

Eric Porter

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Wednesday, October 6, 2021 2:02 PM
To: Eric Porter
Subject: Re: Modification MMU 21-24 - request to convert 1 acre of outdoor cultivation to 1/2 acre of greenhouse cultivation

Hello,

For a Cannabis operation site, here is a list of Air Quality requirements that may be applicable to the site:

1. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
2. Any manufacturing or delivery Cannabis operations must comply with LCAQMD rules and regulations. An application must be submitted. Contact LCAQMD for more details.
3. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements, all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
4. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
5. If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
6. All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
7. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a

temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best Regards,

Fahmy Attar | Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
707-263-7000 | FahmyA@LCAQMD.net

On Oct 4, 2021, at 8:49 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Good morning all,

Jason Jones was approved for 1 acre of outdoor cannabis cultivation in early 2019. He now seeks to change the outdoor cultivation to greenhouse cultivation (mixed light), which requires a Modification. He is missing a number of items that may be necessary to provide comments, including a water analysis, addendum from an Archaeologist and Biologist, and several other studies and plans.

Please let me know if you want / need specific information. I am sending out the attached 'incomplete' letter today as well.

Thank you,

<image001.png>

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

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

<RFR MMU 21-24.doc><MMU 21-24 inc ltr 10.4.2021.docx>

Eric Porter

From: Donna Mackiewicz <donnammackiewicz@gmail.com>
Sent: Sunday, October 17, 2021 1:51 PM
To: Eric Porter
Subject: [EXTERNAL] MMU 21-24 modification UP 18-32 Center Grow

Hello Eric,

RE: MMU 21-24 - Jason Jones, Center Grow, UP 18-32

I'd be interested in reviewing the initial study 21-37, biological report, property management plan and site plan for this project. I am especially interested in whether the project will be removing oaks.

Thank you for requesting the reports be done by professionals.

Sincerely,
Donna Mackiewicz
Redbud Audubon Society

Eric Porter

From: Jack Smalley
Sent: Monday, October 4, 2021 1:14 PM
To: Eric Porter
Subject: RE: Modification MMU 21-24 - request to convert 1 acre of outdoor cultivation to 1/2 acre of greenhouse cultivation

Building requires all applicable permits with site plan and building diagrams including construction details.

From: Eric Porter
Sent: Monday, October 4, 2021 8:50 AM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; marydarby8 <marydarby8@gmail.com>; vbrandon95457@gmail.com; Roberta Lyons <roberta.lyons@att.net>
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Eric J. Porter
Associate Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37101
Fax: (707) 263-2225
Email: eric.porter@lakecountyca.gov
STAY CONNECTED:



Eric Porter

From: John Everett
Sent: Monday, October 4, 2021 1:47 PM
To: Eric Porter
Subject: RE: Modification MMU 21-24 - request to convert 1 acre of outdoor cultivation to 1/2 acre of greenhouse cultivation

I don't see anything needed to be provided, as far as our roads are concerned. No comments.

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

From: Eric Porter
Sent: Monday, October 4, 2021 8:50 AM
To: Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Elizabeth Martinez <Elizabeth.Martinez@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; marydarby8 <marydarby8@gmail.com>; vbrandon95457@gmail.com; Roberta Lyons <roberta.lyons@att.net>
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Thank you,



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

Receiver

OCT 04 2021

Environmental Health

SR0004442

DISTRIBUTION DATE: Oct. 4, 2021

REQUEST FOR REVIEW FOR SUFFICIENCY

AG. COMMISSIONER	FIRE PROTECTION DIST:	@ CA DEPT FISH & WDLF
@ AIR QUALITY MGMT	Kelseyville	CALTRANS
@ ASSESSOR	Lake County	STATE LANDS COMM.
@ BUILDING DIVISION	Lake Pillsbury (no contact info)	CRWQCB
@ DPW - ROADS	Lakeport County	STATE DEPT. OF HEALTH
@ ENVIRON HEALTH	Northshore	CALCANNABIS
LAKEBED MANAGEMENT	@ South Lake County	NW INFO CENTER
@ PUBLIC SERVICES	@ CalFire	SIERRA CLUB
SHERIFF	GRADING	FARM BUREAU
@ SPECIAL DISTRICTS	PG&E	ARMY CORPS
@ SURVEYOR	HOA	BLM
@ TAX COLLECTOR	WATER CO	NRCS (USDA)
WASTE DISPOSAL	OTHER	US FISH & WILDLIFE SVC
@ WATER RESOURCES		US FOREST SERVICE

FROM: Eric Porter, Associate Planner
REQUEST: Modification MMU 21-24 to Major Use Permit, UP 18-32; new Initial Study, IS 21-37
OWNER: Jason Jones (Center Grow Farms)
APPLICANT: Same
APN: 013-017-66
LOCATION: 27064 Jerusalem Grade Road, Middletown, CA
ZONING: "RL-WW" - Rural Lands - Waterway
GENERAL PLAN: Rural Lands
HAZARDS: SRA High Fire Area
SUPERVISOR DIST: 1

PROPOSAL: The applicant has applied for a Modification to a previously approved Major Use Permit and for a new Initial Study to convert one (1) A-Type 3 medium outdoor cultivation license to one (1) A-Type 3B medium mixed light license. The current license allows up to 43,560 sq. ft. of outdoor cannabis canopy area; the project (if approved) would allow up to 22,000 sq. ft. of mixed light canopy inside greenhouses. The applicant has also requested an A-Type 13 'Self Distribution' license.

This application is missing items that may be critical for you to provide comments. Missing items include a Water Analysis (cumulative); e-copies of revised site plans, an Addendum from a Biologist and from an Archaeologist, and an engineered Stormwater Erosion Control Plan.

The commercial site is required to meet the following access standards: Any site where a commercial-related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body.

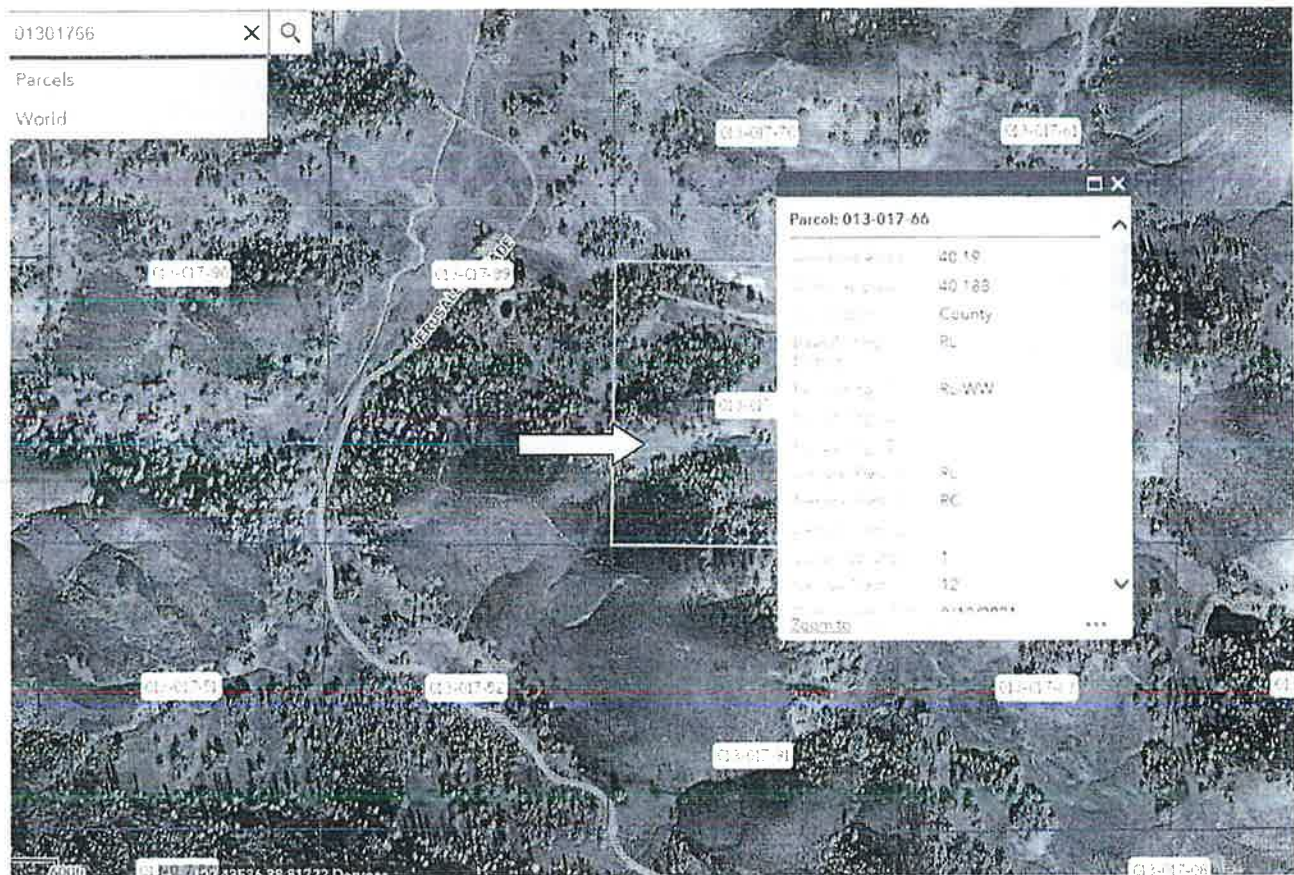
Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that

COMMENTS: See attached memorandum

Ina Rubin

10/12/21

County Administration





COUNTY OF LAKE

Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Carol Huchingson
Interim Health Services Director

Gary Pace, MD, MPH
Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: October 12, 2021

TO: Eric Porter, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: MMU 21-24 Modification to Major Use Permit, UP 18-32 & IS 21-37
Commercial Cannabis

APN: 013-017-66 26066 Jerusalem Grade, Middletown
013-017-62 27084 Jerusalem Grade, Middletown

The applicant must meet the EH requirements regarding Onsite Wastewater Treatment System (OWTS) and potable water.

See attached May 21, 2020 review comments memorandum. No changes for parcel 013-017-66. Changes for parcel 013-017-62: Environmental Health approved a site plan and signed a building permit application for a prefab metal building. An authorization field inspection was completed in April 2019.

EH requires all applicants to provide a written declaration of the chemical names and quantities of any hazardous material to be used on site. As a general rule, if a material has a Safety Data Sheet, that material may be considered as part of the facilities hazardous materials declaration.



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: May 21, 2020
TO: Eric Porter
FROM: Kelli Hanlon
RE: UP 18-32: IS 18-40
APN: 013-017-62 and 013-017-66

The applicant must meet the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and potable water requirements.

APN 013-017-62: Our office has no concerns at this time.

APN 013-017-66: Regarding the existing barn with an existing septic system. Our office does not have a septic permit history nor a land file for this parcel. If this septic system is in use, then no issues. If the septic system fails, then a repair permit will be required. If the septic system is abandoned, then properly abandon the septic system. In order to abandon a septic system, our office will require a septic tank/septic system abandonment permit.



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.

Eric Porter

From: Lori Baca
Sent: Monday, October 4, 2021 9:36 AM
To: Eric Porter
Subject: RE: Modification MMU 21-24 - request to convert 1 acre of outdoor cultivation to 1/2 acre of greenhouse cultivation

Eric,

Parcel 013-017-660 is outside of any Special Districts service area, no impact.

Have a wonderful Monday ☺

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountycalifornia.gov

Office Number (707) 263-0119

Fax (707) 263-3836



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Sent: Monday, October 4, 2021 8:50 AM
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