email from Wendy Hoffman Providing Requested Complaint Documents

Source:
Relevant Pages: APP-273 – APP-274
Cited In: Section 5.C.A.5

From: **Wendy Hoffman** Wendy.Hoffman@lakecountyca.gov
Subject: RE: Complaint Received
Date: November 17, 2025 at 3:11 PM
To: mariackann@gmail.com
Cc: Carolyn Purdy Carolyn.Purdy@lakecountyca.gov

WH

Attached, per your request, is the complaint as it was entered into Laserfiche, your original letter, and email exhibits. It has been logged and forwarded to the appropriate department for response.

Thank you.

Wendy Hoffman
Sr. Administrative Assistant
Administrative Office
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2580
Email: wendy.hoffman@lakecountyca.gov

Confidentiality Notice: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipient(s). Any usage, distribution, copying or disclosure by any other person, other than the intended recipient is strictly prohibited and may be subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

Complaint_Maria Kann_11.17.2025.pdf

Exhibit A-31

Description: Copy of Complaint Form and Supporting Evidence Entered into County System

Source: County Admin
Relevant Pages: APP-275 – APP-343
Cited In: Section 5.C.A.5.

Citizen Concern/Complaint Form

In our ongoing effort to provide the best service possible to the residents of Lake County, we want to know if you have any concerns or complaints regarding the services you have been provided. If you have a complaint, please complete this form. It will be reviewed by the Administrative Office and routed appropriately.

This form should not be used for complaints regarding peace officers, for road maintenance requests, or for filing complaints and investigation requests with the Grand Jury. Special forms are available for filing of such complaints (please contact the applicable department).

If you are not satisfied with the response you receive from a departmental representative, please contact your district Supervisor.

Your Name:
Marla Kann

E-mail Address:
We will send correspondence about your request to this e-mail address.

marlackann@gmail.com

Mailing Address:

Street Address
12250 High Valley Road

Address Line 2

City
Clearlake Oaks

State/Province/Region
CA

Postal/Zip Code
95423

Country
United States

Name of the Department(s) which you have a concern/complaint about (if known):
If you are unsure of the department, just write 'not known' below.

CDD

Concerns/Complaint:
Please explain your concern/complaint below. If you know name(s) of any County employee(s) involved, please indicate them in the explanation of your concern/complaint. Please be sure to include as much detail as possible. You may also upload a PDF or MS Word document using the 'Attach File' feature below.

violations of duties, fairness, etc. in performance of public duties by Max Stockton, CDD Planner

see attached

File Upload
(Optional)

20251117091448.pdf 3.5MB



2025-46_Marla Kann_CDD.pdf 279.86KB



Signature

By signing below, I acknowledge that the information provided herein is true, correct, and complete.

Received by Wendy Hoffman

Date

2025-11-17

Maria Kann
12250 High Valley Road
Clearlake Oaks, CA 95423
mariackann@gmail.com
(707) 331-3922

Received by Admin Office
11/17/2025
Complaint # 2025-46

RECEIVED
SEP 18 2025
LAKE COUNTY
DISTRICT ATTORNEY

September 14, 2025

District Attorney Susan J. Krones
375 3rd Street
Lakeport, CA 95453

Re: Complaint Regarding Violations of Duties of Fairness, Loyalty, and Honesty by Government Employee Max Stockton

Dear District Attorney Krones,

I am writing to formally lodge a complaint against Max Stockton, a Community Development Department (CDD) Planner with the County of Lake, for serious violations of their duties of fairness, loyalty, and honesty in the performance of their public duties. These violations appear to constitute misconduct and potentially breach ethical standards and laws governing public employees, warranting investigation and appropriate action by your office.

The issues pertain to a pending appeal before the Board of Supervisors concerning a Major Use Permit for a commercial development project, recently decided by the Planning Commission. Given the circumstances, I respectfully request that this matter be directed to your office rather that the District Supervisor for the following reasons.

First, the matter is currently under formal appeal at the Board of Supervisors. Involving the District Supervisor directly could interfere with the impartiality of the appellate process, as the Supervisor is a member of the Board that will ultimately decide the appeal. Routing this through the Supervisor might compromise the integrity of the proceedings or create an appearance of undue influence.

Second, to avoid any potential conflict of interest, it is prudent to escalate this to an independent authority such as your office. The District Supervisor's role on the Board inherently ties them to the decision-making body, which could lead to actual or perceived biases in handling related communications or actions.

Finally, directing this matter to the District Supervisor risks violating the Ralph M. Brown Act (Government Code sections 54950 et seq.), California's open meeting law. The Brown Act prohibits a majority of the Board's members from discussing or deliberating on items outside of properly noticed public meetings, including through serial communications. Engaging the Supervisor on a pending appeal item could inadvertently trigger such a violation, undermining transparency and public trust.

For these reasons, I respectfully request that your office evaluate this matter and take any appropriate steps, such as providing guidance, initiating an investigation, or pursuing enforcement as deemed necessary. Please let me know if you require additional information or documentation to proceed.

As a concerned resident of Clearlake Oaks that is in the process of appealing a Major Use Permit before the Board of Supervisors, I have observed or been directly impacted by the employee's actions in connection with the approval process for a commercial development project at 10535 High Valley Road in Clearlake Oaks; UP 23-09 Poverty Flats. Specifically, the employee has demonstrated favoritism toward the applicant by expediting documents to applicant, providing undue assistance, and circumventing standard procedures, while failing to uphold impartial treatment toward members of the public who raised legitimate concerns.

The key violations include:

1. **Violation of the Duty of Fairness**: Public employees are required to treat all parties equitably and without bias under California Code § 81000 et seq. (Political Reform Act). In this case, the employee assisted the applicant in navigating regulatory hurdles—such as providing documents ahead of time, providing details on how to address members of the public, advocating for moving the project forward—while dismissing or ignoring objections from community members. This selective enforcement creates an uneven playing field and undermines public trust in government processes.

2. **Violation of the Duty of Loyalty**: Government employees owe a primary loyalty to the public interest and the agency they serve, not to private applicants or personal relationships. Here, the employee's actions suggest a conflict of interest, as they prioritized the applicant's success over the broader public good. For instance, on 5/21/2025, Planner Stockton provides the applicant with public comments that were not included in the agenda packet or online and advises the applicant that one of the comments "is going to be the one to respond to.". Additionally, it appears the applicant's consultant provided the Initial Study (IS) and Mitigated Negative Declarations (MND) to Planner Stockton. From my understanding, these documents are supposed to be prepared by CDD, however, in an email dated 8/7/2024, the applicant's consultant Annje Dodd writes to Planner Stockton in an email; "Here is the link to the IS/MND and Attachments. I am also including the Hydrology Report...". This breaches the fiduciary duty to act solely in the interest of the public and could indicate improper influence or corruption.

3. **Violation of the Duty of Honesty**: Honesty is fundamental to public service, requiring transparent and truthful communications. The employee failed in this regard by providing the applicant with false assurances. In an email dated 7/10/2025, Planner Stockton goes on to tell the applicant "I am trying to get as much support as we can to overturn the constant appeals and provide support for your project entering the community,...". Such dishonesty not only deceives the public but also erodes the integrity of governmental decision-making.

These actions have resulted in an unfair process and financial burden on myself, the appellant.

I request that your office:
- Initiate an immediate investigation into these allegations.
- Review all relevant records, communications, and decisions related to the project.
- Interview witnesses, including myself and other affected parties.
- Take appropriate prosecutorial action if violations are substantiated.

I am available to provide additional details, documentation, or testimony to support this complaint. Please contact me at (707) 331-3922 or at mariackann@gmail.com to discuss this matter further. Enclosed are copies of emails and public comments obtained through public records requests. The formal appeal hearing is currently scheduled to be at the Board of Supervisors on Tuesday, October 21, 2025. Any information or assistance before then is greatly appreciated.

Thank you for your attention to this serious issue. Upholding ethical standards in public service is essential to maintaining public confidence in our institutions. I look forward to your prompt response.

Sincerely,

Maria Kann

Project: Poverty Flats Ranch Cannabis UP 23-09 on High Valley Rd in Clearlake Oaks
Cannabis Applicant - Kurt and Bobby Barthel
Cannabis Consultants - Annje Dodd, Praj White
CDD- Max Stockton (Planner) and Mary Claybon (Planner)
Appellants - Maria Kann

Dates:
05/22/25 - Planning Commission Hearing
05/28/25 - Planning Commission decision appeal filed to the BOS
10/21/25 - Upcoming Appeal Hearing at BOS

Extracts from Emails - Pre-Planning Commission Hearing

08/07/24 - Is it normal for the applicant's consultant to write the Initial Study?

- Annje Dodd: "Here is the link to the IS/MND and Attachments. I am also including a link to the Hydrology Report ...We have also upload ed this to the County Cannabis Portal." PG 2

05/09/25 - Max tells applicant about public PRA requests and supplies the applicant with all the documents for the hearing on 5/22 "for their preparation".

- Max Stockton: 9:03AM " It could be a good idea to prepare something about the Barthel relationship with Law Enforcement and be able to respectfully explain why law enforcement had or may have been on High Valley Road and around the property.... Please find the DRAFT ATTACHMENTS, for your preparation. As Annje knows, these projects sometimes need further clarification, and High Valley Road has been a hot button location in the recent years." PGS 7-8
- Max Stockton, 9:54AM: ...but I can share that we did have a PRA come in requesting information we may have about the "drug bust" on this property and questioning the "transport of marijuana across county roads and BLM land." PG 6
- Max Stockton, 12:35pm: "This is the public asking public questions and I am making you aware so you and your applicants are prepared for the hearing. I happen to know that Kurt has helped authorities in recent past and it would be great to have those who I am supporting this project for be aware of what may come up at the hearing rather than pretend that accusations won't come up. An individual really submitted a PRA for "drug bust."" PG 4
- Max Stockton, 1:04pm: "We need to be prepared for these questions/accusations, in a respectful way. I have addressed a portion of the typical concerns in my report, but I don't want you to be too surprised. I have provided you with a couple of the hot topics and I am hopeful that the commission can agree that this project conforms to the requirements." PG 3

05/21/25 - Max sends the applicants public comments that were not included on the agenda packet or posted online - they were included as green sheets to the Planning Commission. Max states that one from Mackiewicz "is going to be the one to respond to." CDD "made reply notes" for the applicants on the other two public comments.

- Max Stockton, 9:36AM: "As predicted, here come the public comments. I have this email that I am simply forwarding to you and I have a second that we printed the two comments out and

made reply notes on. I will send the next one moments after I send this one." PG 11

- Max Stockton, 9:37 AM: " Me again, Here are the other two comments, but notes have been made by us on these two. Please bring your patients to the hearing." PGS 17-24
- Max Stockton, 10:51AM: "Here is another one." PG 25
- Max Stockton, 12:41pm: "This is the last one for a while as I will hold off and gather before sending these over and over, but this one is going to be the one to respond to." (Donna Mackiewicz letter) PGS 29-34

Planning Commission Hearing
05/22/25 - The only public comments published with the hearing documents are one comment from June 2024 CEQA, and two supporting comments dated 5/15/25. Green sheet comments were not made public. Planning Commission approves the project 3:1. PGS 35-44

Appeal Filed
05/28/25 - Appeal of the decision to the BOS is filed by Maria Kann and associates.
06/06/25 - CDD Memorandum/Staff report completed with target appeal date of July 1.
06/13/25 - CDD Memo to the BOS is complete even though the appellant has not submitted any documents.
07/10/25 - Max states he is trying to get as much support as possible to overturn the appeal and provide support for the project. Appeal tentatively set for Aug 5 but can not officially notice it until 7/18.

- Max Stockton 8:05AM: " I am trying to get as much support as we can, to overturn the constant appeals and provide support for your project entering the community, so please bring as many people with supportive facts as possible. We are tentatively set for August 5, but I am not able to send out official notification until next Friday, July 18, so keep an eye out and I will let you know." PG 53

07/15/25 - Max prenotifies the applicant with the appeal documents including Memo to the BOS for an anticipated 080525 Appeal Hearing:

- Max Stockton 12:50pm: "I am pre-notifying all of you that these items are about to be posted for the public on July 21, 2025, regarding the appeal of the Poverty Flats Ranch project. Please see the Memorandum to the Board and all applicable attachments that are not yet public. I wanted to provide you with sufficient notice to enable you to submit any comments, and to inform others that public comments should be received promptly. Please note I must provide the staff report to the board clerk by July 21, 2025 for publication by Friday, August 1, 2025. As such, comments received after July 21 will be included as green sheets." PGS 59-61

07/16/25 - Applicant asks for the appeal hearing to be rescheduled. It is currently scheduled for 10/21.

8/07/24 0702 - (EXTERNAL RE draft

A

From: Annje Dodd, PhD P.E.
To: Max Stockton
Cc: Lia Nelson; Amelia Vergel de Dios; Mary Claybon; Robert Barthel
Subject: [EXTERNAL] RE: Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch
Date: Wednesday, August 7, 2024 3:29:52 PM
Attachments: image001.png
image002.png
image003.png
image005.png
image006.png
image007.png
image301572.png
image423489.png
image017408.png

Great news! Thank you, Max!

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Wednesday, August 7, 2024 10:39 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Lia Nelson <Lia@northpointeureka.com>; Amelia Vergel de Dios <amelia@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>; Robert Barthel <bbarthel11@gmail.com>
Subject: RE: Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch

Hello All,

I am awaiting approval, but the IS/MND has been uploaded today.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are

(i)

intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Tuesday, July 2, 2024 5:09 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Lia Nelson <Lia@northpointeureka.com>; Amelia Vergel de Dios <amelia@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>; Robert Barthel <bbarthel11@gmail.com>
Subject: [EXTERNAL] Draft IS 23-20, for UP 23-09 - Poverty Flats Ranch

Max,

Here is the link to the IS/MND and Attachments. I am also including a link to the Hydrology Report. The ladies found a minor error that I corrected w/ PDF editor. The cumulative water usage in the recharge area should be 17.8 AF and I mistakenly wrote 16 AF.

Poverty Flats CEQA
16 - Poverty Flats - Hydrology report and DMP.pdf

We have also upload ed this to the County Cannabis Portal. Please let us know if you have any questions!! Have a wonderful 4th of July.

Sincerely,

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

(2)

050925 - Hot Topics

(B)

From: Max Stockton
To: Annje Dodd, PhD P.E.
Cc: Kurt Barthel; Robert Barthel; Praj White, P.E.
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch
Date: Friday, May 9, 2025 1:04:01 PM
Attachments: image001.png
image003.png
image004.png
image005.png

Hi Annje,

Incredible! That is what Mireya instructed the person asking to do, as well. We need to be prepared for these questions/ accusations, in a respectful way. I have addressed a portion of the typical concerns in my report, but I don't want you to be too surprised. I have provided you with a couple of the hot topics and I am hopeful that the commission can agree that this project conforms to the requirements.

I hope you have a nice weekend too and I look forward to May 22.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 12:52 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Thank you for clarifying, I really appreciate it! I will get confirmation from the Sherriff's office so that we are able to address that item if it comes up.

Have a nice weekend!

(3)

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 12:35 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello Annje,

Please understand that I am more than well aware! This is the public asking public questions and I am making you aware so you and your applicants are prepared for the hearing. I happen to know that Kurt has helped authorities in recent past and it would be great to have those who I am supporting this project for be aware of what may come up at the hearing rather than pretend that accusations won't come up. An individual really submitted a PRA for "Drug Bust".

Is the transport question a rhetorical question? No, Lake County has not changed its policy. The Type 13: Distribution Transport Only, to transport medicinal cannabis goods between entities licensed pursuant to California Code does not hold the county liable for what happens to the cannabis or in the specifications of this question, the allowance to transport through Federal Land (BLM), for a half mile or more. Bureau of Land Management has commented in the Agency Comments.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225

(4)

Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 11:42 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Max,

I asked the applicants, and they have no idea what you are referring to regarding a "drug bust" on this property. This is a HUGE accusation. If it is just a comment on a PRA request, that is not evidence that it actually happened. Have you reached out to law enforcement? Does the planning department have any additional information regarding this? I am also going to reach out to the Sherriff's department.

As for transport along County roads, has the County changed their policy regarding this?

Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 9:54 AM

5

To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>
Subject: RE: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello,

I cannot confirm why there has been adjourning, but it does happen from time to time. The project is at 9:20 because there is another project before it and we have been allowing at least 15 minutes between projects. The project before this one is not related to cannabis, but Mireya is speaking about cannabis after this one, so that is another good point to be aware of.

I find it interesting the way you asked about that because we are not law enforcement, but I can share that we did have a PRA come in requesting information we may have about the "drug bust" on this property and questioning the "transport of marijuana across county roads and BLM land".

I can remind you that we have a signed indemnification agreement.

I can remind you that BLM did comment about not permitting the transport of cannabis across BLM lands.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 9, 2025 9:37 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>; Praj White, P.E. <Praj@northpointeureka.com>
Subject: [EXTERNAL] RE: UP 23-09, IS 23-20 Poverty Flats Ranch

(6)

Thank you, Max. I really appreciate your assistance and attention to detail on this project.

As for the meeting possibly being adjourned. I noticed the last three meetings were adjourned. Has this been due to lack of Quorum or another reason?

Since this project is scheduled for 9:20, can I assume there are three projects before this one? Are these cannabis projects? Or other?

Have a nice day,
Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, May 9, 2025 9:03 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Kurt Barthel <fxcrkfm6172@sbcglobal.net>; Robert Barthel <bbarthel11@gmail.com>
Subject: UP 23-09, IS 23-20 Poverty Flats Ranch

Hello All,

It could be a good idea to prepare something about the Barthel relationship with Law Enforcement and be able to respectfully explain why law enforcement had or may have been on High Valley Road and around the property. Other notes may be to respectfully explain traffic that this project could create, grading with permits and trenching with the well house. Please find the DRAFT ATTACHMENTS, for your preparation. As Annje knows, these projects sometimes need further clarification, and High Valley Road has been a hot button location in the recent years.

I look forward to seeing everyone May 22, at 9:20am, unless adjourned.

Thank you,

(7)

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

Secure Message Info

Message ID	H4dUNPeBX3sz5C7KGxJq1m
Message Expires	Friday, 16 May
Message URL	https://filetransfer.co.lake.ca.us/message/H4dUNPeBX3sz5C7KGxJq1m
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
Staff Report, Poverty Flats Ranch.pdf	929 KB
05 - Hydrology report and DMP.pdf	3.35 MB
01 - Site Plans.pdf	807 KB
02 - COA.pdf	213 KB
04 - Property Management Plan.pdf	649 KB
07 - Agency Comments.pdf	982 KB
08 - Public Comment.pdf	87.9 KB
06 - Biological Assessment.pdf	6.96 MB
03 - UP 23-09 ISMND redlined.pdf	4.16 MB

(9)

Download Attached Files

Reply to this Secure Message

If you need assistance accessing or using this Secure Message System, please contact support at [redacted]

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

9

(10)

0521 - more public
9:36 AM

(C)

From: Max Stockton
To: Robert Barthel; Kurt Barthel; Annie Dodd, PhD P.E.
Subject: FW: [EXTERNAL] Comment Letter-Poverty Flats UP23-09
Date: Wednesday, May 21, 2025 9:36:04 AM
Attachments: 2 Semi reports (1) The 2 semis stuck in june (1) (1).pdf
high valley rd (3) crashes from chp (1).pdf
High Valley Road width numbers (1) (2) (1).xlsx
High Valley Road (2) Horseshoe bend (1).pdf
Timeline PV2.pdf
PRA Responce Ricks statement.pdf
High Valley Road flooded in 2017.png
Comment for Liu Farms UP 20-33.pdf
image001.png

Hello All,

As predicted, here come the public comments. I have this email that I am simply forwarding to you and I have a second that we printed the two comments out and made reply notes on.

I will send the next one moments after I send this one.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: ljdk2007@aol.com <ljdk2007@aol.com>
Sent: Tuesday, May 20, 2025 5:24 PM
To: District1planningcomm@lakecountyca.gov; District2planningcomm@lakecountyca.gov; District3planningcomm@lakecountyca.gov; District4planningcomm@lakecountyca.gov; District5planningcomm@lakecountyca.gov; Danae LoDolce <Danae.LoDolce@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: [EXTERNAL] Comment Letter-Poverty Flats UP23-09

This is my public comment letter for the Planning Commission hearing on May 22, 2025 for Poverty Flats UP23-09. Thank you

(11)

Subject: Urgent Safety Concerns Regarding High Valley Road and Poverty Flats Project
Major Use Permit (PL-25-68) for (UP 23-09)

Planning Commissioners,

I am writing to express urgent concerns regarding the safety risks associated with High Valley Road and to strongly urge you to reconsider the proposed Poverty Flats project in light of these ongoing and unresolved issues that continue to jeopardize the safety of our community.

I have been a resident of High Valley for over 40 years. My family has called this valley home even longer. Growing up here, we relied on school transportation to get to East Lake School, until the district deemed High Valley Road too dangerous. Sadly, the road conditions have not improved, and the risks remain as high as ever.

For the past several years, residents of High Valley, Cerrito Drive, and Alta Vista have raised concerns before your board and the Board of Supervisors regarding multiple development projects in the area, including SourzHVR (2021), Monte Cristo (2022), High Valley Oaks (2022), Liu Farms (2024), and now the Poverty Flats project. In each case, we have consistently raised the same issues: hydrology, road safety, fire danger, traffic conditions, and the overall impact on our quality of life. Below is a brief summary of the history of these concerns as they relate to each project.

SourzHVR Project (2021)

During the SourzHVR project hearings, residents presented clear evidence that High Valley Road is dangerous, particularly when large trucks, including semi-trucks, become stuck. We provided photos, videos, and firsthand accounts to support this claim. At the time, Scott DeLeon, the project manager, stated that the project owners had reached out to Jim Hail, the road superintendent, to discuss potential improvements and mitigation measures for High Valley Road. Scott DeLeon specifically mentioned working on a plan to implement a special cannabis tax, similar to the one used for Brassfield Winery, where a percentage of the tax revenue (so much per case sold) would be allocated for road maintenance and mitigation. Despite these assurances, no meaningful action has been taken to implement this tax or improve the road, and the project was ultimately denied by the Board of Supervisors. Planning Commission meeting dated 07-22-2021 time stamp 2:41:21.

Monte Cristo Project (2022)

Concerns about road safety and quality of life were again raised during the hearings for the Monte Cristo project. Once again, there were no substantial improvements or road safety measures proposed or implemented. The project was approved despite ongoing safety risks, setting a concerning precedent for

(12)

future developments.

High Valley Oaks (2022)

As with previous projects, road safety and fire risks were discussed during the hearings for High Valley Oaks. Despite raising serious concerns about the inadequate infrastructure and narrow, winding road conditions, no substantive mitigation plans were proposed or enacted. This project was also approved.

Liu Farms (2024)

During the hearings for Liu Farms, Vance Ricks, the county surveyor, assured the Planning Commission that road mitigation plans were in the works. However, after filing a Public Records Act (PRA) request, we discovered that no road improvements have been implemented for any of the previously discussed projects. Despite this, Liu Farms was approved, further deepening the frustration and concern among residents.
Planning Commission hearing on 06-13-2024 timestamp 1:18:2024.

Poverty Flats Project (UP 23-09)

Now, with the proposed Poverty Flats project, the situation is even more urgent. High Valley Road remains in poor condition, and with the expected increase in traffic from the project, the risks to public safety will only grow. Additionally, the Poverty Flats site is located in a high fire risk area, and while the project proposes to use solar power, I have been unable to locate any solar plans in the project study. There are serious questions about where the necessary energy will come from, especially in such a vulnerable very high risk fire area.

The Dangers to Children at East Lake School

A critical and often overlooked aspect of the traffic situation is the safety of the children who attend East Lake School, which is located along High Valley Road. Many of these children walk or travel along the road, and the growing volume of traffic from both existing and proposed developments creates an increasingly hazardous environment for them. As traffic volume increases with each new development, the risk to students and other pedestrians will only increase. This situation puts the safety and well-being of our children at grave risk and cannot be ignored.

The Cumulative Impact of These Developments

It is crucial to understand that the cumulative impact of these ongoing and proposed projects—SourzHVR, Monte Cristo, High Valley Oaks, Liu Farms,

(13)

and the Poverty Flats project—will be far too much for the valley to sustain. High Valley is a rural, residential community, and the infrastructure simply cannot accommodate the traffic, fire risks, and environmental stress that these developments will bring. The safety of residents, our ability to enjoy our homes, and our way of life are all at risk.

The road conditions are already dangerous, and the addition of more developments will only exacerbate these risks. The current state of High Valley Road—narrow, winding, poorly maintained and poorly marked—is not equipped to handle the additional traffic that these projects generate. Furthermore, with limited emergency access and a lack of road mitigation, the valley remains highly vulnerable to catastrophic events. High valley residents have been trapped for hours due to semi's getting stuck on High valley road with only one way In and one way out.

Traffic from Brassfield Winery

In addition to the concerns related to the new development projects, **Brassfield Winery** has already added significant traffic to High Valley Road. The winery hosts a variety of events throughout the year, including wine tours, weddings, and other large gatherings. These events draw hundreds of visitors, many of whom are unfamiliar with the narrow, winding roads of our valley.

The increase in traffic from Brassfield Winery is already straining the infrastructure. Large vehicles, including semis, delivery trucks, and vehicles, regularly travel High Valley Road, further compromising road safety. On event days, the volume of cars significantly increases, creating hazards for residents who share the road with these visitors. This added traffic, combined with the large events that take place at the winery, exacerbates the already hazardous road conditions, making it even more dangerous for residents, especially those who are walking, cycling or horseback riding.

While the winery has provided some road-related mitigation measures (a percent per case sold), these are insufficient to address the volume of traffic generated by both the winery's events, current approved cannabis grows ,and the developments currently proposed for the valley. As such, the cumulative impact of these developments—along with the existing traffic from the winery —only intensifies the need for serious action to improve road safety in High Valley.

Ongoing Safety and Infrastructure Issues

The repeated failures to address these issues have had a significant impact on the safety and quality of life for residents in the valley. High Valley Road remains dangerously narrow, lacks proper markings, and includes blind corners and a hazardous horseshoe bend. Despite our repeated requests to

(14)

have the speed limit put back to 35mph, the speed limit remains set at 55 mph, which is far too fast for such a road.

There is only one Ingress and egress for High Valley Road, Cerrito Drive, and Alta Vista, and these roads are dangerously narrow for emergency vehicles. In the event of a fire or other emergency, the inability to quickly evacuate could be disastrous and after the Ranch fire In 2018, the western side of High valley was closed to all traffic by the Forestry Department for 2 years.

PRA Request and Responses

In response to our ongoing concerns, I filed a Public Records Act (PRA) request to obtain information regarding the planned road mitigation efforts for the various projects in the area. Unfortunately, the responses revealed that there has been no real action taken to address the serious road safety issues on High Valley Road. Despite repeated assurances from county officials, there has been no substantial progress in implementing the stated mitigation measures. This lack of follow-through further deepens the frustration of the residents and underscores the urgency of our request for comprehensive, enforceable mitigation plans before any new development is approved.

Attached Documentation

I have attached a timeline of incidents, including accidents, blocked access, and other safety-related concerns, along with documentation from residents, CHP reports, and videos. In addition, you will find records detailing daily vehicle trips along High Valley Road, which demonstrate the significant volume of traffic and the dangers it poses to residents. These documents also include responses to our PRA request, which further illustrate the lack of meaningful action taken to address road safety issues.

Urgent Request

It is clear that the cumulative impact of these ongoing and future projects, including Poverty Flats, will only exacerbate the already dangerous situation. The lack of meaningful action on road safety, fire mitigation, and infrastructure improvements is unacceptable.

I strongly urge you to reconsider the approval of the Poverty Flats project until a comprehensive, enforceable mitigation plan is in place that addresses these critical safety concerns.
Please deny UP23-09 for Poverty flats

Thank you for your time and attention to this important matter. I look forward to your prompt action and to ensuring that the safety of High Valley residents, including the children at East Lake School, is prioritized.

15

Sincerely,
Lori Correia

Resident of High Valley
Attached below Is
2 CHP report on semi's stuck on High Valley road
PRA request and response
CHP logs on accidents on High Valley Road
Width report of High valley road
Diagram of horseshoe bend 4290 & 4291
Letter with photos that was sent to the PC for the Liu farms hearing
Timeline of Incidents and accidents on High valley road.

(16)

052025 - green sheets w/ NOPs

D

From: Max Stockton
To: Annie Dodd, PhD P.E.
Cc: Robert Barthel; Kurt Barthel
Subject: Public Comments
Date: Wednesday, May 21, 2025 9:37:55 AM
Attachments: Green Sheet Public Comments.pdf
image002.png

Hello All,

Me again. Here are the other two comments, but notes have been made by us on these two.

Please bring your patients for this hearing.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

17

(19)

052025- green sheets w/ notes

(D)

6b
9:20 a.m.
May 22, 2025

public comments with CDD Notes

Date: May 20, 2025

Subject: Public Comment Letter on Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch

Dear Planning Commission,

As a resident and neighbor off High Valley Road, Firewise member and representative of the Clearlake Oaks Hillside Neighborhood, We respectfully urge you **not to approve the Major Use Permit (PL-25-68 / UP 23-09) for Poverty Flats Ranch**. We ask that you please take into consideration the following serious concerns and cumulative impact of multiple Cannabis previous approved and upcoming projects regarding public safety, environmental compliance, traffic, wildfire zone, egress, and infrastructure strain:

---

1. Unaddressed Cumulative Traffic Impact and Comprehensive Study

There has been **no comprehensive study or mitigation plan** for the **cumulative traffic increase** generated by the following cannabis-related projects and nearby previous and upcoming developments:

Cumulative Impact Map for projects located in IS/MND & Staff Report. No cannabis EIR to determine thresholds of significance

- Monte Cristo (2022)
- High Valley Oaks (2022)
- Liu Farms (2024 - proposed)
- Poverty Flats (May 2025 - pending)
- Hypnotic Farms (upcoming)
- Lemon Glow (upcoming)
- Brassfield Winery/ Suarez (ongoing winery and former Cannabis project on lease land)

Traffic on High Valley Road has already increased from local neighborhood studies of **30 to 50 to as much as 300 to 400 vehicles/day** in recent years. Increase traffic resulted in:

- A **quadrupling of traffic incidents** in 2024 and 2025
- **Several semi-trucks getting stuck** on the narrow, winding road.

No adverse commentary from DPW - Roads

(19)

- The **posted speed limit is increasing from 35 mph to 55 mph**, raising additional safety concerns.

According to whom? Where? #Fact check w/ DPW

2. Road and Fire Safety Deficiencies

CALFIRE comment in agency comments

High Valley Road, (along with Cerritos and Alta Vista Roads), **do not comply with California Fire Safe Regulations** under Title 19 CCR, Article 3, Section 3.05:

- The average road is **under 20 feet wide,** not fully paved nor maintained annually.
- **Hairpin turns** fail to meet SRA Fire Safe Regulations §1273.04

Additionally, under **California Public Resources Code (PRC) 4290.5**, subdivisions in Very High Fire Hazard Severity Zones (VHFHSZs) with over 30 dwellings **require a viable secondary egress route**. To date, **no safe, reliable secondary access** has been developed for the High Valley area.

Suggested alternatives such as Mountain View Drive or the High Valley Forest service roads(220) toward Bartlett Springs and exiting at Hwy 20 at Lucerne are:

Secondary evac route identified?

- **Not regularly graded or maintained.**
- **Often closed by CalFire during wildfire events**
- **Inaccessible, dangerous, and unsafe in emergencies**

3. Flawed Environmental Review and CEQA Compliance

Several CEQA documents submitted for cannabis projects in the area, including Poverty Flats, contain **duplicated or boilerplate content** from unrelated projects. These documents:

- **Lack of context** for High Valley's unique conditions like very steep terrain, off grid infrastructure and lack of resilient water resources.

Slope identified
Water source identified

- **Fail to adequately address wildfire risk, traffic burden, and environmental impact and not incorporate a cumulative study from the past, present and upcoming projects.**

No Cannabis EIR to determine thresholds of significance

(20)

4. School Safety and Solar Installation Concerns

- **East Lake Elementary School** sits at the base of the road. Increased car and truck traffic and speeding create a **serious risk to children and staff**, as well as potential legal and financial liability for the county. Law enforcement enforces speed not CDD.
- The proposed **solar installation** lacks publicly available plans. In a fire-prone area, this raises critical questions about **fire mitigation and safety protocols**.

Roof or ground mount? Building Permit for solar will determine location

In Summary:

Given the **compounded safety risks, lack of proper infrastructure, unaddressed fire code compliance, insufficient environmental review, and lack of comprehensive and cumulative traffic study especially in a wildfire zone,** we strongly urge the Planning Commission to deny the approval of the use permit until the above comments are thoroughly analyzed and responsibly addressed.

Thank you for your time and service to the community.

Sincerely,

Randy Wilk

Resident off High Valley Road and representative of Clearlake Oaks Hillside Firewise neighborhood community

TO
cdd@lakecountyca.gov; planningcounter@lakecountyca.gov; Dist1planningcomm@lakecountyca.gov; Dist2planningcomm@lakecountyca.gov; Dist3planningcomm@lakecountyca.gov; Dist4planningcomm@lakecountyca.gov; Dist5planningcomm@lakecountyca.gov;

Cc:
Eddie.Crandell@lakecountyca.gov; CLOaksHillsideFirewiseComm@gmail.com

21

6b
9:20 a.m.
May 22, 2025

Planning Commissioners Chavez, Rosenthal, Zoller, Field and Brown

Re: 5/22 Consideration of Poverty Flats Major Use Permit (UP23-09)

In reference to the above project, we would like to outline our concerns.

1) Project does not conform to the Scenic Combining District

The full parcel 006-004-22 has been zoned by Lake County as being in the Scenic Combining District (SC) and High Valley Rd has been designated as a potential scenic route in the Shoreline Area Plan.

The project proposes up to 8,700 sf of greenhouses and a 2,400 sf processing building. Ag exempt hoops or greenhouses?

Per page 10 of the Staff Report, *"The Scenic Corridor on High Valley Road is 500 feet from the edge of the road. The proposed cultivation site is located over 1,200 feet away from the Scenic Corridor on High Valley Road."*

The concept of a 500-foot Scenic Corridor setback in the Scenic Combining District has come up in several projects. In fact, the word "corridor" is not mentioned in Article 34. We have made several requests to CDD, but to-date, we have not received any document outlining this setback.

This was also brought up at the Nina Star Farms Appeal with the Board of Supervisors on 4/1/25. Both Supervisors Owen and Sabatier stated they could not find the origin of the "corridor setback" at which point the Community Development Director stated that setbacks in the scenic combining overlay ... *"we've sort of evolved over time."* (See Transcript Attachment A)

We are requesting that CDD produce the County-approved Scenic Corridor document, which would clarify our concern. Unless this is submitted, we respectfully request the Commission consider the actual wording in Article 34 on the Scenic Combining District which states:

"Uses permitted, when located within the Scenic Combining District adjacent to County Roads:
ii. ***Agricultural processing*** *such as fruit dehydrators, packing, sheds* ***not exceeding a use area of five thousand (5,000) square feet,*** *including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;*
iii. ***Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet***

Additionally, accessory structures are not to exceed 15 feet.

2) Water Usage/Cumulative Impacts

The project proposes to use approximately 3,650,000 gallons of water per year. *"There is an existing cannabis cultivation project (High Valley Oaks UP 20-21) utilizing an existing well within the groundwater recharge area approximately 1,500 feet to the northwest of the proposed project site, on APN 006-004-19."* (Initial Study pg 55)

Pg 55 of the Initial Study continues to state, *"since the Project's water source is in an undefined basin with little background information, it was recommended that the Project applicant monitor water levels in the*

1

22

wells. Specifically, the Hydrology Report recommended pre- and post-season well level monitoring and weekly water extraction and well level monitoring." (COU H2)

High Valley Oaks (HVO) began cultivation under Early Activation in 2020, and received their MUP 20-21 in 2022. Conditions of Use **require them to submit all well data with their annual reports**. As this information is available to CDD, we request that actual well data and water consumption be reviewed as "background data" in the Poverty Flats assessment rather than the "projected" figures used from the HVO Initial Study. hydrological analysis is prepared by a professional qualified

3) Clarifications needed in the Conditions of Use

We request further clarification with the following Conditions of Use:

H2. Hydrology and Water Quality and L2. Utilities
"If water levels are dropping significantly, a revised Water Management Plan, including a revised water budget and water mitigation strategies, shall be prepared and submitted to the County for review and approval prior to continuing operation."

Please quantify the definition of "dropping significantly" - what would trigger a revised Water Management Plan. Prolonged Declared drought emergency w/ limited water to site

H3 Hydrology and Water Quality and L3 Utilities.
"In addition, in the event that a well is unable to supply required water for the Project, the applicant shall either (1) reduce the amount of cultivation and/or length of cultivation season, as appropriate, (2) install additional water storage, (3) implement a rainwater catchment system, or (4) develop an alternative, legal water source in coordination with Lake County and Water Resource agencies."

How is this triggered and who makes this decision - does the county inspect for this?
Determined by well data in annual performance reports

N7: Timing and Mitigation - Performance Report
"All wells shall be monitored for monthly usage, and a report by month shall be included within the Annual Report."

The COUs in H2 require weekly monitoring. COA's can be ~~corrected~~ amended to require monthly monitoring instead of weekly

4) Use of Solar Power for Project

The project intends to use solar power, but we do not see any plans. High Valley Road is in a high fire risk area. Solar plans will come in to dept. w/ building application

5) Safety and Traffic Issues on High Valley Road.

We also are concerned with many of the issues raised by others, including safety and traffic issues on High Valley Rd. in Clearlake Oaks. As High Valley Road is narrow, winding and dangerous in several areas, we would appreciate a discussion about the cumulative effects of adding further traffic, and the lack of Department of Public Works plans to rectify the issues. DPW-Road comments

We thank you for your consideration.
Holly Harris/Chuck Lamb

23

Attachment A

Scenic Corridor Nina Stars Farm Appeal Transcript 4/1/25

1:57 Supervisor Owen: The scenic corridor, though I know that they're using the 500 feet on the scenic corridor as kind of a, what they're stating, we cannot find at this moment, I think it's a little bit ambiguous to state it's only 500 feet because we cannot find the documentation and I've had some people looking for that stating whether it is actually maybe 1,000 feet. But there's not a definition to my knowledge on exactly what the scenic Corridor and I might be off base and you might be able to fill me in later with that, some documentation. *But right now we can't find the documentation to define actually what the scenic corridor is.*

So is it further than 500 feet? Is it only 500 feet? We can't find the documentation on that.

2:12 Supervisor Sabatier: The scenic corridor, I, I'd like to see if we can have further conversations about this outside of here. *I too do not see the 500 feet written anywhere.* I believe we have what's called an overlay district. But within our GIS system, I can't find that overlay. I can just click on a property and it says it's scenic corridor. But there's nothing in the general plan that I can find. There's, at least what I was looking at, there's nothing in the scenic corridor, ordinance that identifies a certain number of feet from a, scenic road that then, the scenic corridor, restrictions, are, are, are taken away. And I, I'm not sure if that was, something that was approved by the board of supervisors or not. But I'm not able to find it. And I would assume that applicants are probably not able to find it.

Or even the general public is not able to find it if it does exist. And so I'd love to see that if it does exist or else maybe bringing it back to the board for, for review, at a later time. Those, those are, those are my main concerns at this moment in time.

2:14 Mireya: We are happy to discuss the, the more of an internal policy regarding, *setbacks in the scenic combining overlay that we've, sort of evolved over time with a number of different projects where there is not a clear delineation,* that is available, in our APN books.

SEC. 21-34 Regulations for the scenic or "SC" Combining District

- Uses permitted, when located within the Scenic Combing District adjacent to County Roads, subject to first obtaining a Major Use Permit in each case: (Ord. No. 2536, 08/31/2000)
i. Commercial dairies;
ii. *Agricultural processing* such as fruit dehydrators, packing, *sheds not exceeding a use area of five thousand (5,000) square feet,* including an incidental retail sales area of up to five hundred (500) square feet for products processed on the premises;
iii. *Greenhouses, hothouses and incidental structures not exceeding a use area of five thousand (5,000) square feet*

24

052125-Fw. Ext. New Ecomment

E

From: Max Stockton
To: Robert Barthel; Kurt Barthel; PhD P.E. Annie Dodd
Subject: FW: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM
Date: Wednesday, May 21, 2025 10:51:45 AM
Attachments: image001.png

Here is another

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

New eComment for Planning Commission on 2025-05-22 9:00 AM

Donna Mackiewicz submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: Please deny this project as presented. It is in the Schindler Creek Watershed and this was not fully addressed in the field studies. High Valley Road is not the place for another cannabis project. For the safety of all that travel High Valley from students going to school to residents the road is too dangerous for additional traffic.

View and Analyze eComments

https://lakecounty.granicusideas.com

25

Unsubscribe from future mailings

26

26

052125 - Max provide more support

F

From: Max Stockton
To: annie@northpointeureka.com; Robert Barthel; Kurt Barthel
Subject: eComment
Date: Wednesday, May 21, 2025 12:09:42 PM
Attachments: image001.png

Here is more support.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, May 21, 2025 10:58 AM
To: Danae LoDolce <Danae.LoDolce@lakecountyca.gov>; Mireya Turner <Mireya.Turner@lakecountyca.gov>; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-05-22 9:00 AM

Lake County

New eComment for Planning Commission on 2025-05-22 9:00 AM

Bobby Dutcher submitted a new eComment.

Meeting: Planning Commission on 2025-05-22 9:00 AM

Item: 6b 25-5449:20 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09), for a commercial cannabis cultivation for up to 5.69 acres (247,800

27

sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)

eComment: Cannabis has become one of our leading agricultural crops here in Lake County. Also the most scrutinized. If every farmer, from grape growers to walnut farms, were to go under the same bureaucratic review of their operation we wouldn't have an ag industry at all. This is a small farm proposed by long time local ownership that have been excellent stewards of their property. The applicant has met the stringent requirements of our County in their application, I urge the Planning Commission to follow staffs recommendation and approve this project.

View and Analyze eComments

This email was sent from https://lakecounty.granicusideas.com.

Unsubscribe from future mailings

28

0521 - Max provide 12:41 PM

G

From: Max Stockton
To: Annie Dodd, PhD P.E.
Cc: Robert Barthel; Kurt Barthel
Subject: More Public Comment
Date: Wednesday, May 21, 2025 12:41:13 PM
Attachments: image002.png
image004.png
image005.png
image006.png
image007.png
More Green Sheet Comments.pdf

Hello,

This is the last one for a while as I will hold off and gather before sending these over and over, but this one is going to be one to respond to.

attached from Donna Mackiewicz

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Friday, May 16, 2025 10:12 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Mary Claybon <Mary.Claybon@lakecountyca.gov>; Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] Poverty Flats FW: LCSO RECORDS RESPONSE

This is from the Sherrif's office regarding incidents that occurred on the parcel.

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC

29

1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com

www.NorthPointEureka.com

From: Lake County Sheriff - Records <mbx.Sheriff_Records@lakecountyca.gov>
Sent: Friday, May 16, 2025 9:31 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Subject: LCSO RECORDS RESPONSE

PLEASE SEE ATTACHED These are the only records we have for the property in question

Records Unit

www.lakesheriff.com P: 707-262-4200
1220 Martin St F:707-262-4204
Lakeport, CA 95453 Dispatch: 707-263-2690

30

052025 Donna greensheet

May 20, 2025

RE: Poverty Flats Major Use Permit UP 23-09

Dear County of Lake Planning Commissioners,

Thank you for considering my comments.

I firmly believe it is in the best interest of the County of Lake to pause all cannabis permitting until the Cannabis Ordinance is presented and accepted.

Please deny the permit for this project as presented. In developing comments for the Poverty Flats project, examining all documents was confusing as they contradicted each other with so many deficiencies in the submission.

- A 2025 Biological Survey should be completed to accurately document the flora, fauna and wetlands on the parcels.
- A wetland delineation should be made for the parcels. The National Wetland database clearly defines the wetlands.

Graening & Associates report states: "No wetlands, wet areas, springs, vernal pools, ponds, or other water bodies are present onsite.". This is not true. This is in the Schindler Creek Watershed and is very important to Clear Lake. Within the Schindler Creek Watershed there are 9 sub watersheds and there are wetlands on the parcel.

It should be noted that there were three companies reports presented over the years for the Poverty Flat project: Northpoint, Natural Investigations and Graening & Associates.

Graening & Associated LLC was not filed until 8/14/2022 so at the time the first field study was done it could not have been done by Graening & Associates as a reviewer might be led to believe.

Consulting biologist, Tim Nosal's fall 2020 and spring 2024 lists were not detailed so it is hard to determine what species were seen during which field study. The document wording is "inventory was detected and words "and/or" seen during both field studies. This should not be accepted and the actual observations presented.

The Northpoint Consulting Group document of 2023 is not referenced in the current documents presented.

In NorthPoint's Biological Resources Assessment it mentions: Several Class III (ephemeral) drainages are present onsite, all which are tributary to Schindler Creek, within the High Valley Basin (watershed HUC12-180201160308). The Project area generally drains to the southeast into High Valley, eventually flowing to Clear Lake. The parcel contains one (1)

31

stream crossing – which is not mentioned anywhere in the Graening nor Natural Investigations reports.

NorthPoint's report mentions "Only the Southwestern cultivation garden will be accessed over a previously established 18" pipe culvert high-density polyethylene". This is not mentioned in the Graening nor Natural Investigations reports.

Initial Studies Biological Reports has errors.

Whereas we appreciate the more recent field studies date being included (the first report was done in 2020, a drought year and the second last year) the Graening report doesn't properly address the extensive wetlands on APN: 006-004-22 which is in the Schindler Watershed.

Schindler Watershed and its importance was not mentioned in Graening's documents. Please note historically hitch had spawned upstream ten miles and this was in High Valley by Fish and Wildlife.

Natural Investigations Co. conducted a Biological Resources Regulatory Constraints Analysis, a reconnaissance-level field survey, and the result was nine (9) ephemeral Class III channels were cited but the next sentence was "No wetlands were detected"

How Wetlands are Defined and Identified under Clean Water Act Section 404. "Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, ephemerals, and similar areas." - Definition of wetlands as used by the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) since the 1970s for regulatory purposes.

The Graening & Associates "Recommended Mitigation Measures" were: No impacts were identified, and therefore no mitigation measures are proposed. It is recommended that a formal delineation of jurisdictional waters be performed before construction work, or ground disturbance, is performed within 50 feet of any wetland or channel. Aquatic permits are required to alter or disturb any wetland or channel."

Environmental Setting descriptions differ between reports. Graening's states 2018 the Ranch Fire burned a significant portion of the Property. But the Draft IS/ Mitigated Neg. Declaration states "Within the SRA, the Project is designated as a Very High Fire Hazard Severity Zone. The property was fully engulfed by the Ranch Fire in 2018, and a significant amount of onsite vegetation burned." In Northpoint's document the Fire Severity Zone was "moderate risk, very high risk."

32

The County's Draft IS stated High Valley Road is an existing County-maintained Road, comprised of gravel and natural material. The driveway measures 16 feet in width with an existing 15-foot-wide gate, per Google Earth (2024). The well-established onsite road network is comprised of natural material and gravel. This is incorrect: High Valley Road is dirt and gets graded every couple of years – not gravel.

"Per discussions with the Lake County Environmental Health Division, the onsite system will need to be repaired or decommissioned and reconstructed in order to be used again for domestic or cannabis activities." This is omitted in the Graening report.

The current documents do not include the Site Management Plan and Nitrogen Management Plans, which must be submitted to the SWRCB before starting cultivation activities.

The County document Attachment 3 April 25, 2025, stated "The site is 196.7 acres and is **approximately 3.8 miles northwest of Clearlake Oaks** (Figure 1)." This is incorrect.

The County document also states the missing information regarding approx. 7,450 cubic yards of earth disturbance as well as sufficient details about the road culvert used to access one of the gardens. This is not mentioned in the Graening submission.

Google Earth shows the grading done in 2021 on the historic timeline.

The Complex grading permit GR 25-01 was redlined out on the county's revised Jan 6, 2025, document and not mentioned in the Graening report.

Another contradiction was found: "Therefore, Project implementation would not directly impact any channels or wetlands. Soil disturbance from Project implementation could potentially increase erosion and sedimentation and indirectly impact the wetland." They had reported there were no wetlands.

Also, it is especially important to note is 4.3.2. Listed Species or Special-status Species Observed During Field Survey: rareplantfiles.cnps.scc/leptosphonAcicularis Life History: Leptosiphon acicularis is an annual that blooms from May through July (CNPS 2018). A recent field study would have provided clarity on whether the Bristly Leptosiphon bloomed this year.

"During the field survey, no listed species were detected within the Project Areas or the surrounding Property. During the field survey, no special-status species was observed within the Project Areas, but one special-status plant was detected within the surrounding Property: bristly Leptosiphon (Leptosiphon acicularis). The location is about 100 feet away from the western-most cultivation area, and across a dirt road from the cultivation area " .Yet on the map the plant location appears to be on the owners' parcels.

33

Reviewing all documents is essential to accurately understand the facts. The purpose of doing an updated biological study report is the collection of new data and we do not feel the materials presented reflect this.

Please deny this project as presented.

Sincerely,

Donna Mackiewicz

34

052225 - public comments on hearing

Public Comment **Attachment 8**

H

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Tuesday, June 18, 2024 2:50 PM
To: Lake County Community Development <CDD@lakecountyca.gov>
Subject: [EXTERNAL] Poverty Flats Cannabis UP 23-09

July 18, 2024

Redbud Audubon would like to submit the following comments for UP 23-09 Poverty Flats, Clearlake Oaks, CA

We find a lot of information is missing: cumulative effects, more details on number and employment times (full-time/part-time or seasonal), tree removal (if the road is widened as mentioned on page 18 they will have to remove over a hundred trees but there are a couple of places in the report that says no trees will be removed with this project, was a cultural assessment completed?
I didn't see where Northshore Fire District and other agencies like USFS, BLM, sheriff were asked to comment and why wasn't this checked of if they were?

Have the tribes been asked for comments?

Was this in error or are the commercial zoning clearance and permit for a pump house, 2 shipping containers, sheds and water tanks a part of this project?

And has deep trenching and freading been investigated? We sent drone footage of the action to the Road Map Task Force but have not heard back.

We look forward to more information on this project.

Thank you,
Donna Mackiewicz
redbud.audubon@gmail.com
707-805-9410
P.O. Box 5780
Clearlake, CA 95422
www.redbudaudubon.org

35

From: Annje Dodd, PhD P.E.
To: Max Stockton
Cc: Cody Leck; Mary Claybon
Subject: [EXTERNAL] Support Letter for Poverty flats UP 23-09
Date: Thursday, May 15, 2025 10:41:57 AM
Attachments: image113683.png
image214621.png
image107602.png

Hi Max,

Please see Cody Leck's email of support below.

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Cody Leck <wcleck@gmail.com>
Sent: Thursday, May 15, 2025 10:39 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Subject: Re: Barthel Project Support

Hello, I'm writing a letter of support for Poverty flats UP 23-09. I've know Bob and Rusty for years, not only are they great guys, but they are great stewards of their land. This project is the best and highest use of their land for generating income for their families, but also tax revenue for all of lake county communities.

Thanks, Cody
Sent from my iPhone

(36)

May 15, 2025

Lake County Planning Commission
Lake County Courthouse
225 South Forbes Street
Lakeport, California 95453

Re: Poverty Flats Project - UP 23-09 and IS 23-20

Dear Planning Commissioners:

I have read through the County CEQA Initial Study and reviewed the site plans for the Poverty Flats cannabis cultivation project and want to express my support for approval of the Major Use Permit.

The project description indicates that the parcel is 196.7 acres in size and that the proposed cannabis cultivation area is 5.69 acres (less than 3% parcel coverage). The proposed outdoor gardens and associated work areas are about a mile south of High Valley Road. Proposed development associated with the project – including greenhouses and buildings will be located outside of the Scenic Combining District boundary. The cultivation areas and disturbed areas are also located outside of appropriate stream and wetland buffers, per State Water Resources Control Board (SWRCB) regulations.

The proposed project is appropriately zoned (RL District) and is in a rural, isolated area with scattered rural land, agriculture properties, and open space properties nearby. According to the Lake County CEQA Initial Study on page 59 – "The Proposed project is consistent with the existing General Plan, Shoreline Communities Local Area Plan due to the rugged, mountainous terrain and east-facing slope that will not obstruct public views on the lake, and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as RL. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084). Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County."

The Mandatory Findings set forth in the County CEQA Initial Study indicate that – "The Proposed project has potential to result in adverse indirect or direct effects on human beings in the areas Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Implementation of and compliance with mitigation measures identified in each section would reduce impacts to 'less than significant' levels."

37

The proposed project has submitted documentation, technical reports, and plans in accordance with Article 27 of the Lake County Zoning Ordinance. There are considerable facts and information in the CEQA Initial Study which support approval of and the establishment of the cannabis cultivation project on the subject property.

The proposed outdoor cultivation project could support Agri-tourism and help the County of Lake meet its goals of communicating the area's amenities and attributes to help meet or exceed the potential for increased tourism and enhanced visitor experiences.

The cannabis farm business income, the generation of County revenues, employment opportunities, and the increased expenditure of employee's disposable income within Lake County, will all help enhance and maintain a healthy local economy and produce jobs.

The proposed project will help support the Lake County economy with a properly sited, well designed cultivation project. Cannabis cultivation activities in Lake County have the potential to become a foundation for economic expansion.

It is respectfully requested that the Lake County Planning Commission approve the Major Use Permit application for the Poverty Flats cannabis cultivation project.

Thank you.

Sincerely,

Richard Knoll

Richard Knoll Consulting
825 South Main Street
Lakeport, California 95453
707-349-0639
richardk2255@hotmail.com
www.rkplans.com

LAKE COUNTY SHERIFF'S OFFICE
1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

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

Lucas Bingham
Sheriff / Coroner

Date: 05/15/2025

To: ANNJANETTE DODD

Address:

Email: annje@northpointeureka.com

Re: Public Records Act Request No. 2270

This letter shall serve as a response to your California Public Records Act request received by the Lake County Sheriff's Office on 05/09/2025

- ☐ Your request has been received and is currently under review.
- ☑ Responsive records are attached.
- ☐ We have no responsive records.
- ☐ Records are denied per
- ☐ An extension is being requested per Government Code 7922.535

☑ Additional Information: THIS IS ALL THE INFORMATION WE HAVE ON THE PROVIDED ADDRESS

Redactions pursuant to California Government Code 7923.600 and 7922.000

Sincerely,

Lucas Bingham
Sheriff - Coroner

By: *Sierra Baker*

Sierra Baker
Senior Law Enforcement
Records Technician

39

LAKE COUNTY SHERIFF'S OFFICE

CAD INCIDENT REPORT
2004280094

05/15/2025

LAKE CO SHERIFF'S OFFICE CONTROLLED DOCUMENT- DO NOT COPY

Location	Cross Streets	City
10535 HIGH VALLEY RD	BARTLETT SPRINGS RD/V	CLEARLAKE OAKS

Incident Type	Call Taker	Dispatcher
SUSC - SUSPICIOUS CIRCUMSTANCES	EPB	SHARDISTY

Date	Priority	Primary Unit	Beat	Fire Zone	Area	Map	Source	Channel
04/28/2020		457	4B	R	4B	3	TELEPHONE CALL	

Caller Name	Caller Address	Caller Phone
[redacted] ROBERT [redacted]		

Dispositions	Weapon	Alm Level	Case Number
GONE ON ARRIVAL			

Vehicles	Associated Incidents

Incident Times

Received	16:42:38
Created	16:55:18
Dispatched	17:18:13
En Route	17:18:16
On Scene	17:29:35
Closed	17:32:40
Rcvd-Closed	50:02

Special Circumstances

Persons	Sex	DOB	Race	DL

Unit Times	Deputies	Dispatched	Enroute	On Scene	Clear	Disp-On Scene	Enrt-On Scene	On Scene-Clear	Disp-Clear
457	S0672	17:18:13	17:18:16		17:31:14	N/A	N/A	N/A	13:01
445	S0049	17:29:35		17:29:35	17:32:40	N/A	N/A	03:05	03:05

Incident Comments

BETWEEN ADDRESS AND BRASS FIELD WINERY... THERE IS A SUSP RV W/ A PICKUP AND A K9 STAYING ON THE COUNTY RD....RP IS CONCERNED THERE IS A NO TRESPASSING SIGN AND ONGOING ISSUES IN THE AREA...

(40)

LAKE CO SHERIFF'S OFFICE CONTROLLED DOCUMENT- DO NOT COPY

LAKE COUNTY SHERIFF'S OFFICE

CAD INCIDENT REPORT

2005020065

Page 1

05/15/2025

Location	Cross Streets	City
10535 HIGH VALLEY RD	BARTLETT SPRINGS RD/V	CLEARLAKE OAKS

Incident Type	Call Taker	Dispatcher
SUSC - SUSPICIOUS CIRCUMSTANCES	KME	ACS

Date	Priority	Primary Unit	Beat	Fire Zone	Area	Map	Source	Channel
05/02/2020		437	4B	R	4B	3	TELEPHONE CALL	

Caller Name	Caller Address	Caller Phone
[redacted] ROBERT [redacted]		

Dispositions	Weapon	Alm Level	Case Number
GONE ON ARRIVAL			

Vehicles	Associated Incidents
2010 Toyota, [redacted] /CA 2010 Toyota, [redacted] /CA	

Incident Times

Received	13:43:52
Created	13:46:25
Dispatched	13:51:11
En Route	
On Scene	14:03:42
Closed	14:10:51
Rcvd-Closed	26:59

Special Circumstances

Persons	Sex	DOB	Race	DL

Unit Times	Deputies	Dispatched	Enroute	On Scene	Clear	Disp-On Scene	Enrt-On Scene	On Scene-Clear	Disp-Clear
437	S0471	13:51:11		14:03:42	14:10:45	12:31	N/A	07:03	19:34
463	S0420	13:51:11			14:10:51	N/A	N/A	N/A	19:40

Incident Comments

BETWEEN ADDRESS AND BRASSFIELD WINERY**TOYOTA TUNDRA THAT PEOPLE ARE CAMPING OUT OF WITH A K9 TIED UP OUTSIDE OF IT. RP HAS HAD HX OF PEOPLE 602ING AND CUTTING LOCKS AND WOULD LIKE THEM TO MOVE ON.

41

LAKE COUNTY SHERIFF'S OFFICE

CAD INCIDENT REPORT
2007110073

05/15/2025

LAKE CO SHERIFF'S OFFICE CONTROLLED DOCUMENT- DO NOT COPY

Location	Cross Streets	City
10535 HIGH VALLEY RD	BARTLETT SPRINGS RD/V	CLEARLAKE OAKS

Incident Type	Call Taker	Dispatcher
374P - ILLEGAL DUMPING	SHARDISTY	KME

Date	Priority	Primary Unit	Beat	Fire Zone	Area	Map	Source	Channel
07/11/2020		426	4B	R	4B	3	TELEPHONE CALL	

Caller Name	Caller Address	Caller Phone
[redacted] ROBERT [redacted]		

Dispositions	Weapon	Alm Level	Case Number
GONE ON ARRIVAL, GONE ON ARRIVAL			

Vehicles	Associated Incidents

Incident Times

Received	14:01:17
Created	14:04:09
Dispatched	14:08:48
En Route	
On Scene	14:17:09
Closed	14:44:47
Rcvd-Closed	43:30

Special Circumstances

Persons	Sex	DOB	Race	DL

Unit Times	Deputies	Dispatched	Enroute	On Scene	Clear	Disp-On Scene	Enrt-On Scene	On Scene-Clear	Disp-Clear
426	S0644	14:08:48		14:17:13	14:44:47	08:25	N/A	27:34	35:59
433	S0475	14:08:48		14:17:09	14:44:47	08:21	N/A	27:38	35:59

Incident Comments

PEOPLE IN "TRASHED UP VAN AND TRAILER" THAT ARE DRAGGING THEIR GARBAGE UP THE ROAD AND DUMPING IT.

PAST BRASSFIELD. HALF MILE FROM BRASSFIELD, IS WHERE THEY ARE CAMPING. ANOTHER HALF MILE PAST THAT AND WEST ON A DIRT ROAD IS WHERE THEY ARE DUMPING. SO FAR HAVE DUMPED A BOAT AND TWO TRAILERS, AND ARE CURRENTLY HAULING A VAN TO DUMP IT NOW. RP HAS PHOTOGRAPHS OF THE RESPS AND THE VEHICLES DUMPED. RP'S FRIENDS CAN 940 WITH THE RESPONDING DEPUTY FOR FURTHER INFORMATION. RP IS IN 5A CURRENTLY BUT HIS FRIENDS ARE ON SCENE.

42

LAKE COUNTY SHERIFF'S OFFICE

CAD INCIDENT REPORT
2110220148

Page 1

05/15/2025

LAKE CO SHERIFF'S OFFICE CONTROLLED DOCUMENT- DO NOT COPY

Location	Cross Streets	City
10535 HIGH VALLEY RD	BARTLETT SPRINGS RD/V	CLEARLAKE OAKS

Incident Type	Call Taker	Dispatcher
W911 - WIRELESS 911 HANG UP	SMS2	

Date	Priority	Primary Unit	Beat	Fire Zone	Area	Map	Source	Channel
10/22/2021			4B	R	4B	3	W	

Caller Name	Caller Address	Caller Phone
/UNKNOWN		

Dispositions	Weapon	Alm Level	Case Number
WIRELESS HANGUP			

Vehicles	Associated Incidents

Incident Times

Received	23:16:51
Created	23:18:16
Dispatched	
En Route	
On Scene	
Closed	23:18:59
Revd-Closed	02:08

Special Circumstances

Persons	Sex	DOB	Race	DL

Unit Times Deputies	Dispatched	Enroute	On Scene	Clear	Disp-On Scene	Enrt-On Scene	On Scene-Clear	Disp-Clear

Incident Comments

OPEN LINE - SOUNDS LIKE TV IN BACKGROUND AND MALE AND FEMALE SPEAKING TO EACH OTHER - SOUNDS CODE 4 / 41 METERS OF 39.05965800 -122.720890

43

44

0606-BOS memo

I

From: Max Stockton
To: Mireya Turner
Subject: Poverty Flats Ranch Appeal
Date: Friday, June 6, 2025 3:03:44 PM
Attachments: BOS LEGAL.doc
image001.png
BOS Memo AB .docx

Hello Mireya,

I have attached our memorandum to the BOS for your review. I am aiming to attend the July 1, 2025 hearing; however, the memo needs to be approved by June 11 in order to prepare the legal notice for publication and to coordinate with Johanna on scheduling. I was unable to meet the June 24 deadline, and if I am unable to attend the July 1 hearing, please note that Maria Kann is scheduled to be out of town until the end of July.

Please find the file path below if you wish to review the attachments as well;
E:\PLANNING DIVISION\0.PLANNING PROJECT FILES\0-Cannabis Projects\12 - Appeals\PL-25-198 Poverty Flats Appeal\Attachments

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

45

46

0606 - Main focus

J

From: Max Stockton
To: Robert Barthel
Subject: RE: [EXTERNAL]
Date: Friday, June 6, 2025 2:56:42 PM
Attachments: image001.png

Hello Bobby,

I am working on it. I have to get it reviewed, but the appeal is my main focus at the moment.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Robert Barthel <bbarthel11@gmail.com>
Sent: Friday, June 6, 2025 11:34 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Subject: [EXTERNAL]

Good morning Max. Was wondering if we had any up-date on the Appeal ? I wanted to let you know that i have obtained six signatures from residents of Highvalley rd. that support our project, (not that many people really live on the road). Did you know that Maria Kann's residence is 600 yd's off the road. As per Annje i sent a e-mail to supervisor Crandall inviting him to a site visit , no response yet. have a good weekend Bob

47

49

0609 - STOCKTON TO TURNER

K

From: Max Stockton
To: Mireya Turner
Subject: RE: Poverty Flats Ranch Appeal
Date: Monday, June 9, 2025 12:29:28 PM
Attachments: image001.png
image002.png

May I please have your edits?

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Sent: Monday, June 9, 2025 11:43 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Danae LoDolce <Danae.LoDolce@lakecountyca.gov>
Subject: RE: Poverty Flats Ranch Appeal

Great job. I had just a few wee edits. I do not need to review this again. Feel free to work with Johanna on scheduling a date, and Danae for sending out the notification.

Cordially,

Mireya G. Turner, MPA
Director
Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: mireya.turner@lakecountyca.gov

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may

49

violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, June 6, 2025 3:04 PM
To: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Subject: Poverty Flats Ranch Appeal

Hello Mireya,

I have attached our memorandum to the BOS for your review. I am aiming to attend the July 1, 2025 hearing; however, the memo needs to be approved by June 11 in order to prepare the legal notice for publication and to coordinate with Johanna on scheduling. I was unable to meet the June 24 deadline, and if I am unable to attend the July 1 hearing, please note that Maria Kann is scheduled to be out of town until the end of July.

Please find the file path below if you wish to review the attachments as well;
E:\PLANNING DIVISION\0.PLANNING PROJECT FILES\0-Cannabis Projects\12 - Appeals\PL-25-198 Poverty Flats Appeal\Attachments

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

50

0613 - Max Hills

L

From: Max Stockton
To: Robert Barthel
Subject: RE: [EXTERNAL] project appeal;
Date: Friday, June 13, 2025 12:38:27 PM
Attachments: image001.png

Hello,

There are no more hearings until after the appellant is back from Vacation July 23, so I am working with the Administration Department to schedule us as soon as possible. I am crossing my fingers for the end of July at the latest. No promises, but my memo to the Board of Supervisors is complete.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Robert Barthel <bbarthel11@gmail.com>
Sent: Friday, June 13, 2025 11:35 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Subject: [EXTERNAL] project appeal;

Hi Max, i was wondering if you have any up- date on our little project . hav a good weekend. Bob

51

(52)

0710 - Max statin

M

From: Max Stockton
To: Robert Barthel
Subject: RE: [EXTERNAL] Agenda date
Date: Thursday, July 10, 2025 8:05:11 AM
Attachments: image001.png

Hi Bobby,

That is understandable. I am trying to get as much support as we can, to overturn the constant appeals and provide support for your project entering the community, so please bring as many people with supportive facts as possible. We are tentatively set for August 5, but I am not able to send out official notification until next Friday, July 18, so keep an eye out and I will let you know.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Robert Barthel <bbarthel11@gmail.com>
Sent: Wednesday, July 9, 2025 7:49 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Subject: Re: [EXTERNAL] Agenda date

Good evening ,heck no we want to get this done asap & we know you do too. the reason i asked about the date , is i have a lot of people interested in attending the hearing & some who will watch it on zoom . If you need anything from me feel free to contact me. thanks!!

On Wed, Jul 9, 2025 at 7:25 PM Max Stockton <Max.Stockton@lakecountyca.gov> wrote:

Hello,

53

I do not know what to tell you. This is the earlies that I could get it, if I am even able to have the hearing that date because they have postponed me three times already and the appellant has been out of town too. Do you want me to push this out even further?

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Robert Barthel <bbarthel11@gmail.com>
Sent: Wednesday, July 9, 2025 1:13 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Subject: [EXTERNAL] Agenda date

Hi Max , a quick question ,is the date for the appeal hearing Aug 5th ? Just to let you know Rusty will be in Australia for the month of Sept.

54

0917 - External re August 5

N

From: Annje Dodd, PhD P.E.
To: Max Stockton
Cc: Robert Barthel; Kurt Barthel
Subject: [EXTERNAL] RE: August 5, 2025 @9:30am
Date: Thursday, July 17, 2025 12:52:04 PM
Attachments: image001.png
image003.png
image004.png
image005.png
image770418.png
image357909.png
image572323.png

Thank you!

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Thursday, July 17, 2025 12:46 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: RE: August 5, 2025 @9:30am

Hello,

I better get this scheduled for another date in August then because the appellant is unavailable in October. No problem. I will get back to you and we will get to hearing at some point.

Thank you,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

55

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Thursday, July 17, 2025 9:10 AM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] RE: August 5, 2025 @9:30am

Any of the other dates in August work. September doesn't work because the applicant will be out of the country. If we have to move into October, I will need to check in with the applicant.

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Thursday, July 17, 2025 7:45 AM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: RE: August 5, 2025 @9:30am

Hello,

May I have an approximate date that will work for all of you?

Thank you,

Max Stockton

56

Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: **max.stockton@lakecountyca.gov**

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Wednesday, July 16, 2025 9:08 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] Re: August 5, 2025 @9:30am

Thank you!

Get Outlook for iOS

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Wednesday, July 16, 2025 6:59:21 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: RE: August 5, 2025 @9:30am

57

Absolutely! Allow me a few days to work on this.

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: **max.stockton@lakecountyca.gov**

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Sent: Wednesday, July 16, 2025 4:55 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: [EXTERNAL] RE: August 5, 2025 @9:30am
Importance: High

Hi Max,

I am so sorry, but unfortunately something has come up so that the August 5th date no longer works for the me or the Barthel's. Could we please move this item to another date in August?

Thank you,
Annje

Annje Dodd, PhD P.E.
Principal Engineer
NORTHPOINT
CONSULTING GROUP, INC
1117 Samoa Blvd. Arcata, CA 95521
P: (707) 798-6438 EXT. 703 C: (707) 845-1340
Annje@NorthPointEureka.com
www.NorthPointEureka.com

50

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Tuesday, July 15, 2025 12:50 PM
To: Annje Dodd, PhD P.E. <Annje@northpointeureka.com>
Cc: Robert Barthel <bbarthel11@gmail.com>; Kurt Barthel <fxcrkfm6172@sbcglobal.net>
Subject: August 5, 2025 @9:30am

Hello All,

I am pre-notifying all of you that these items are about to be posted for the public on July 21, 2025, regarding the appeal of the Poverty Flats Ranch project. Please see the Memorandum to the Board and all applicable attachments that are not yet public. I wanted to provide you with sufficient notice to enable you to submit any comments, and to inform others that public comments should be received promptly. Please note I must provide the staff report to the board clerk by July 21, 2025 for publication by Friday, August 1, 2025. As such, comments received after July 21 will be included as green sheets. Comments may be submitted to LakeCounty.ClerkoftheBoard@lakecountyca.gov. Please CC me.

I hope this notice helps,

Max Stockton
Assistant Planner II
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: **max.stockton@lakecountyca.gov**

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Download Attached Files

Reply to this Secure Message

59

Secure Message Info

Message ID	oC7GaJ5OVUjdqtTrsU1Gms
Message Expires	Tuesday, 22 July
Message URL	https://filetransfer.co.lake.ca.us/message/oC7GaJ5OVUjdqtTrsU1Gms
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
BOS Memo PL-25-198.pdf	685 KB
F - Site Visit Pictures.pdf	14 MB
A - Staff Report.pdf	973 KB
A1 - Site Plans.pdf	1.19 MB
A2 - Conditions of Approval.pdf	307 KB
A3 - Draft ISMND redlined.pdf	4.24 MB
A4 - Property Management Plan.pdf	771 KB
A5 - Hydrology report and DMP.pdf	3.44 MB
A6 - Biological Assessment.pdf	7.04 MB
A7 - Agency Comments.pdf	1.18 MB
A8 - Public Comment.pdf	7.98 MB
B -5-22-2025 PC MINUTES POVERTY FLATS PL25-68, UP 23-09.pdf	90.8 KB
C - PL-25-198 Appeal Application.pdf	1.48 MB

60

D - Botanical Survey.pdf 7.79 MB

Download Attached Files

Reply to this Secure Message

If you need assistance accessing or using this Secure Message system, please contact support at

61

Exhibit A-32

Description: Email from County of Lake Concern-Complaint Form Review is Complete

Source: County
Relevant Pages: APP-344 – APP-345
Cited In: Section 5.C

From: **County of Lake** donotreply@laserfiche.com
Subject: County of Lake Concern/Complaint Form Review is complete.
Date: November 18, 2025 at 3:06 PM
To: mariackann@gmail.com

CL

Thank you for submitting your concerns to us. We have completed our review and the final results are attached to this e-mail. Please feel free to reach out to us if this does not fully address your concerns.

Thank you,
County of Lake

Please note: this message was sent from an automated system. Please do not reply to this message because no one will be able to read your reply.

Citizen Concern_Complaint Form.pdf
115 KB

Exhibit A-33

Description: Citizen Concern_Complaint Form Closed with Mireya Turner's Reply

Source: County
Relevant Pages: APP-346 – APP-348
Cited In: Section 5.C.B.

Citizen Concern/Complaint Form

Name of the individual who submitted the concern/complaint

Maria Kann

E-mail Address:

mariackann@gmail.com

Mailing Address:

Street Address

12250 High Valley Road

Address Line 2

City

Clearlake Oaks

State/Province/Region

CA

Postal/Zip Code

95423

Country

United States

Name of the Department(s) which submitter has a concern/complaint about (if known):

CDD

Concerns/Complaint:

violations of duties, fairness, etc. in performance of public duties by Max Stockton, CDD Planner

see attached

File Upload

(Optional)

20251117091448.pdf	3.5MB
2025-46_Maria Kann_CDD.pdf	279.86KB

Signature

By signing below, I acknowledge that the information provided herein is true, correct, and complete.

Received by Wendy Hoffman

Date

2025-11-17

Department/County Response

Mireya Turner

Please describe the action you/your department will be taking to resolve the complaint:

Note: this information will be sent back to the complainant.

This complaint was forwarded to the Administration Office and Community Development Department by the District Attorney.
Transparency throughout all Community Development Department processes are a priority as an integral part of excellent public service.
Associate Planner Max Stockton has acted entirely within department policies and Planning best practices.
Communication with applicants is a normal practice during the permit and any appeal process. The department has expended considerable

effort responding to Ms. Kann's 14 Public Records Act requests, also consistent with transparency of process.
While a bit of wordsmithing may be advisable, sending the applicant the documents for the appeal of their permit is normal and part of a transparent process. The department accepts draft Initial Study Checklist documents. As Lead Agency, Staff reviews, corroborates, and verifies accuracy of the draft document prior to including it as part of the project.
All planners will receive further training on their role/transparency/objectivity at our next planning division meeting. No disciplinary action will be taken in this matter.

Departmental Review Conducted By: *

The individual who processed this request.

Mireya G. Turner

Date

2025-11-18

Exhibit A-34

Description: Recommendations from CDD to BOS and Planning Commission for PEIR for Water and Odor

Source: CDD
Relevant Pages: APP-349 – APP-407
Cited In: Section 7

S

ign In Meeting Calendar

RSS

Details Reports

File #:	25-990 Version: 1	Name:	
Type:	Action Item	Status:	Agenda Ready
File created:	10/1/2025	In control:	BOARD OF SUPERVISO
On agenda:	10/7/2025	Final action:	
Title:	2:30 P.M. - Consideration of Presentation on Cannabis Policy Update Process		
Sponsors:	Community Development		
Attachments:	1. LakeCoCannabisRegulationsUpdate_EIRScope_092925		

History (0) Text

Memorandum

Date: **October 7, 2025**

To: **The Honorable Lake County Board of Supervisors**

From: **Mireya G. Turner, Community Development Director**

Subject: **Presentation of Cannabis Regulation Update**

Executive Summary: Since 2014, regulations concerning cannabis-related businesses have been established. The Board of Supervisors has periodically revised these regulations to reflect updates in state law and to incorporate insights gained from existing procedures. This update reflects a considerable amount of input from the Board of Supervisors, Planning Commission, Cannabis Ordinance Task Force, relevant departments, and the public.

Staff recommends amending Article 27, Uses Generally Permitted in light of these contributions, while we concurrently work on establishing thresholds of significance through the CEQA process for issues associated with the revised Cannabis Ordinance, Article 73, which is in the Drafting process with the Planning Division.

Direction from the Board on this process has been clear; to streamline the current regulations to support legal cannabis activity, while considering the impacts of the industry on the surrounding environment and improve processes to reveal and address bad actors. The following summary identifies issues for the local regulations governing commercial cannabis-related enterprises that can be corrected by implementation of an amendment to Article 27, Uses Generally Permitted. These actions have no potential for significant effect on the environment, qualifying for the Common Sense exemption in the California Environmental Quality Act (CEQA) Section 15061(b)(3).

The following summary addresses these issues to achieve these directives, as directed by the Board of Supervisors.

- Increased setbacks from offsite residences from 200’ to 500’
- A cap in the size of the commercial cannabis canopy at 20 acres or 871,200 square feet
- Incomplete, abandoned applications - establishes process for departmental denial of stagnant applications
- Application and Qualifications for Background Clearance for County Permit sync with state regulations to address challenges noted by the Treasurer-Tax Collector for tax collection
- Active warrant review for property owner(s) and applicant(s) - to be established at Completeness Review stage
- Method for Calculating Canopy - sync with state method
- Setbacks from Industrial Hemp and Commercial Cannabis canopy - for clarity during site visits
- Scenic Corridor setbacks
- METRC Track and Trace tag destruction after use

- Commercial Cannabis Cultivation Exclusion Areas; Clear Lake at 7.79 Rumsey as Public Land
- Farmland Protection Zone; Greenhouse construction shall utilize anchor-point foundation when feasible. Concrete slab foundations are discouraged.
- Setbacks from watercourses in alignment with the minimum Riparian Setbacks approved by the California State Water Resources Quality Control Board.
- Construction hours, Operational hours, and Delivery hours
- Opt Out and Reduced Canopy Process due to CDD by June 1
- Opt Out not allowed for consecutive years
- Voluntary Termination of Use for an Approved Project
- Expiration; two years of inactivity, including two consecutive years of opting out
- Removal of 10-year permit limit
- $5,000 Restoration Bond; Lake County as obligee

The proposed timeline for presentation of a draft ordinance of the above listed items is as follows:

- Presentation of this summary to the Planning Commission on October 9, 2025;
- Public Hearing of draft Ordinance at Planning Commission on November 13, 2025;
- Public Hearing and possible first reading of draft Ordinance at Board of Supervisors on November 18, 2025;

Please note that the following items, which will not be addressed by implementation of an amendment to Article 27, Uses Generally Permitted, will require CEQA analysis for the drafting of Article 73.

- Air Quality
- Water Use
- Prohibited activities: tree removal, odor
- Type S: Shared Manufacturing facilities
- Type 9 Retail sales, delivery only
- Type 10 retail sales with onsite consumption

- Temporary Cannabis events
- Temporary Cannabis events with onsite consumption
- Excessive Concentration of Retail Sales locations

Since 2014, the two main topics of complaints and concerns expressed by the public, Planning Commission, and Board of Supervisors has been odor and water impacts of commercial cannabis cultivation. Staff recommends a Programmatic Environmental Impact Report (PEIR) be conducted in order to establish thresholds of impact for these aspects of cannabis cultivation and processing. Included as Attachment A is a recent estimate for a PEIR specific to odor impacts. Staff requests Board direction regarding the addition of a PEIR to the development of Article 73.

If not budgeted, fill in the blanks below only:
Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply): ☒ Not applicable

☐ Fully Article X. <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI>- and/or Consultant Selection Policy <http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+$!26+Procedures+Manual/Ch4_2021v2.pdf>- Compliant (*describe process undertaken in "Executive Summary"*)
☐ Section 2-38 <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI> Exemption from Competitive Bidding (*rationale in "Executive Summary," attach documentation, as needed*)
☐ For Technology Purchases: Vetted and Supported by the Technology Governance Committee <http://lcnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf> (*"Yes," if checked*) ☐ Other (*Please describe in Executive Summary*)

Consistency with Vision 2028 <http://www.lakecountyca.gov/Government/Directory/Administration/Visioning/Vision2028.htm> (check all that apply): ☐ Not applicable

☒ Well-being of Residents Prevention, Preparedness, Recovery	☐ Public Safety	☐ Disaster
☒ Economic Development	☐ Infrastructure	☐ County Workforce

☐ Community Collaboration ☐ Business Process Efficiency ☐ Clear Lake

Recommended Action: Provide Board direction regarding the addition of a PEIR to the Article 73 drafting process.

File #:	25-1047 Version: 1	Name:	
Type:	Action Item	Status:	Agenda Ready
File created:	10/22/2025	In control:	BOARD OF SUPERVISORS
On agenda:	11/4/2025	Final action:	
Title:	1:15 P.M. - Consideration of Presentation on Cannabis Policy Update Process		
Sponsors:	Community Development		
Attachments:	1. LakeCoCannabisRegulationsUpdate_EIRScope_092925		

Memorandum

Date: **November 4, 2025**

To: **The Honorable Lake County Board of Supervisors**

From: **Mireya G. Turner, Community Development Director**

Subject: **Presentation of Cannabis Regulation Update**

Executive Summary: Since 2014, regulations concerning cannabis-related businesses have been established. The Board of Supervisors has periodically revised these regulations to reflect updates in state law and to incorporate insights gained from existing procedures. This update reflects a considerable amount of input from the Board of Supervisors, Planning Commission, Cannabis Ordinance Task Force, relevant departments, and the public.

Staff recommends amending Article 27, Uses Generally Permitted in light of these contributions, while we concurrently work on establishing thresholds of significance through the CEQA process for issues associated with the revised Cannabis Ordinance, Article 73, which is in the Drafting process with the Planning Division.

Direction from the Board on this process has been clear; to streamline the current regulations to support legal cannabis activity, while considering the impacts of the industry on the surrounding environment and improve processes to reveal and address bad actors. The following summary identifies issues for the local regulations governing commercial cannabis-related enterprises that can be corrected by implementation of an amendment to Article 27, Uses Generally Permitted. These actions have no potential for significant effect on the environment, qualifying for the

Common Sense exemption in the California Environmental Quality Act (CEQA) Section 15061(b)

(3).

The following summary addresses these issues to achieve these directives, as directed by the Board of Supervisors.

- Increased setbacks from offsite residences from 200' to 500'
- A cap in the size of the commercial cannabis canopy at 20 acres or 871,200 square feet
- Incomplete, abandoned applications - establishes process for departmental denial of stagnant applications
- Application and Qualifications for Background Clearance for County Permit - sync with state regulations to address challenges noted by the Treasurer-Tax Collector for tax collection
- Active warrant review for property owner(s) and applicant(s) - to be established at Completeness Review stage
- Method for Calculating Canopy - sync with state method
- Setbacks from Industrial Hemp and Commercial Cannabis canopy - for clarity during site visits
- Scenic Corridor setbacks
- METRC Track and Trace tag destruction after use
- Commercial Cannabis Cultivation Exclusion Areas; Clear Lake at 7.79 Rumsey as Public Land
- Farmland Protection Zone; Greenhouse construction shall utilize anchor-point foundation when feasible. Concrete slab foundations are discouraged.
- Setbacks from watercourses in alignment with the minimum Riparian Setbacks approved by the California State Water Resources Quality Control Board.
- Construction hours, Operational hours, and Delivery hours
- Opt Out and Reduced Canopy Process due to CDD by June 1
- Opt Out not allowed for consecutive years
- Voluntary Termination of Use for an Approved Project
- Expiration; two years of inactivity, including two consecutive years of opting out
- Removal of 10-year permit limit
- $5,000 Restoration Bond; Lake County as obligee

regarding the addition of the development standards to apply at 20 acres or 871,200 square

The proposed timeline for presentation of a draft ordinance of the above listed items is as follows:

- Presentation of this summary to the Planning Commission on October 9, 2025;
- Public Hearing of draft Ordinance at Planning Commission on November 13, 2025;
- Public Hearing and possible first reading of draft Ordinance at Board of Supervisors on November 18, 2025;

Please note that the following items, which will not be addressed by implementation of an amendment to Article 27, Uses Generally Permitted, will require CEQA analysis for the drafting of Article 73.

- Air Quality
- Water Use
- Prohibited activities: tree removal, odor
- Type S: Shared Manufacturing facilities
- Type 9 Retail sales, delivery only
- Type 10 retail sales with onsite consumption
- Temporary Cannabis events
- Temporary Cannabis events with onsite consumption
- Excessive Concentration of Retail Sales locations

Since 2014, the two main topics of complaints and concerns expressed by the public, Planning Commission, and Board of Supervisors has been odor and water impacts of commercial cannabis cultivation. Staff recommends a Programmatic Environmental Impact Report (PEIR) be conducted in order to establish thresholds of impact for these aspects of cannabis cultivation and processing. Included as Attachment A is a recent estimate for a PEIR specific to odor impacts. Staff requests Board direction regarding the addition of a PEIR to the development of Article 73.

Recommended Action: Provide Board direction regarding the addition of a PEIR to the Article 73 drafting process.

File #:	25-997 Version: 1	Name:	
Type:	Report	Status:	Agenda Ready
File created:	10/2/2025	In control:	Planning Commission
On agenda:	10/9/2025	Final action:	
Title:	Presentation of Cannabis Regulation Update		
Attachments:	1. EIR Scope		

Date: **October 9, 2025**

To: **Lake County Planning Commission**

From: **Mireya G. Turner, Community Development Director**

Subject: **Presentation of Cannabis Regulation Update**

Executive Summary: Since 2014, regulations concerning cannabis-related businesses have been established. The Board of Supervisors has periodically revised these regulations to reflect updates in state law and to incorporate insights gained from existing procedures. This update reflects a considerable amount of input from the Board of Supervisors, Planning Commission, Cannabis Ordinance Task Force, relevant departments, and the public.

Staff recommends amending Article 27, Uses Generally Permitted in light of these contributions, while we concurrently work on establishing thresholds of significance through the CEQA process for issues associated with the revised Cannabis Ordinance, Article 73, which is in the Drafting process with the Planning Division.

Direction from the Board on this process has been clear; to streamline the current regulations to support legal cannabis activity, while considering the impacts of the industry on the surrounding environment and improve processes to reveal and address bad actors. The following summary identifies issues for the local regulations governing commercial cannabis-related enterprises that can be corrected by implementation of an amendment to Article 27, Uses Generally Permitted. These actions have no potential for significant effect on the environment, qualifying for the Common Sense exemption in the California Environmental Quality Act (CEQA) Section 15061(b)(3).

The following summary addresses these issues to achieve these directives, as directed by the Board of Supervisors.

- Increased setbacks from offsite residences from 200’ to 500’
- A cap in the size of the commercial cannabis canopy at 20 acres or 871,200 square feet
- Incomplete, abandoned applications - establishes process for departmental denial of stagnant applications

California State Water Resources Quality Control Board.

- Application and Qualifications for Background Clearance for County Permit - sync with state regulations to address challenges noted by the Treasurer-Tax Collector for tax collection
- Active warrant review for property owner(s) and applicant(s) - to be established at Completeness Review stage
- Method for Calculating Canopy - sync with state method
- Setbacks from Industrial Hemp and Commercial Cannabis canopy - for clarity during site visits
- Scenic Corridor setbacks
- METRC Track and Trace tag destruction after use
- Commercial Cannabis Cultivation Exclusion Areas; Clear Lake at 7.79 Rumsey as Public Land
- Farmland Protection Zone; Greenhouse construction shall utilize anchor-point foundation when feasible.

  Concrete slab foundations are discouraged.
- Setbacks from watercourses in alignment with the minimum Riparian Setbacks approved by the California State Water Resources Quality Control Board.
- Construction hours, Operational hours, and Delivery hours
- Opt Out and Reduced Canopy Process due to CDD by June 1
- Opt Out not allowed for consecutive years
- Voluntary Termination of Use for an Approved Project
- Expiration; two years of inactivity, including two consecutive years of opting out • Removal of 10-year permit limit
- $5,000 Restoration Bond; Lake County as obligee

The proposed timeline for presentation of a draft ordinance of the above listed items is as follows:

- Informational Update to the Board of Supervisors on October 7, 2025
- Informational Update to the Planning Commission on October 9, 2025
- Public Hearing of draft Ordinance at Planning Commission on November 13, 2025
- Public Hearing and possible first reading of draft Ordinance at Board of Supervisors on November 18, 2025

Please note that the following items, which will not be addressed by implementation of an amendment to Article 27, Uses Generally Permitted, will require CEQA analysis for the drafting of Article 73.

- Air Quality
- Water Use
- Prohibited activities: tree removal, odor
- Type S: Shared Manufacturing facilities
- Type 9 Retail sales, delivery only
- Type 10 retail sales with onsite consumption
- Temporary Cannabis events
- Temporary Cannabis events with onsite consumption
- Excessive Concentration of Retail Sales locations

Since 2014, the two main topics of complaints and concerns expressed by the public, Planning Commission, and

Board of Supervisors has been odor and water impacts of commercial cannabis cultivation. Staff recommends a Programmatic Environmental Impact Report (PEIR) be conducted in order to establish thresholds of impact for these aspects of cannabis cultivation and processing. Included as Attachment A is a recent estimate for a PEIR specific to odor impacts. Staff is requesting Board direction regarding the addition of a PEIR to the development of Article 73.

September 29, 2025

Mireya G. Turner, MPA, Director
Community
Development 255 N.
Forbes St. Lakeport, CA
95453
mireya.turner@lakecountyca.gov

VIA EMAIL

Subject: Proposed Scope of Work for the Lake County Cannabis Regulations Update Project CEQA Compliance

Dear Mireya,

Thank you for this opportunity to provide our preliminary scope and cost to prepare the CEQA compliance for the proposed Lake County Cannabis Regulations Update project (proposed project) for Lake County (County). Our scope of work has been prepared to assist the County in preparing a defensible environmental documentation pursuant to the California Environmental Quality Act (CEQA). We will prepare all documentation accordingly and ensure that the documents and process comply with applicable provisions of state law and the County's requirements. We will ensure that all documentation meets the County's objectives for defensible, high-quality, and cost-effective delivery of environmental services. This proposal includes our scope of services, estimated cost, and preliminary schedule for preparing and processing the environmental and technical documentation needed for an Environmental Impact Report (EIR) for CEQA clearance of the project. In addition, pending the exact nature of the proposed updates, it is possible that other CEQA clearance options may be appropriate. We believe that another CEQA option other than an EIR would be completed for less time and budget.

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal. If you have any questions, please contact me at 707-217-6818 (mobile) or tmccracken@placeworks.com.

Respectfully submitted,

PLACEWORKS



Terri McCracken
Principal

Project Understanding

We understand that the proposed project entails an update to the Lake County Municipal Code (LCMC) cannabis regulations for permitting, cultivation, and cultivation to specifically address cannabis odors in Lake County.

PlaceWorks Approach

PlaceWorks will apply its collective experience in preparing detailed environmental review documents for the proposed updates to the cannabis regulations, including our local familiarity with Lake County, to prepare an EIR for the proposed project. The EIR will include information from an air quality technical report prepared by PlaceWorks in-house technical experts.

Scope of Work

This section describes the scope of services to be completed by the PlaceWorks team for the project. All CEQA documentation will be prepared in accordance with the requirements of the CEQA Statute (California Public Resources Code, Sections 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

Task 1. Project Initiation and Project Management

1.1 Kick-off Meeting

PlaceWorks will organize a project kick-off meeting with County and PlaceWorks staff to discuss the project; collect available project information and studies; identify any data needs and gaps; further define roles and responsibilities; set a plan/protocol for meetings and communication; confirm the project approach, timeline, and key deliverables; and refine the overall work program, as needed. Prior to the kick-off meeting, PlaceWorks will prepare an agenda and draft a work plan/schedule and data needs list for discussion at the meeting. After the kick-off meeting, PlaceWorks will prepare and submit meeting notes and finalize the project schedule.

Task 1.1 Deliverables:

- Meeting agendas and notes (electronic submittal in Word format)
- Revised project schedule (electronic submittal in PDF)

1.2 Project Management

PlaceWorks principal in charge, project manager, and key technical staff will coordinate regularly with County staff to ensure that all CEQA documentation and associated technical documents are legally defensible, accurate, and useful to decision makers when considering the approval of the project.

Project management responsibilities include: 1) task scheduling and assignment; 2) management of resources; 3) internal coordination; 4) monitoring of costs and schedule adherence; 5) progress reports; 6) consultation and

coordination with local and state entities relative to the environmental review process; and 7) coordination and communications with County staff to ensure compliance with policies, procedures, and any applicable codes. This task assumes 4 to 8 hours per month of project management over the course of the project, with the greater time (8 hours) being during the heavier work time periods (e.g., preparing the Administrative Draft EIR and Final EIR).

1.3 Status Meetings

The PlaceWorks principal in charge and project manager will attend and participate in up to 27 virtual status meetings, with County staff throughout the environmental process to discuss project details and issues, such as the project description, technical studies, status updates, and comments on the CEQA documents. The scope assumes approximately 30 minutes for each meeting and additional time for preparation. We are also available for informal calls on the project for the duration of the work.

1.4 Data Collection

Early data collection and verification are imperative to achieving timely deliverables. As part of the project initiation, the PlaceWorks team will embark on a data collection exercise to gather all existing data and reports available for the project that are relevant to establishing existing conditions and impact evaluation methods for the EIR. PlaceWorks will prepare a data needs list for County and project applicant staff. The data provided will be verified and circulated to the team to ensure that all technical reviews are using the same assumptions and consistency throughout the CEQA review process.

Task 1.4 Deliverables:

- Data needs request (electronic submittal in PDF)

1.5 Tribal Outreach

PlaceWorks will assist the County in consulting with California Native American tribes pursuant to the Native American Historic Resource Protection Act, commonly known by its legislative bill number, Assembly Bill 52 (AB 52). At the direction and discretion of the lead agency, PlaceWorks will assist in drafting consultation letters, coordinating tribal meetings, and maintaining the AB 52 administrative record. PlaceWorks will also attend one tribal consultation meeting. If the consultation requests from the tribes or services requested from the County will require more effort that will exceed the budget provided herein, then a contract modification would be required.

Task 1.5 Deliverable:

- Tribal consultation request letters (electronic submittals in Word format and PDF)

1.6 Administrative Record

PlaceWorks will maintain the CEQA portion of the administrative record on an ongoing basis throughout the process. The administrative recorded will be submitted at the close of the project.

Task 1.5 Deliverable:

- Administrative Record (electronic submittal in Excel format)

2.1 Draft Project Description

PlaceWorks will prepare a comprehensive project description for the proposed LCMC revisions to the cannabis regulations, with emphasis on any components with the potential to have a physical impact on the environment. The project description will also identify the project objectives and required project approvals from the County and responsible agencies. PlaceWorks will respond to one round of consolidated comments on the draft project description and submit a revised project description as part of the Administrative Draft EIR (Task 2.5).

Note, if it is determined that upon completion of the project description, that the proposed project would result in net benefits to the environment by reducing the adverse effects of odors from cannabis cultivation and processing, we will work with the County to revise the CEQA approach for what best addresses the final project description.

Task 2.1 Deliverable:

- Draft project description (electronic submittal in Word format)

2.2 Initial Study and Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the EIR. Due to the focused nature of this EIR on odor, our scope of work assumes that the NOP will substantiate the basis for which certain environmental topics and some standards of significance will not be evaluated in the EIR. Pursuant to County requirements, PlaceWorks will submit a draft and final version of the NOP for County staff review.

PlaceWorks staff will be responsible for circulation of the NOP, along with the required Notice of Completion (NOC) form, to the State Clearinghouse. This scope of work assumes that the County will be responsible for local noticing.

Task 2.2 Deliverables:

- Draft and final Notice of Preparation (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Notice of Preparation and Notice of Completion (electronic submittal to State Clearinghouse)

2.3 Scoping Meeting

During the 30-day comment period for the NOP, PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR. PlaceWorks will prepare supporting materials as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the scoping meeting, if requested by County staff. PlaceWorks will prepare a summary of scoping meeting comments to be summarized and addressed in the EIR as required and attached in their entirety to the Draft EIR as an appendix.

Task 2.3 Deliverable:

- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation

Task 3. Technical Report

3.1 Air Quality: Odor

With the proliferation of cannabis cultivation facilities, both in outdoor settings and in greenhouses, many counties have experienced a large number of odor complaints. PlaceWorks rely on information gathered from the literature review of the air quality and odor impacts of these facilities as part of Task 1.4 (Data Collection). More than 150 distinct terpenes have been identified in different cannabis strains. More recently, thiols, volatile sulfur compounds that smell like rotten eggs or skunk musk, have been identified and disperse over longer distances than terpenes with very low detection concentrations.

PlaceWorks will research the emission factors associated with cannabis grow facilities and use air quality modeling to determine the distances odors can travel to nearby receptors. Based on the results of the modeling effort, PlaceWorks will recommend potential buffer zones between cultivation facilities and sensitive receptors, such as residences and schools, that should alleviate some of the odor concerns. PlaceWorks will also investigate the various odor control technologies that are available for reducing odors in growing facilities, such as carbon filters, scrubbers, biofiltration, and masking agents, and their effectiveness. There are limited options for odor control for outdoor cultivation; however, these options will also be evaluated.

In addition, PlaceWorks will research how different air pollution control districts, including Lake County Air Quality Management District, are dealing with odor complaints that arise from cannabis operations. Santa Barbara County Air Pollution Control District has advisories regarding the air quality aspects of this industry. However, the District also states that since the growing and harvesting of cannabis is considered an agricultural operation, the odor nuisance rule does not apply to cannabis cultivation since the odors are emanating from agricultural operations. However, post-harvesting cannabis operations, including processing, storage, distribution, and retail operations, are covered under the odor nuisance regulations. PlaceWorks will compile and summarize the different APCDs rules, regulations, and odor complaints regarding cannabis cultivation.

PlaceWorks will respond to one round of consolidated comments on the draft technical report and submit a revised report as part of the appendices of the Draft EIR.

Task 4.1 Deliverable:

- Air Quality Technical Report on Cannabis related Odor in (electronic submittal in Word format and PDF)

Task 4. Environmental Impact Report

4.1 Environmental Analysis

The program-level impact analysis will address all CEQA requirements, including an evaluation of cumulative impacts, and project alternatives. The EIR will focus on CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. As currently proposed, our scope of work is for a focused EIR to evaluate the potential for cannabis-related odors. This analysis will be incorporated into the deliverable for Task 4.3.

For any identified environmental impact, a set of feasible mitigation measures will be recommended. This section will incorporate the findings from the technical report described in Task 3.1.

4.2 Alternatives Evaluation

This scope of work assumes that the alternatives analysis will evaluate the CEQA-required "No Project Alternative" as well as one to two additional alternatives for a total of up to three alternatives. PlaceWorks will advise the County on a range of potential alternatives for inclusion in the analysis. The alternatives will be selected based on their potential ability to reduce the significant impacts of the project. Any alternatives discussed but not selected will be described in the EIR as "considered but rejected." This analysis will be incorporated into the deliverable for Task 4.3.

4.3 Administrative Draft EIR

PlaceWorks will compile the Administrative Draft EIR and submit it to County staff for review and comment. The Administrative Draft EIR will include the following chapters:

- Executive Summary. PlaceWorks will create a summary in a form consistent with CEQA Guidelines Section 15123. This summary will facilitate a quick understanding of environmental issues, and the actions required to mitigate potential impacts. It will include a summary table of impacts, mitigation measures, and levels of significance before and after mitigation.
- Project Description. The Administrative Draft EIR will include the revised Project Description drafted under Task 2.1 based on County comments.
- Setting, Impacts, and Mitigation Measures. The existing setting information, impact analyses, and mitigation measures developed in the EIR will be combined to create chapters describing environmental consequences for each CEQA-required topic.
- Alternatives Evaluation. The alternatives evaluation completed under Task 4.2 will be incorporated into the Administrative Draft EIR. This chapter will include a tabular comparison of the impacts of the alternatives.
- CEQA-Required Assessment Conclusions. PlaceWorks will prepare assessment conclusions to meet CEQA Guidelines for the following mandatory findings:
  - » Cumulative Impacts
  - » Growth Inducement
  - » Unavoidable Significant Effects
  - » Significant Irreversible Changes
  - » Impacts Found Not to be Significant
- Report Preparers. This chapter will identify the consultants and staff who prepared the EIR.

Task 4.3 Deliverable:

- Administrative Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.4 Screencheck Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Administrative Draft EIR from County staff to create the Screencheck Draft EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.4 Deliverable:

- Screencheck Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.5 Public Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Draft EIR from County staff to create the Draft EIR for public review. This scope of work assumes that comments on the Screencheck Draft EIR will be limited to grammatical, format, and typographical comments. The PDF of the Draft EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader.

Task 4.5 Deliverable:

- Public Draft EIR (electronic submittal in Word format and PDF

4.6 Notice of Availability and Posting

PlaceWorks will prepare the Notice of Availability (NOA) of the Draft EIR. PlaceWorks will be responsible for delivery of the Draft EIR and NOA to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., summary form and/or NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and Americans with Disabilities Act (ADA) compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.6 Deliverables:

- Draft and final Notice of Availability (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Draft EIR, Notice of Availability, Notice of Completion, and Summary Form (electronic submittal to State Clearinghouse)

4.7 Public Comment Hearing

During the CEQA-required 45-day public review period, PlaceWorks will attend a public hearing to receive comments on the Draft EIR. PlaceWorks will prepare supporting material as needed, including a PowerPoint presentation, comment cards, signin sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff. PlaceWorks will record the public comments to be addressed in the Final EIR as required.

Task 4.7 Deliverable:

- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation

4.8 Administrative Draft Final EIR

Following the public review period, the PlaceWorks team will compile and organize the comments received on the Draft EIR. Each comment letter received will be bracketed and assigned a number to facilitate review. This scope of work assumes that County staff will forward all public comments within five working days of the close of the public review period, and that the project applicant's consultants will be available to respond to any comments on their respective reports. PlaceWorks will prepare a detailed response to comments Excel matrix to facilitate efficiency among the team of responders. Following the initial phase of responding to comments, the matrix will be converted to a Word table for incorporation into the relevant Final EIR chapter.

This scope of work assumes that PlaceWorks staff will devote 60 hours of staff labor for responding to public comments on the Draft EIR. If additional time is needed due to an unforeseen volume of comments, we may request a contract modification to cover additional labor costs.

PlaceWorks will prepare an Administrative Draft Final EIR and submit it to County staff for review and comment. The Administrative Draft Final EIR will include the list of commenters, responses to comments and additional analysis, and revisions to the Draft EIR as necessary. The Administrative Draft Final EIR will also include the Draft Mitigation Monitoring and Reporting Program (MMRP).

Task 4.8 Deliverables:

- Administrative Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)
- Revised Draft MMRP (electronic submittal in Word format)

4.9 Screencheck Final EIR

PlaceWorks will incorporate one consolidated set of comments on the second Administrative Draft Final EIR from County staff to create the Screencheck Final EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.9 Deliverable:

- Screencheck Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.10 Public Final EIR and MMRP

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Final EIR from County staff to create the Public Final EIR for publication. This scope of work assumes that comments on the Screencheck Final EIR will be limited to grammatical, format, and typographical comments. The PDF of the Final EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader. The Final EIR will include the final MMRP.

PlaceWorks will be responsible for delivery of the Final EIR to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.10 Deliverables:

- Public Final EIR (electronic submittal in Word format and PDF)
- Final MMRP (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Final EIR and Notice of Completion (electronic submittal to State Clearinghouse)

4.11 Findings of Fact and Statement of Overriding Considerations

PlaceWorks will assist County staff in preparing the Findings of Fact for the Resolution on the EIR. If significant and unavoidable impacts are disclosed, we will prepare the Statement of Overriding Considerations necessary to support certification of the EIR. It is assumed that PlaceWorks will prepare the draft Findings of Fact and Statement of Overriding Considerations and County staff will revise and finalize the documents.

Task 4.11 Deliverable:

- Draft and final Findings of Fact and Statement of Overriding Considerations (electronic submittal in Word format)

4.12 Certification Hearings

PlaceWorks will attend up to two public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR. We will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff.

Task 4.12 Deliverable:

- Certification Hearing materials as requested by County staff, including a PowerPoint presentation

4.13 Notice of Determination

Following the certification of the EIR and within five days of project approval, PlaceWorks will prepare a Notice of Determination (NOD) for the County to submit to the Lake County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees. PlaceWorks will be responsible for filing the NOD with the State Clearinghouse. PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.13 Deliverables:

- Draft and final Notice of Determination (electronic submittal in Word format and PDF)
- Publication of Notice of Determination (electronic submittal to State Clearinghouse)

Schedule, Products, and Meetings

This section describes the products associated with PlaceWorks' scope of work and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

Schedule

Table 1, *Proposed Schedule*, provides a breakdown of the CEQA schedule including County's review times. In general, when factoring in County review times and final hearings, preparation of the EIR will take approximately 12 months. The assumptions made in this schedule are based on:

- No changes to project description. Our schedule approach assumes that all project plans and provided technical reports are available when the project is initiated and that no changes to the project description or County requirements such as additional technical studies would occur throughout the CEQA process.
- Biweekly status meetings. We propose the status meetings (see Task 1.3) occur bi-weekly (twice a month). This is to ensure that as issues arise, they are being addressed in the most efficient way possible. In our experience, biweekly meetings hold consultants and County staff accountable to the pace needed to meet the timeline. Up to 27 biweekly meetings are proposed under this schedule.
- Alternatives to the proposed project. This timeline assumes that the alternatives to the project will be determined as early in the process as possible.
- Limited Printing. All products will be submitted in Word format and/or PDF described in this scope of work.

Products

The following products will be submitted to the County in fulfillment of our proposed scope of work:

- Meeting agendas and notes
- Revised project schedule
- Data needs request
- Tribal consultation request letters
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft EIR
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft Final EIR
- Revised Draft MMRP

- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by County staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse

Meetings

- Terri McCracken and/or Rachel Goren will attend up to 27 virtual meetings with County staff for the project.
- PlaceWorks will attend a virtual public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR.
- PlaceWorks will attend a virtual public hearing to receive comments on the Draft EIR.
- PlaceWorks will attend up to two virtual public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR.
- We are available to attend additional meetings on a time-and-materials basis.

Assumptions

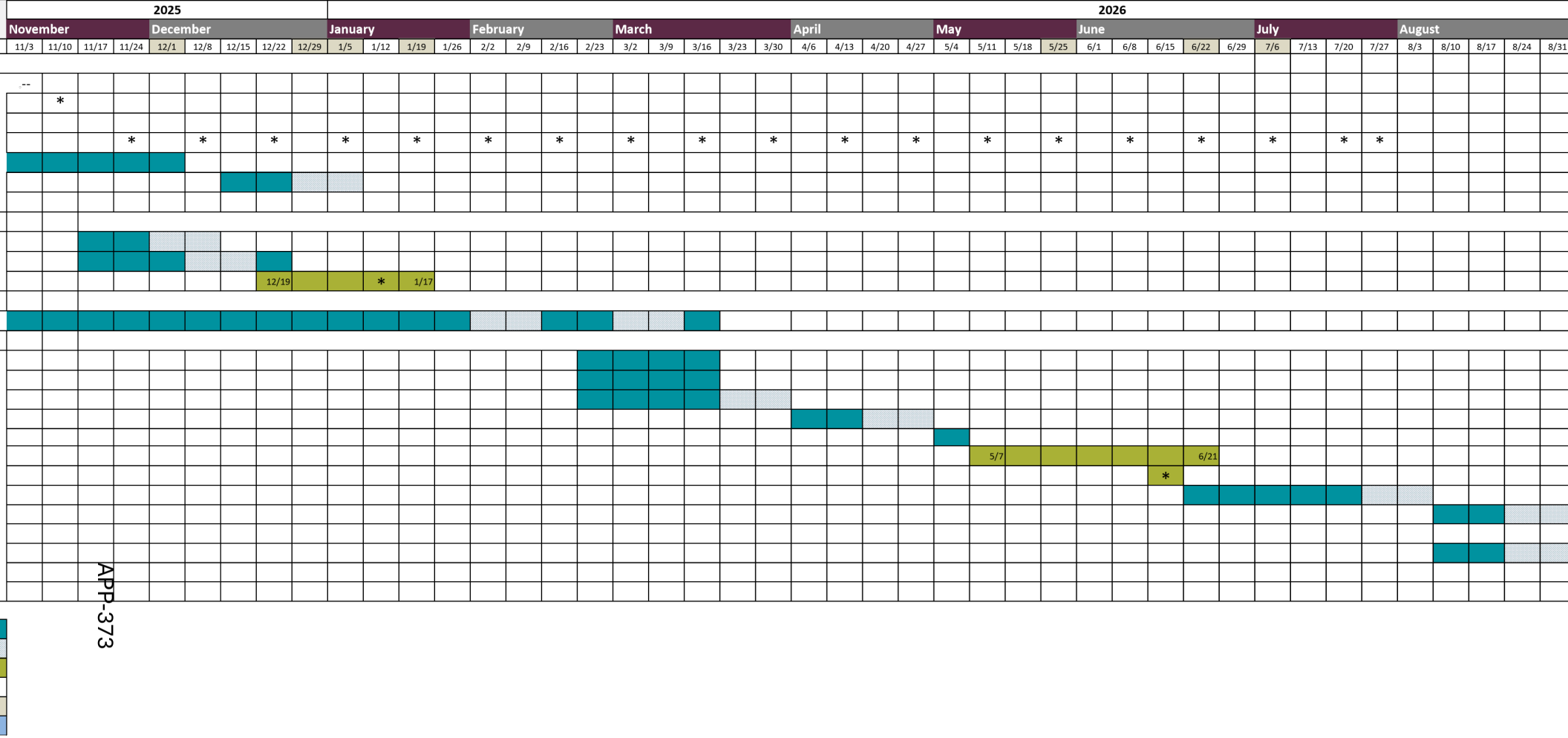
This scope of work and cost estimate assumes that:

- Our cost estimate includes the meetings shown in the Scope of Work. Additional meetings would be billed on a time-andmaterials basis.
- All products will be submitted in Word format and PDF described in this scope of work.
- All meetings will be attended virtually, unless requested by staff.
- At this time we assume the contingency budget would cover potential in person staff meetings or addressing unforeseen physical impacts to the environment (e.g., increased noise impacts from construction or increased requirements for ventilations systems that could generate operational noise)

Cost Estimate

The proposed fee assumes the preparation of an EIR with all environmental topics and standards of significance with the exception of odor being "scoped out" from detailed review in the EIR. Please see Table 2, *Proposed Cost*. PlaceWorks also recommends a 10 percent contingency budget only to be applied with prior consent from the County and the project applicant. The total cost without the contingency budget is $227,879. The total cost with the contingency budget is $250,667.

We are flexible with both schedule and cost and will work with the County to adjust the scope, schedule, and fee to meet the needs of the project and those involved with the project.


2025
2026
November
December
January
February
March
April
May
June
July
August
11/3
11/10
11/17
11/24
12/1
12/8
12/15
12/22
12/29
1/5
1/12
1/19
1/26
2/2
2/9
2/16
2/23
3/2
3/9
3/16
3/23
3/30
4/6
4/13
4/20
4/27
5/4
5/11
5/18
5/25
6/1
6/8
6/15
6/22
6/29
7/6
7/13
7/20
7/27
8/3
8/10
8/17
8/24
8/31
12/19
1/17
5/7
6/21

APP-373

	PLACEWORKS													
	McCracken	Goren	Fitzgerald	Park		Bush	Parks	Sheilds	Project Planner	GIS	GRAPHICS	TECH. EDITOR	WP/ CLERICAL	
	PIC	PM	Principal Engineer	Senior Associate		Senior Engineer	Associate	Senior Associate						
Hourly Rate:	$275	$165	$235	$250	$230	$165	$260	$145	$200	$140	$140	$140		Pla
	2	2	1	1										
	1	5	3			4	4							
	1	4	1	4										
	2		2	0	2	0	2	0			4			
	8		16							16				
			4									16		
Task 1. Subtotal	4	18	6	2	3	3	3	1	2	0	16	40	16	0
	6		16		2	2	2							
	1	2	2	4			6			8	24	12	42	
	1	2	1	6							6		12	2
Task 2. Subtotal	3	0	5	6	2	8	0	0	0	0	30	13	64	0
	2	2		1	0	6	0	1	0	0			4	12
Task 4. Subtotal	2	2	0	1	0	6	0	1	0	0	0	0	4	12
	4	6			2	2	1	6						
	1	2	3	0					6	12	11	42		
	1	6	2	2	2	2				30	11		16	6
	8		16			2	2			10	11	82		
	4	8											142	
	4	8								6			11	
	8	8									11	42		
	1	2	0	6	1	2	1	2	6	12	14		12	6
	8		12	2	2	2			3		11	62		
	1	2	4								11	42		
	1	0	2	0							11	42		
	1	6	1	6										
	4	6									11	42		
Task 4. Subtotal	11	8	19	12	2	4	3	0	1	7	7	0	3	6
Labor Hours Total	19	134	24	7	12	5	16	3	5	1	16	14	3	5
Labor Dollars Total	$52,525	$56,430	$11,045	$31,250	$37,490	$24,750	$6,500	$16,820	$2,800	$2,800	$14,140	$4,900		
Works Percentage of Total Labor	26%	4%	9%	12%	11%	2%	9%	1%	2%	8%	3%			

September 29, 2025

Mireya G. Turner, MPA, Director

Community
Development 255 N.
Forbes St. Lakeport, CA
95453
mireya.turner@lakecountyca.gov

VIA EMAIL

Subject: Proposed Scope of Work for the Lake County Cannabis Regulations Update Project CEQA Compliance

Dear Mireya,

Thank you for this opportunity to provide our preliminary scope and cost to prepare the CEQA compliance for the proposed Lake County Cannabis Regulations Update project (proposed project) for Lake County (County). Our scope of work has been prepared to assist the County in preparing a defensible environmental documentation pursuant to the California Environmental Quality Act (CEQA). We will prepare all documentation accordingly and ensure that the documents and process comply with applicable provisions of state law and the County's requirements. We will ensure that all documentation meets the County's objectives for defensible, high-quality, and cost-effective delivery of environmental services. This proposal includes our scope of services, estimated cost, and preliminary schedule for preparing and processing the environmental and technical documentation needed for an Environmental Impact Report (EIR) for CEQA clearance of the project. In addition, pending the exact nature of the proposed updates, it is possible that other CEQA clearance options may be appropriate. We believe that another CEQA option other than an EIR would be completed for less time and budget.

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal. If you have any questions, please contact me at 707-217-6818 (mobile) or tmccracken@placeworks.com.

Respectfully submitted,

PLACEWORKS



Terri McCracken

Principal

Project Understanding

We understand that the proposed project entails an update to the Lake County Municipal Code (LCMC) cannabis regulations for permitting, cultivation, and cultivation to specifically address cannabis odors in Lake County.

PlaceWorks Approach

PlaceWorks will apply its collective experience in preparing detailed environmental review documents for the proposed updates to the cannabis regulations, including our local familiarity with Lake County, to prepare an EIR for the proposed project. The EIR will include information from an air quality technical report prepared by PlaceWorks in-house technical experts.

Scope of Work

This section describes the scope of services to be completed by the PlaceWorks team for the project. All CEQA documentation will be prepared in accordance with the requirements of the CEQA Statute (California Public Resources Code, Sections 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

Task 1. Project Initiation and Project Management

1.1 Kick-off Meeting

PlaceWorks will organize a project kick-off meeting with County and PlaceWorks staff to discuss the project; collect available project information and studies; identify any data needs and gaps; further define roles and responsibilities; set a plan/protocol for meetings and communication; confirm the project approach, timeline, and key deliverables; and refine the overall work program, as needed. Prior to the kick-off meeting, PlaceWorks will prepare an agenda and draft a work plan/schedule and data needs list for discussion at the meeting. After the kick-off meeting, PlaceWorks will prepare and submit meeting notes and finalize the project schedule.

Task 1.1 Deliverables:

- Meeting agendas and notes (electronic submittal in Word format)
- Revised project schedule (electronic submittal in PDF)

1.2 Project Management

PlaceWorks principal in charge, project manager, and key technical staff will coordinate regularly with County staff to ensure that all CEQA documentation and associated technical documents are legally defensible, accurate, and useful to decision makers when considering the approval of the project.

Project management responsibilities include: 1) task scheduling and assignment; 2) management of resources; 3) internal coordination; 4) monitoring of costs and schedule adherence; 5) progress reports; 6) consultation and coordination with local and state entities relative to the environmental review process; and 7) coordination and communications with County staff to ensure compliance with policies, procedures, and any applicable codes. This

task assumes 4 to 8 hours per month of project management over the course of the project, with the greater time (8 hours) being during the heavier work time periods (e.g., preparing the Administrative Draft EIR and Final EIR).

1.3 Status Meetings

The PlaceWorks principal in charge and project manager will attend and participate in up to 27 virtual status meetings, with County staff throughout the environmental process to discuss project details and issues, such as the project description, technical studies, status updates, and comments on the CEQA documents. The scope assumes approximately 30 minutes for each meeting and additional time for preparation. We are also available for informal calls on the project for the duration of the work.

1.4 Data Collection

Early data collection and verification are imperative to achieving timely deliverables. As part of the project initiation, the PlaceWorks team will embark on a data collection exercise to gather all existing data and reports available for the project that are relevant to establishing existing conditions and impact evaluation methods for the EIR. PlaceWorks will prepare a data needs list for County and project applicant staff. The data provided will be verified and circulated to the team to ensure that all technical reviews are using the same assumptions and consistency throughout the CEQA review process.

Task 1.4 Deliverables:

- Data needs request (electronic submittal in PDF)

1.5 Tribal Outreach

PlaceWorks will assist the County in consulting with California Native American tribes pursuant to the Native American Historic Resource Protection Act, commonly known by its legislative bill number, Assembly Bill 52 (AB 52). At the direction and discretion of the lead agency, PlaceWorks will assist in drafting consultation letters, coordinating tribal meetings, and maintaining the AB 52 administrative record. PlaceWorks will also attend one tribal consultation meeting. If the consultation requests from the tribes or services requested from the County will require more effort that will exceed the budget provided herein, then a contract modification would be required.

Task 1.5 Deliverable:

- Tribal consultation request letters (electronic submittals in Word format and PDF)

1.6 Administrative Record

PlaceWorks will maintain the CEQA portion of the administrative record on an ongoing basis throughout the process. The administrative recorded will be submitted at the close of the project.

Task 1.5 Deliverable:

- Administrative Record (electronic submittal in Excel format)

2.1 Draft Project Description

PlaceWorks will prepare a comprehensive project description for the proposed LCMC revisions to the cannabis regulations, with emphasis on any components with the potential to have a physical impact on the environment. The project description will also identify the project objectives and required project approvals from the County and responsible agencies. PlaceWorks will respond to one round of consolidated comments on the draft project description and submit a revised project description as part of the Administrative Draft EIR (Task 2.5).

Note, if it is determined that upon completion of the project description, that the proposed project would result in net benefits to the environment by reducing the adverse effects of odors from cannabis cultivation and processing, we will work with the County to revise the CEQA approach for what best addresses the final project description.

Task 2.1 Deliverable:

- Draft project description (electronic submittal in Word format)

2.2 Initial Study and Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the EIR. Due to the focused nature of this EIR on odor, our scope of work assumes that the NOP will substantiate the basis for which certain environmental topics and some standards of significance will not be evaluated in the EIR. Pursuant to County requirements, PlaceWorks will submit a draft and final version of the NOP for County staff review.

PlaceWorks staff will be responsible for circulation of the NOP, along with the required Notice of Completion (NOC) form, to the State Clearinghouse. This scope of work assumes that the County will be responsible for local noticing.

Task 2.2 Deliverables:

- Draft and final Notice of Preparation (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Notice of Preparation and Notice of Completion (electronic submittal to State Clearinghouse)

2.3 Scoping Meeting

During the 30-day comment period for the NOP, PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR. PlaceWorks will prepare supporting materials as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the scoping meeting, if requested by County staff. PlaceWorks will prepare a summary of scoping meeting comments to be summarized and addressed in the EIR as required and attached in their entirety to the Draft EIR as an appendix.

Task 2.3 Deliverable:

- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation

Task 3. Technical Report

3.1 Air Quality: Odor

With the proliferation of cannabis cultivation facilities, both in outdoor settings and in greenhouses, many counties have experienced a large number of odor complaints. PlaceWorks rely on information gathered from the literature review of the air quality and odor impacts of these facilities as part of Task 1.4 (Data Collection). More than 150 distinct terpenes have been identified in different cannabis strains. More recently, thiols, volatile sulfur compounds that smell like rotten eggs or skunk musk, have been identified and disperse over longer distances than terpenes with very low detection concentrations.

PlaceWorks will research the emission factors associated with cannabis grow facilities and use air quality modeling to determine the distances odors can travel to nearby receptors. Based on the results of the modeling effort, PlaceWorks will recommend potential buffer zones between cultivation facilities and sensitive receptors, such as residences and schools, that should alleviate some of the odor concerns. PlaceWorks will also investigate the various odor control technologies that are available for reducing odors in growing facilities, such as carbon filters, scrubbers, biofiltration, and masking agents, and their effectiveness. There are limited options for odor control for outdoor cultivation; however, these options will also be evaluated.

In addition, PlaceWorks will research how different air pollution control districts, including Lake County Air Quality Management District, are dealing with odor complaints that arise from cannabis operations. Santa Barbara County Air Pollution Control District has advisories regarding the air quality aspects of this industry. However, the District also states that since the growing and harvesting of cannabis is considered an agricultural operation, the odor nuisance rule does not apply to cannabis cultivation since the odors are emanating from agricultural operations. However, post-harvesting cannabis operations, including processing, storage, distribution, and retail operations, are covered under the odor nuisance regulations. PlaceWorks will compile and summarize the different APCDs rules, regulations, and odor complaints regarding cannabis cultivation.

PlaceWorks will respond to one round of consolidated comments on the draft technical report and submit a revised report as part of the appendices of the Draft EIR.

Task 4.1 Deliverable:

- Air Quality Technical Report on Cannabis related Odor in (electronic submittal in Word format and PDF)

Task 4. Environmental Impact Report

4.1 Environmental Analysis

The program-level impact analysis will address all CEQA requirements, including an evaluation of cumulative impacts, and project alternatives. The EIR will focus on CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. As currently proposed, our scope of work is for a focused EIR to evaluate the potential for cannabis-related odors. This analysis will be incorporated into the deliverable for Task 4.3.

For any identified environmental impact, a set of feasible mitigation measures will be recommended. This section will incorporate the findings from the technical report described in Task 3.1.

4.2 Alternatives Evaluation

This scope of work assumes that the alternatives analysis will evaluate the CEQA-required "No Project Alternative" as well as one to two additional alternatives for a total of up to three alternatives. PlaceWorks will advise the County on a range of potential alternatives for inclusion in the analysis. The alternatives will be selected based on their potential ability to reduce the significant impacts of the project. Any alternatives discussed but not selected will be described in the EIR as "considered but rejected." This analysis will be incorporated into the deliverable for Task 4.3.

4.3 Administrative Draft EIR

PlaceWorks will compile the Administrative Draft EIR and submit it to County staff for review and comment. The Administrative Draft EIR will include the following chapters:

- Executive Summary. PlaceWorks will create a summary in a form consistent with CEQA Guidelines Section 15123. This summary will facilitate a quick understanding of environmental issues, and the actions required to mitigate potential impacts. It will include a summary table of impacts, mitigation measures, and levels of significance before and after mitigation.
- Project Description. The Administrative Draft EIR will include the revised Project Description drafted under Task 2.1 based on County comments.
- Setting, Impacts, and Mitigation Measures. The existing setting information, impact analyses, and mitigation measures developed in the EIR will be combined to create chapters describing environmental consequences for each CEQA-required topic.
- Alternatives Evaluation. The alternatives evaluation completed under Task 4.2 will be incorporated into the Administrative Draft EIR. This chapter will include a tabular comparison of the impacts of the alternatives.
- CEQA-Required Assessment Conclusions. PlaceWorks will prepare assessment conclusions to meet CEQA Guidelines for the following mandatory findings:
  - » Cumulative Impacts
  - » Growth Inducement
  - » Unavoidable Significant Effects
  - » Significant Irreversible Changes
  - » Impacts Found Not to be Significant
- Report Preparers. This chapter will identify the consultants and staff who prepared the EIR.

Task 4.3 Deliverable:

- Administrative Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.4 Screencheck Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Administrative Draft EIR from County staff to create the Screencheck Draft EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.4 Deliverable:

- Screencheck Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.5 Public Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Draft EIR from County staff to create the Draft EIR for public review. This scope of work assumes that comments on the Screencheck Draft EIR will be limited to grammatical, format, and typographical comments. The PDF of the Draft EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader.

Task 4.5 Deliverable:

- Public Draft EIR (electronic submittal in Word format and PDF

4.6 Notice of Availability and Posting

PlaceWorks will prepare the Notice of Availability (NOA) of the Draft EIR. PlaceWorks will be responsible for delivery of the Draft EIR and NOA to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., summary form and/or NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and Americans with Disabilities Act (ADA) compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.6 Deliverables:

- Draft and final Notice of Availability (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Draft EIR, Notice of Availability, Notice of Completion, and Summary Form (electronic submittal to
  State Clearinghouse)

4.7 Public Comment Hearing

During the CEQA-required 45-day public review period, PlaceWorks will attend a public hearing to receive comments on the Draft EIR. PlaceWorks will prepare supporting material as needed, including a PowerPoint presentation, comment cards, signin sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff. PlaceWorks will record the public comments to be addressed in the Final EIR as required.

Task 4.7 Deliverable:

- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation

4.8 Administrative Draft Final EIR

Following the public review period, the PlaceWorks team will compile and organize the comments received on the Draft EIR. Each comment letter received will be bracketed and assigned a number to facilitate review. This scope of work assumes that County staff will forward all public comments within five working days of the close of the public review period, and that the project applicant's consultants will be available to respond to any comments on their respective reports. PlaceWorks will prepare a detailed response to comments Excel matrix to facilitate efficiency among the team of responders. Following the initial phase of responding to comments, the matrix will be converted to a Word table for incorporation into the relevant Final EIR chapter.

This scope of work assumes that PlaceWorks staff will devote 60 hours of staff labor for responding to public comments on the Draft EIR. If additional time is needed due to an unforeseen volume of comments, we may request a contract modification to cover additional labor costs.

PlaceWorks will prepare an Administrative Draft Final EIR and submit it to County staff for review and comment. The Administrative Draft Final EIR will include the list of commenters, responses to comments and additional analysis, and revisions to the Draft EIR as necessary. The Administrative Draft Final EIR will also include the Draft Mitigation Monitoring and Reporting Program (MMRP).

Task 4.8 Deliverables:

- Administrative Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF) • Revised Draft MMRP (electronic submittal in Word format)

4.9 Screencheck Final EIR

PlaceWorks will incorporate one consolidated set of comments on the second Administrative Draft Final EIR from County staff to create the Screencheck Final EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.9 Deliverable:

- Screencheck Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.10 Public Final EIR and MMRP

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Final EIR from County staff to create the Public Final EIR for publication. This scope of work assumes that comments on the Screencheck Final EIR will be limited to grammatical, format, and typographical comments. The PDF of the Final EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader. The Final EIR will include the final MMRP.

PlaceWorks will be responsible for delivery of the Final EIR to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., NOC). PlaceWorks will ensure that the documents

meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.10 Deliverables:

- Public Final EIR (electronic submittal in Word format and PDF)
- Final MMRP (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Final EIR and Notice of Completion (electronic submittal to State Clearinghouse)

4.11 Findings of Fact and Statement of Overriding Considerations

PlaceWorks will assist County staff in preparing the Findings of Fact for the Resolution on the EIR. If significant and unavoidable impacts are disclosed, we will prepare the Statement of Overriding Considerations necessary to support certification of the EIR. It is assumed that PlaceWorks will prepare the draft Findings of Fact and Statement of Overriding Considerations and County staff will revise and finalize the documents.

Task 4.11 Deliverable:

- Draft and final Findings of Fact and Statement of Overriding Considerations (electronic submittal in Word format)

4.12 Certification Hearings

PlaceWorks will attend up to two public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR. We will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff.

Task 4.12 Deliverable:

- Certification Hearing materials as requested by County staff, including a PowerPoint presentation

4.13 Notice of Determination

Following the certification of the EIR and within five days of project approval, PlaceWorks will prepare a Notice of Determination (NOD) for the County to submit to the Lake County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees. PlaceWorks will be responsible for filing the NOD with the State Clearinghouse. PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.13 Deliverables:

- Draft and final Notice of Determination (electronic submittal in Word format and PDF)
- Publication of Notice of Determination (electronic submittal to State Clearinghouse)

Schedule, Products, and Meetings

This section describes the products associated with PlaceWorks' scope of work and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

Schedule

Table 1, *Proposed Schedule*, provides a breakdown of the CEQA schedule including County's review times. In general, when factoring in County review times and final hearings, preparation of the EIR will take approximately 12 months. The assumptions made in this schedule are based on:

- No changes to project description. Our schedule approach assumes that all project plans and provided technical reports are available when the project is initiated and that no changes to the project description or County requirements such as additional technical studies would occur throughout the CEQA process.
- Biweekly status meetings. We propose the status meetings (see Task 1.3) occur bi-weekly (twice a month). This is to ensure that as issues arise, they are being addressed in the most efficient way possible. In our experience, biweekly meetings hold consultants and County staff accountable to the pace needed to meet the timeline. Up to 27 biweekly meetings are proposed under this schedule.
- Alternatives to the proposed project. This timeline assumes that the alternatives to the project will be determined as early in the process as possible.
- Limited Printing. All products will be submitted in Word format and/or PDF described in this scope of work.

Products

The following products will be submitted to the County in fulfillment of our proposed scope of work:

- Meeting agendas and notes
- Revised project schedule
- Data needs request
- Tribal consultation request letters
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft EIR
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft Final EIR

- Revised Draft MMRP

- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by County staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse

Meetings

- Terri McCracken and/or Rachel Goren will attend up to 27 virtual meetings with County staff for the project.
- PlaceWorks will attend a virtual public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR.
- PlaceWorks will attend a virtual public hearing to receive comments on the Draft EIR.
- PlaceWorks will attend up to two virtual public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR.
- We are available to attend additional meetings on a time-and-materials basis.

Assumptions

This scope of work and cost estimate assumes that:

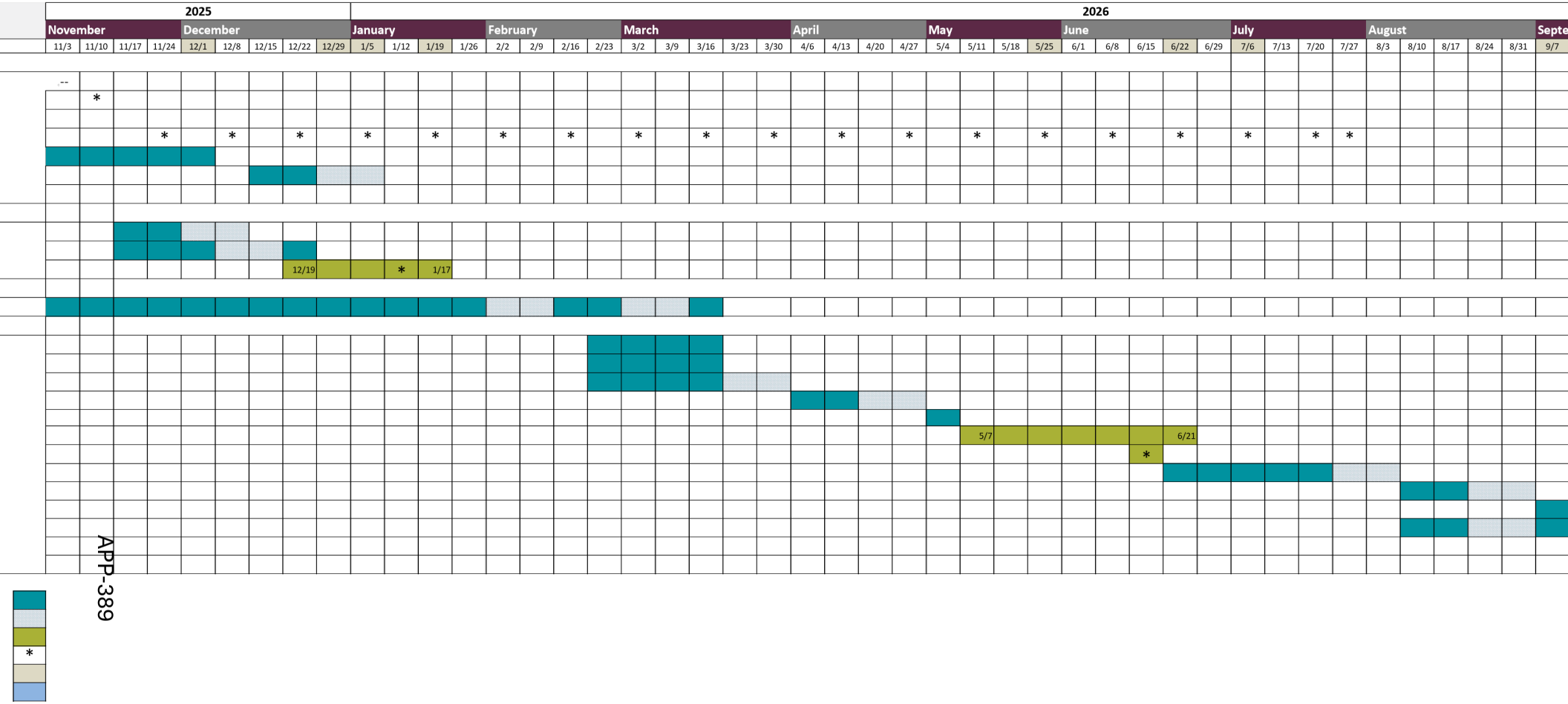
- Our cost estimate includes the meetings shown in the Scope of Work. Additional meetings would be billed on a time-andmaterials basis.
- All products will be submitted in Word format and PDF described in this scope of work.
- All meetings will be attended virtually, unless requested by staff.
- At this time we assume the contingency budget would cover potential in person staff meetings or addressing unforeseen physical impacts to the environment (e.g., increased noise impacts from construction or increased requirements for ventilations systems that could generate operational noise)

Cost Estimate

The proposed fee assumes the preparation of an EIR with all environmental topics and standards of significance with the exception of odor being "scoped out" from detailed review in the EIR. Please see Table 2, *Proposed Cost*. PlaceWorks also recommends a 10 percent contingency budget only to be applied with prior consent from the County and the project applicant. The total cost without the contingency budget is $227,879. The total cost with the contingency budget is $250,667.

We are flexible with both schedule and cost and will work with the County to adjust the scope, schedule, and fee to meet the needs of the project and those involved with the project.

Proposed Scope of Work


2025
2026
November
December
January
February
March
April
May
June
July
August
Septe
11/3
11/10
11/17
11/24
12/1
12/8
12/15
12/22
12/29
1/5
1/12
1/19
1/26
2/2
2/9
2/16
2/23
3/2
3/9
3/16
3/23
3/30
4/6
4/13
4/20
4/27
5/4
5/11
5/18
5/25
6/1
6/8
6/15
6/22
6/29
7/6
7/13
7/20
7/27
8/3
8/10
8/17
8/24
8/31
9/7
12/19
1/17
5/7
6/21
APP-389

	PLACEWORKS														
	McCracken	Goren	Fitzgerald	Park		Bush	Parks	Sheilds	Project Planner	GIS	GRAPHICS	TECH. EDITOR	WP/ CLERICAL		
	PIC	PM	Principal Engineer	Senior Associate		Senior Engineer	Associate	Senior Associate							PlaceWorks Hours
Hourly Rate:	$275	$165	$235	$250	$230	$165	$260	$145	$200	$140	$140	$140			
erials															
	2	2	1	1											
	1	5	3			4									
	1	4		2	8	6									
	2		2	0	2	0	2	0	2	0	4				1
	8		1	6						1	6				
			4									1	6		
Task 1. Subtotal	**4**	**1**	**8**	**6**	**2**	**3**	**3**	**3**	**1**	**2**	**0**	**1**	**6**	**0**	
	6		1	6	2	2									
	1	2	2	4			6	6							
	1	2	1	6											
Task 2. Subtotal	**3**	**0**	**5**	**6**	**2**	**8**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**2**	
	2	2			1	0	6	0	1	0	0				
Task 4. Subtotal	**2**	**2**	**0**	**0**	**1**	**0**	**6**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	
	4	6			2	2		1	6						
	1	2	3	0	2	4	4								
	2	4	2	2	2	2									
	8		1	6											
	4	8													
	4	8													
ons	8	8													
	1	2	2	0	6	1	2	1	2	0	0				
	8		1	2	2	2									
	1	2	2	4											
	1	0	2	0											
	1	6	1	6											
	4	6													
Task 4. Subtotal	**1**	**1**	**8**	**1**	**9**	**8**	**6**	**1**	**2**	**0**	**0**	**0**	**0**	**1**	
Labor Hours Total	**191**	**34**	**24**	**7**	**12**	**5**	**16**	**3**	**15**	**0**	**2**	**5**	**0**	**6**	
Labor Dollars Total	$52,525	$56,430	$11,045	$31,250	$37,490	$24,750	$6,500	$16,820	$2,800	$2,800	$14,140	$4,900			
PlaceWorks Percent of Total Labor	%26	%4	%9	%12	%11	%2	%9	%1	%2	%8	%3				

September 29, 2025

Mireya G. Turner, MPA, Director

Community
Development 255 N.
Forbes St. Lakeport, CA
95453
mireya.turner@lakecountyca.gov

VIA EMAIL

Subject: Proposed Scope of Work for the Lake County Cannabis Regulations Update Project CEQA Compliance

Dear Mireya,

Thank you for this opportunity to provide our preliminary scope and cost to prepare the CEQA compliance for the proposed Lake County Cannabis Regulations Update project (proposed project) for Lake County (County). Our scope of work has been prepared to assist the County in preparing a defensible environmental documentation pursuant to the California Environmental Quality Act (CEQA). We will prepare all documentation accordingly and ensure that the documents and process comply with applicable provisions of state law and the County's requirements. We will ensure that all documentation meets the County's objectives for defensible, high-quality, and cost-effective delivery of environmental services. This proposal includes our scope of services, estimated cost, and preliminary schedule for preparing and processing the environmental and technical documentation needed for an Environmental Impact Report (EIR) for CEQA clearance of the project. In addition, pending the exact nature of the proposed updates, it is possible that other CEQA clearance options may be appropriate. We believe that another CEQA option other than an EIR would be completed for less time and budget.

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal. If you have any questions, please contact me at 707-217-6818 (mobile) or tmccracken@placeworks.com.

Respectfully submitted,

PLACEWORKS

Terri McCracken

Principal

2040 Bancroft Way, Suite 400 | Berkeley, California 94704 | 510.848.3815 | PlaceWorks.com

Project Understanding

We understand that the proposed project entails an update to the Lake County Municipal Code (LCMC) cannabis regulations for permitting, cultivation, and cultivation to specifically address cannabis odors in Lake County.

PlaceWorks Approach

PlaceWorks will apply its collective experience in preparing detailed environmental review documents for the proposed updates to the cannabis regulations, including our local familiarity with Lake County, to prepare an EIR for the proposed project. The EIR will include information from an air quality technical report prepared by PlaceWorks in-house technical experts.

Scope of Work

This section describes the scope of services to be completed by the PlaceWorks team for the project. All CEQA documentation will be prepared in accordance with the requirements of the CEQA Statute (California Public Resources Code, Sections 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

Task 1. Project Initiation and Project Management

1.1 Kick-off Meeting

PlaceWorks will organize a project kick-off meeting with County and PlaceWorks staff to discuss the project; collect available project information and studies; identify any data needs and gaps; further define roles and responsibilities; set a plan/protocol for meetings and communication; confirm the project approach, timeline, and key deliverables; and refine the overall work program, as needed. Prior to the kick-off meeting, PlaceWorks will prepare an agenda and draft a work plan/schedule and data needs list for discussion at the meeting. After the kick-off meeting, PlaceWorks will prepare and submit meeting notes and finalize the project schedule.

Task 1.1 Deliverables:

- Meeting agendas and notes (electronic submittal in Word format)
- Revised project schedule (electronic submittal in PDF)

1.2 Project Management

PlaceWorks principal in charge, project manager, and key technical staff will coordinate regularly with County staff to ensure that all CEQA documentation and associated technical documents are legally defensible, accurate, and useful to decision makers when considering the approval of the project.

Project management responsibilities include: 1) task scheduling and assignment; 2) management of resources; 3) internal coordination; 4) monitoring of costs and schedule adherence; 5) progress reports; 6) consultation and coordination with local and state entities relative to the environmental review process; and 7) coordination and communications with County staff to ensure compliance with policies, procedures, and any applicable codes. This

task assumes 4 to 8 hours per month of project management over the course of the project, with the greater time (8 hours) being during the heavier work time periods (e.g., preparing the Administrative Draft EIR and Final EIR).

1.3 Status Meetings

The PlaceWorks principal in charge and project manager will attend and participate in up to 27 virtual status meetings, with County staff throughout the environmental process to discuss project details and issues, such as the project description, technical studies, status updates, and comments on the CEQA documents. The scope assumes approximately 30 minutes for each meeting and additional time for preparation. We are also available for informal calls on the project for the duration of the work.

1.4 Data Collection

Early data collection and verification are imperative to achieving timely deliverables. As part of the project initiation, the PlaceWorks team will embark on a data collection exercise to gather all existing data and reports available for the project that are relevant to establishing existing conditions and impact evaluation methods for the EIR. PlaceWorks will prepare a data needs list for County and project applicant staff. The data provided will be verified and circulated to the team to ensure that all technical reviews are using the same assumptions and consistency throughout the CEQA review process.

Task 1.4 Deliverables:

- Data needs request (electronic submittal in PDF)

1.5 Tribal Outreach

PlaceWorks will assist the County in consulting with California Native American tribes pursuant to the Native American Historic Resource Protection Act, commonly known by its legislative bill number, Assembly Bill 52 (AB 52). At the direction and discretion of the lead agency, PlaceWorks will assist in drafting consultation letters, coordinating tribal meetings, and maintaining the AB 52 administrative record. PlaceWorks will also attend one tribal consultation meeting. If the consultation requests from the tribes or services requested from the County will require more effort that will exceed the budget provided herein, then a contract modification would be required.

Task 1.5 Deliverable:

- Tribal consultation request letters (electronic submittals in Word format and PDF)

1.6 Administrative Record

PlaceWorks will maintain the CEQA portion of the administrative record on an ongoing basis throughout the process. The administrative recorded will be submitted at the close of the project.

Task 1.5 Deliverable:

- Administrative Record (electronic submittal in Excel format)

2.1 Draft Project Description

PlaceWorks will prepare a comprehensive project description for the proposed LCMC revisions to the cannabis regulations, with emphasis on any components with the potential to have a physical impact on the environment. The project description will also identify the project objectives and required project approvals from the County and responsible agencies. PlaceWorks will respond to one round of consolidated comments on the draft project description and submit a revised project description as part of the Administrative Draft EIR (Task 2.5).

Note, if it is determined that upon completion of the project description, that the proposed project would result in net benefits to the environment by reducing the adverse effects of odors from cannabis cultivation and processing, we will work with the County to revise the CEQA approach for what best addresses the final project description.

Task 2.1 Deliverable:

- Draft project description (electronic submittal in Word format)

2.2 Initial Study and Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the EIR. Due to the focused nature of this EIR on odor, our scope of work assumes that the NOP will substantiate the basis for which certain environmental topics and some standards of significance will not be evaluated in the EIR. Pursuant to County requirements, PlaceWorks will submit a draft and final version of the NOP for County staff review.

PlaceWorks staff will be responsible for circulation of the NOP, along with the required Notice of Completion (NOC) form, to the State Clearinghouse. This scope of work assumes that the County will be responsible for local noticing.

Task 2.2 Deliverables:

- Draft and final Notice of Preparation (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Notice of Preparation and Notice of Completion (electronic submittal to State Clearinghouse)

2.3 Scoping Meeting

During the 30-day comment period for the NOP, PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR. PlaceWorks will prepare supporting materials as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the scoping meeting, if requested by County staff. PlaceWorks will prepare a summary of scoping meeting comments to be summarized and addressed in the EIR as required and attached in their entirety to the Draft EIR as an appendix.

Task 2.3 Deliverable:

- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation

Task 3. Technical Report

3.1 Air Quality: Odor

With the proliferation of cannabis cultivation facilities, both in outdoor settings and in greenhouses, many counties have experienced a large number of odor complaints. PlaceWorks rely on information gathered from the literature review of the air quality and odor impacts of these facilities as part of Task 1.4 (Data Collection). More than 150 distinct terpenes have been identified in different cannabis strains. More recently, thiols, volatile sulfur compounds that smell like rotten eggs or skunk musk, have been identified and disperse over longer distances than terpenes with very low detection concentrations.

PlaceWorks will research the emission factors associated with cannabis grow facilities and use air quality modeling to determine the distances odors can travel to nearby receptors. Based on the results of the modeling effort, PlaceWorks will recommend potential buffer zones between cultivation facilities and sensitive receptors, such as residences and schools, that should alleviate some of the odor concerns. PlaceWorks will also investigate the various odor control technologies that are available for reducing odors in growing facilities, such as carbon filters, scrubbers, biofiltration, and masking agents, and their effectiveness. There are limited options for odor control for outdoor cultivation; however, these options will also be evaluated.

In addition, PlaceWorks will research how different air pollution control districts, including Lake County Air Quality Management District, are dealing with odor complaints that arise from cannabis operations. Santa Barbara County Air Pollution Control District has advisories regarding the air quality aspects of this industry. However, the District also states that since the growing and harvesting of cannabis is considered an agricultural operation, the odor nuisance rule does not apply to cannabis cultivation since the odors are emanating from agricultural operations. However, post-harvesting cannabis operations, including processing, storage, distribution, and retail operations, are covered under the odor nuisance regulations. PlaceWorks will compile and summarize the different APCDs rules, regulations, and odor complaints regarding cannabis cultivation.

PlaceWorks will respond to one round of consolidated comments on the draft technical report and submit a revised report as part of the appendices of the Draft EIR.

Task 4.1 Deliverable:

- Air Quality Technical Report on Cannabis related Odor in (electronic submittal in Word format and PDF)

Task 4. Environmental Impact Report

4.1 Environmental Analysis

The program-level impact analysis will address all CEQA requirements, including an evaluation of cumulative impacts, and project alternatives. The EIR will focus on CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. As currently proposed, our scope of work is for a focused EIR to evaluate the potential for cannabis-related odors. This analysis will be incorporated into the deliverable for Task 4.3.

For any identified environmental impact, a set of feasible mitigation measures will be recommended. This section will incorporate the findings from the technical report described in Task 3.1.

4.2 Alternatives Evaluation

This scope of work assumes that the alternatives analysis will evaluate the CEQA-required "No Project Alternative" as well as one to two additional alternatives for a total of up to three alternatives. PlaceWorks will advise the County on a range of potential alternatives for inclusion in the analysis. The alternatives will be selected based on their potential ability to reduce the significant impacts of the project. Any alternatives discussed but not selected will be described in the EIR as "considered but rejected." This analysis will be incorporated into the deliverable for Task 4.3.

4.3 Administrative Draft EIR

PlaceWorks will compile the Administrative Draft EIR and submit it to County staff for review and comment. The Administrative Draft EIR will include the following chapters:

- Executive Summary. PlaceWorks will create a summary in a form consistent with CEQA Guidelines Section 15123. This summary will facilitate a quick understanding of environmental issues, and the actions required to mitigate potential impacts. It will include a summary table of impacts, mitigation measures, and levels of significance before and after mitigation.
- Project Description. The Administrative Draft EIR will include the revised Project Description drafted under Task 2.1 based on County comments.
- Setting, Impacts, and Mitigation Measures. The existing setting information, impact analyses, and mitigation measures developed in the EIR will be combined to create chapters describing environmental consequences for each CEQA-required topic.
- Alternatives Evaluation. The alternatives evaluation completed under Task 4.2 will be incorporated into the Administrative Draft EIR. This chapter will include a tabular comparison of the impacts of the alternatives.
- CEQA-Required Assessment Conclusions. PlaceWorks will prepare assessment conclusions to meet CEQA Guidelines for the following mandatory findings:
  - » Cumulative Impacts
  - » Growth Inducement
  - » Unavoidable Significant Effects
  - » Significant Irreversible Changes
  - » Impacts Found Not to be Significant
- Report Preparers. This chapter will identify the consultants and staff who prepared the EIR.

Task 4.3 Deliverable:

- Administrative Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.4 Screencheck Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Administrative Draft EIR from County staff to create the Screencheck Draft EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.4 Deliverable:

- Screencheck Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.5 Public Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Draft EIR from County staff to create the Draft EIR for public review. This scope of work assumes that comments on the Screencheck Draft EIR will be limited to grammatical, format, and typographical comments. The PDF of the Draft EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader.

Task 4.5 Deliverable:

- Public Draft EIR (electronic submittal in Word format and PDF

4.6 Notice of Availability and Posting

PlaceWorks will prepare the Notice of Availability (NOA) of the Draft EIR. PlaceWorks will be responsible for delivery of the Draft EIR and NOA to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., summary form and/or NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and Americans with Disabilities Act (ADA) compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.6 Deliverables:

- Draft and final Notice of Availability (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Draft EIR, Notice of Availability, Notice of Completion, and Summary Form (electronic submittal to
  State Clearinghouse)

4.7 Public Comment Hearing

During the CEQA-required 45-day public review period, PlaceWorks will attend a public hearing to receive comments on the Draft EIR. PlaceWorks will prepare supporting material as needed, including a PowerPoint presentation, comment cards, signin sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff. PlaceWorks will record the public comments to be addressed in the Final EIR as required.

Task 4.7 Deliverable:

- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation

4.8 Administrative Draft Final EIR

Following the public review period, the PlaceWorks team will compile and organize the comments received on the Draft EIR. Each comment letter received will be bracketed and assigned a number to facilitate review. This scope of work assumes that County staff will forward all public comments within five working days of the close of the public review period, and that the project applicant's consultants will be available to respond to any comments on their respective reports. PlaceWorks will prepare a detailed response to comments Excel matrix to facilitate efficiency among the team of responders. Following the initial phase of responding to comments, the matrix will be converted to a Word table for incorporation into the relevant Final EIR chapter.

This scope of work assumes that PlaceWorks staff will devote 60 hours of staff labor for responding to public comments on the Draft EIR. If additional time is needed due to an unforeseen volume of comments, we may request a contract modification to cover additional labor costs.

PlaceWorks will prepare an Administrative Draft Final EIR and submit it to County staff for review and comment. The Administrative Draft Final EIR will include the list of commenters, responses to comments and additional analysis, and revisions to the Draft EIR as necessary. The Administrative Draft Final EIR will also include the Draft Mitigation Monitoring and Reporting Program (MMRP).

Task 4.8 Deliverables:

- Administrative Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF) • Revised Draft MMRP (electronic submittal in Word format)

4.9 Screencheck Final EIR

PlaceWorks will incorporate one consolidated set of comments on the second Administrative Draft Final EIR from County staff to create the Screencheck Final EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.9 Deliverable:

- Screencheck Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.10 Public Final EIR and MMRP

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Final EIR from County staff to create the Public Final EIR for publication. This scope of work assumes that comments on the Screencheck Final EIR will be limited to grammatical, format, and typographical comments. The PDF of the Final EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader. The Final EIR will include the final MMRP.

PlaceWorks will be responsible for delivery of the Final EIR to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., NOC). PlaceWorks will ensure that the documents

meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.10 Deliverables:

- Public Final EIR (electronic submittal in Word format and PDF)
- Final MMRP (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Final EIR and Notice of Completion (electronic submittal to State Clearinghouse)

4.11 Findings of Fact and Statement of Overriding Considerations

PlaceWorks will assist County staff in preparing the Findings of Fact for the Resolution on the EIR. If significant and unavoidable impacts are disclosed, we will prepare the Statement of Overriding Considerations necessary to support certification of the EIR. It is assumed that PlaceWorks will prepare the draft Findings of Fact and Statement of Overriding Considerations and County staff will revise and finalize the documents.

Task 4.11 Deliverable:

- Draft and final Findings of Fact and Statement of Overriding Considerations (electronic submittal in Word format)

4.12 Certification Hearings

PlaceWorks will attend up to two public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR. We will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff.

Task 4.12 Deliverable:

- Certification Hearing materials as requested by County staff, including a PowerPoint presentation

4.13 Notice of Determination

Following the certification of the EIR and within five days of project approval, PlaceWorks will prepare a Notice of Determination (NOD) for the County to submit to the Lake County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees. PlaceWorks will be responsible for filing the NOD with the State Clearinghouse. PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.13 Deliverables:

- Draft and final Notice of Determination (electronic submittal in Word format and PDF)
- Publication of Notice of Determination (electronic submittal to State Clearinghouse)

Schedule, Products, and Meetings

This section describes the products associated with PlaceWorks' scope of work and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

Schedule

Table 1, *Proposed Schedule*, provides a breakdown of the CEQA schedule including County's review times. In general, when factoring in County review times and final hearings, preparation of the EIR will take approximately 12 months. The assumptions made in this schedule are based on:

- No changes to project description. Our schedule approach assumes that all project plans and provided technical reports are available when the project is initiated and that no changes to the project description or County requirements such as additional technical studies would occur throughout the CEQA process.
- Biweekly status meetings. We propose the status meetings (see Task 1.3) occur bi-weekly (twice a month). This is to ensure that as issues arise, they are being addressed in the most efficient way possible. In our experience, biweekly meetings hold consultants and County staff accountable to the pace needed to meet the timeline. Up to 27 biweekly meetings are proposed under this schedule.
- Alternatives to the proposed project. This timeline assumes that the alternatives to the project will be determined as early in the process as possible.
- Limited Printing. All products will be submitted in Word format and/or PDF described in this scope of work.

Products

The following products will be submitted to the County in fulfillment of our proposed scope of work:

- Meeting agendas and notes
- Revised project schedule
- Data needs request
- Tribal consultation request letters
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft EIR
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft Final EIR

- Revised Draft MMRP

- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by County staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse

Meetings

- Terri McCracken and/or Rachel Goren will attend up to 27 virtual meetings with County staff for the project.
- PlaceWorks will attend a virtual public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR.
- PlaceWorks will attend a virtual public hearing to receive comments on the Draft EIR.
- PlaceWorks will attend up to two virtual public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR.
- We are available to attend additional meetings on a time-and-materials basis.

Assumptions

This scope of work and cost estimate assumes that:

- Our cost estimate includes the meetings shown in the Scope of Work. Additional meetings would be billed on a time-andmaterials basis.
- All products will be submitted in Word format and PDF described in this scope of work.
- All meetings will be attended virtually, unless requested by staff.
- At this time we assume the contingency budget would cover potential in person staff meetings or addressing unforeseen physical impacts to the environment (e.g., increased noise impacts from construction or increased requirements for ventilations systems that could generate operational noise)

Cost Estimate

The proposed fee assumes the preparation of an EIR with all environmental topics and standards of significance with the exception of odor being "scoped out" from detailed review in the EIR. Please see Table 2, *Proposed Cost*. PlaceWorks also recommends a 10 percent contingency budget only to be applied with prior consent from the County and the project applicant. The total cost without the contingency budget is $227,879. The total cost with the contingency budget is $250,667.

We are flexible with both schedule and cost and will work with the County to adjust the scope, schedule, and fee to meet the needs of the project and those involved with the project.

2025
2026
November
December
January
February
March
April
May
June
July
August
Septe
11/3
11/10
11/17
11/24
12/1
12/8
12/15
12/22
12/29
1/5
1/12
1/19
1/26
2/2
2/9
2/16
2/23
3/2
3/9
3/16
3/23
3/30
4/6
4/13
4/20
4/27
5/4
5/11
5/18
5/25
6/1
6/8
6/15
6/22
6/29
7/6
7/13
7/20
7/27
8/3
8/10
8/17
8/24
8/31
9/7
12/19
1/17
5/7
6/21

PLACEWORKS

	PLACEWORKS													
	McCracken	Goren	Fitzgerald	Park		Bush	Parks	Sheilds	Project Planner	GIS	GRAPHICS	TECH. EDITOR	WP/ CLERICAL	PlaceWorks Hours
	PIC PM		Principal Engineer	Senior Associate		Senior Engineer	Associate	Senior Associate						
Hourly Rate:	$275	$165	$235	$250	$230	$165	$260	$145	$200	$140	$140	$140		
erials														
	2	2	1	1										
	1	5	3			4								
	1	4		2										
	2		2	0	2	0	2	0	2	0	4			1
	8		16						16					
			4									16		
Task 1. Subtotal	**4**	**18**	**6**	**2**	**3**	**3**	**2**	**0**	**16**	**40**		**16**	**0**	
	6		16	2	2									
	1	2	2			6	6	8	24	12	42			
	1	2	1	6					6			12	2	
Task 2. Subtotal	**3**	**0**	**5**	**28**	**8**				**30**	**13**	**64**		**2**	
	2	2		1	0	6	0	1	0	0		4	12	2
Task 4. Subtotal	**2**	**2**		**1**	**0**	**6**	**0**	**0**	**4**				**12**	**2**
	4	6		2	2		1	6						**1**
	1	2	3	2	4			6	12	11	42			
	1	6	2	2	2				30	11			16	26
	8		16		2	2			10	11	82			2
	4	8										14	2	
	4	8							6				11	
ons	8	8								11	42			
	1	2		6	1	2	1	2	6	12	14		12	6
	8		12	2	2	2		3			62			1
	1	2	4								42			
	1	0	2								42			
	1	6	1											
	4	6									42			
Task 4. Subtotal	**11**	**81**	**98**	**12**	**24**	**24**	**3**	**17**	**70**		**9**	**136**	**72**	**9**
Labor Hours Total	**191**	**342**	**471**	**251**	**631**	**502**	**51**	**161**	**420**	**101**	**351**	**3**		
Labor Dollars Total	**$52,525**	**$56,430**	**$11,045**	**$31,250**	**$37,490**	**$24,750**	**$6,500**	**$16,820**	**$2,800**	**$2,800**	**$14,140**	**$4,900**		
PlaceWorks Percent of Total Labor	%26	%4	%9	%12	%11	%2	%9	%1	%2	%8	%3			

END OF SUPPLEMENTAL EXHIBITS