



**COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Phone (707) 263-2221 FAX (707) 263-2225

**Planning Division Application  
Commercial Cannabis Cultivation Major Use Permit**

**Project name:** Sunny S Ranch - Cultivation Project  
**Assessor's Parcel #:** 014-004-200

<b>INITIAL FEES:</b>	
UP	\$2,721.00
IS	\$1,425.00
Arch Rev	\$75.00
Daycare Proximity	\$20.00
<b>Sub Total:</b>	\$4,241.00
Technology recovery 2% Cost	\$82.92
General Plan Maintenance Fee	\$50.00
<b>Total:</b>	\$4,373.92

Zoning: \_\_\_\_\_  
General Plan: \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Initial: \_\_\_\_\_

**APPLICANT:**

**NAME:** Sunny S Ranch, LLC  
**MAILING ADDRESS:** PO Box 1604  
**CITY:** Middletown  
**STATE:** California **ZIP:** 95461  
**PRIMARY PHONE:** 415-717-8953  
**EMAIL:** allnovato@gmail.com

**PROPERTY OWNER (IF NOT APPLICANT):**

**NAME:** Shannon Sanders  
**MAILING ADDRESS:** PO Box 1604  
**CITY:** Middletown  
**STATE:** California **ZIP:** 95461  
**PRIMARY PHONE:** 415-717-8953  
**EMAIL:** allnovato@gmail.com

**PROJECT LOCATION**

**ADDRESS:** 19424 Butts Canyon Road  
**TOWN or AREA:** Middletown

**DESCRIPTION OF PROJECT:**

A Major Use Permit application for an A – Type 3B mixed light cannabis cultivation project including a 1- acre chain linked fenced area, 13 - (20' X 98') steel frame greenhouses (21,996 square feet of cultivation area), a 40' x 100' one story processing building, and related ancillary facilities.

**PRESENT USE OF LAND:** Existing 20-acre parcel, 1 single family house, a garage/workshop, a metal storage container, paved vehicle parking area, an existing water well and pump house, propane tank, septic system, power, pastures, native and introduced landscaping, and miscellaneous site improvements.

**SURROUNDING LAND USES:**

North: Rural Land  
South: Rural Land  
East: Rural Land- vineyard - SFD  
West: Rural Land

**PARCEL SIZE(S):**

Existing: 20 acres  
Proposed: Same

**Existing/Proposed Water Supply:** Existing agricultural well  
**Existing/Proposed Sewage Disposal:** Existing and proposed septic systems  
**Fire Protection District:** South Lake County Fire District  
**School District:** Middletown Unified School District

## At-Cost Project Reimbursement

I, Shannon Sanders, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$4,373.92 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19. February 7, 2017). In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. *"Staff time"* includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. *"Staff"* includes any employee of the Community Development Department.
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost



may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.

7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.

9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/) The proposed project site is ☐ or is not ☒ included on the most recent list.

12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the

project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP  
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership

Contract to Purchase\*

Letter of Authorization\*

Power of Attorney\*

*\*Must Attach Evidence*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

Shannon Sanders

Name of Company or Corporation - Sunny S Ranch, LLC

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:  
(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

NAME: Sunny S Ranch, LLC

MAILING ADDRESS: PO Box 1604

CITY: Middletown

STATE: California

ZIP: 95461

  
Signature of Owners/Agent\* Name

  
Date

*Signature of Owners/Agent\* Name*

*Date*

  
\_\_\_\_\_

9/26/2018  
\_\_\_\_\_

*Signature of Applicant*

*Date*



## Supplemental Data for Initial Study

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing 'N/A' or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Cannabis cultivation

Product or service provided: Cannabis

Hours of operation: Cultivation will occur 24 hours - Seven days per week

Number of business shifts (normal): 1

Number of shifts (peak): 2

Employees per shift (normal): 2-3

Employees per shift (peak): 3-5

Number of deliveries per day: 1-3

Number of customers per day: 0 - Not open to the public.

Number of pick-ups per day: 1

Lot size: 20 acres

Number/type of company vehicles: 3 light duty trucks

Type of loading facilities: Inside the secure fenced area, loading is at grade

Floor area of existing structures: 2,500 square feet - house and garage

Proposed total new greenhouse building floor area: 25,480 sq. Ft.

Number of existing parking spaces: 5

Number of proposed parking spaces: 7

Number of floors: 1

Additional relevant information: See Project Description document, Property Management Plan, and CEQA IS Checklist.

# Supplemental Data for Initial Study (Continued)

## Description of site prep/construction activities

When do you anticipate starting construction?

December 2018.

How long will construction take?

Weather dependent, three to six months.

What days/times will construction occur?

Typically, 7 AM to 4 PM Monday through Friday, some weekend work or later hours when needed.

What type of construction equipment will be used?

Forklift, backhoe, material trucks, and scissor lift. Hammers, saws, metal tools, compressor tools.

How many truck/vehicle trips will be necessary for construction?

3 or 4 trucks with greenhouse materials, plus drop shipments from other manufacturers.

Will equipment be idling during construction?

Occasionally.

Where will construction equipment be staged/stored?

Adjacent to construction area.

Will any trees or vegetation be removed? If yes, please provide type and amounts.

No trees to be removed.

## Supplemental Data for Initial Study (Continued)

How much grading is anticipated to occur and where?

Minimal. Dependent upon final design and engineering. Minor grading to occur in area of processing and green house buildings. This will be up to the general contractor.

Will soil be imported or exported to/from the site? If so from where and what amount?

Not likely. This will be up to the owner builder and will be determined by final site design specifications.

Is trenching required? If yes, please provide location, dimensions and cubic yards.

Some trenching may be required but is to be minimal and will be determined by electrician and owner builder. Septic system will require some trenching. See site plan.

How much water will be used for construction, operation and maintenance? What is the water source?

Construction average – 200 gallons per day. Estimated average water use for cultivation is 1,800 gallons per day. Water source is from an existing onsite well.

Other questions and information needed for the Initial Study

Describe how scenic views or vistas are impacted by the cultivation site.

The proposed greenhouse structure will be set back over 1,000 feet from Butts Canyon Road, there will be a fenced perimeter around the greenhouses. The project is to be developed beyond/outside of County scenic corridors. Scenic views or vistas will not be impacted.

What lighting is proposed for the project? Will areas be lit at night?

Security lighting will be provided as required by County ordinance and will be down lit and shielded. Security lighting will be motion activated. Please review the security plan. There will also be some typical residential type lighting.

Are there any existing agricultural uses on-site besides cannabis? Will they be removed?

There is some occasional grazing of domestic animals which may be discontinued.

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

No loss of forest land.

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

There will be minimal dust, ash, smoke, fumes, or odors generated at and by the cultivation site. Construction activities will include wetting down of the site. Ventilation and air filtration systems will be installed in the greenhouses to provide



for maximum air dispersal and odor mitigation. In addition, the project may use an ozone spray mitigation system as part of the air filtration and exhaust.

**Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?**

There are no streams, creeks, lakes, rivers, vernal pools, or wetlands on the site. There is a small shallow surface water drainage ditch in the middle of the parcel. The surface drainage has been addressed and managed. The proposed cultivation site, as required by County Ordinance, is set back over 100 feet from the nearest drainage ditch.

**Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.**

No loss of wetland or streamside vegetation.

**Describe and site or buildings have any archaeological or historical significance.**

The site does not have any archaeological or historical significance nor do any of the existing buildings.

As required by County Ordinance, an inadvertent cultural resources policy has been developed and is included in the Property Management Plan.

**What are the slopes on the cultivation site?**

Flat.

**Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.**

According to the USDA - Soil Conservation Service, the soils on the site include Manzanita loam, 2 to 5 percent slopes and Bressa-Millsholm loams 15 to 30 percent loams. There is very low to no potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

**Describe methods to be taken to reduce greenhouse gases.**

The project will use 13 greenhouses, which are commonly accepted and well known energy saving (solar) agricultural facilities. Greenhouses by definition and practice use renewable power (the Sun) and the mix light cultivation process is a green building operation.

The mixed light greenhouse is extremely energy efficient, with 90% of the required plant energy gained from the Sun.

**Will solid waste be produced? If yes, how will it be disposed of?**

Yes, some solid waste will be produced, see Property Management Plan for County Ordinance required management approaches.

**Will hazardous waste be produced? If yes, how will it be disposed of?**

No hazardous waste will be produced.

**How will vegetative waste be managed?**

Yes, vegetative waste will be managed, see Property Management Plan.

**How will growth medium waste be managed?**

Yes, growth medium waste will be managed, see Property Management Plan for County Ordinance required management approaches.

**Will any material be taken to a landfill? If yes, which one and how much material is anticipated?**

Yes, as with any business or farming operation some waste materials will be taken to a landfill via regular trash/garbage service, see Property Management Plan for County Ordinance required management approaches.

Most material will be recycled when feasible.

**Describe risk of an explosion or release of hazardous substances in case of an accident.**

There are no volatile substances to be used in the cultivation of cannabis and no extraction operations are proposed. The risk of explosion or release of hazardous substances in the case of an accident are less than exists with other farming operations.

**Do portions of the cultivation site periodically flood?**

No.

**Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.**

The cultivation site area is very flat, rain water will be absorbed by the soil and percolate into the ground water system. The is a general flow pattern of site surface water runoff is to the north west.

**What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?**

Erosion and water quality BMPs have been addressed in the Property Management Plan, with an extensive number of specific CASQA BMP's attached.

**Is wastewater treatment required for the project? If yes, what is the source?**

Septic tank and leach field.

**Describe how this project is consistent with the County's General Plan and Zoning Ordinance.**

The project is consistent with the County General Plan and Zoning Ordinance, see attached MUP Project Description document.

**Describe the level and frequency of noise or vibration that will be generated from this project.**

The level and frequency of noise or vibration will be minimal due to the use of standard farm equipment and greenhouse ventilation.

**Describe what measures have been taken to maintain or improve level of service for the appropriate fire district and Cal Fire.**

The subject site is within the South Lake County Fire District service area. The property is within a high fire danger area according to County records.

The project will incorporate additional lighting and a fire alarm system will be installed.

**How is the site accessed?**

An existing driveway from Butts Canyon Road.

**Describe the amount of traffic the project will generate.**

The amount of traffic to the project will be light with a possible slight increase in average daily traffic during peak employment periods. No roadway improvements required. Butts Canyon Road is a fully developed local road with good capacity and there is good onsite parking, as well as appropriate sight distances for vehicles exiting the property.

**Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).**

No roadway improvements required.

**Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?**

This project will not result in increased traffic hazards to motor vehicles, bicyclists, or pedestrians.

**Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?**

Greenhouse structures are proposed, see required site plans and greenhouse floor plans.

**What sources of energy will be used?**

The primary energy source is the sun, it's a greenhouse. Other energy sources include electrical power and propane gas.



The legal business name of the applicant entity:

**Sunny S Ranch, LLC.**

The license type, pursuant to the California Department of Food and Agriculture cannabis cultivation program regulations, for which the applicant is applying and whether the application is for an M-license or A-license:

**A- Type 3B**

A list of all the types, including the license numbers of valid licenses, from the department and other cannabis licensing authorities that the applicant already holds:

**DESIGNATED RESPONSIBLE PARTY**

The designated responsible party, who shall also be an owner, with legal authority to bind the applicant entity, and the primary contact for the application.

Full legal name: Shannon Sanders

Title: Owner - Project Manager

Mailing Address: 19424 Butts Canyon Road

City: Middletown

State: California Zip: 95461

Primary contact phone number: 415-717-8953

Email address: allnovato@gmail.com

A copy of the Designated Responsible Party's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

**AGENT**

If an individual or entity is serving as agent for service of process for the applicant, the following information shall be provided:

Full legal name: Richard Knoll

Title: Richard Knoll Consulting

Mailing Address: 1265 South Main Street

City: Lakeport

State: California Zip: 95453

Primary contact phone number: (707) 349-0639

Email address: richardk2255@hotmail.com