

MUP 18-10 Sandtner

ITEM 1

9:05AM

MAY 23, 2019

Yuliya Osetrova

Tuesday, March 12, 2019 3:34 PM

Eric Porter

Subject:

RE: Sandtner's water system (file no. MUP 18-10, APN: 012-056-44)

Afternoon Eric,

I have reviewed the proposed project and this is my feedback:

Let's determine what would be the water demand for this scale of the project - 8640 square feet - with the first assumption that the project is running year around and the growing season for cannabis plant is 100 days, I would assume 3 growing seasons per year.

Second assumption is amount of the water that the plant needs per season - different sources give different numbers I would assume a maximum of 36" (as the growers themselves suggesting if you look at their blogs) and a minimum of 20" (just to remind - corn needs about 27" and tomatoes - 25" of water per growing season)

Third assumption - wet season in the county - 5 months - November through March, and dry season in the county - 7 months - April through October.

Maximum water demand:

$36" / 12" \text{ in foot} \times 8640 \text{ sq. ft} \times 7.48 \text{ gallons in cubic foot} = 193,882 \text{ gallons of water per one season}$
 $193,882 \times 3 \text{ seasons} = 581,645 \text{ gal per year}$

Minimum water demand:

$20" / 12" \text{ in foot} \times 8640 \text{ sq. ft} \times 7.48 \text{ gal per cubic foot} = 107,712 \text{ gallons per one season}$
 $107,712 \times 3 \text{ seasons} = 323,136 \text{ gal per year}$

Next, I determine the factors limiting this project:

1. Storage reservoir size
2. Drainage area
3. Precipitation amount that could be harvested per a year

First, the Storage Size:

$100 \text{ ft} \times 25 \text{ ft} \times 13 \text{ ft} \times 7.48 \text{ gal per cubic foot} = 243,100 \text{ gallons}$

Utilizing only one, proposed on-site storage of the given size, this project could sustain only for 2 growing seasons throughout the dry season if I assume the minimal water demand and sustain only one season with a maximum demand.

Second, the Drainage Area:

From the plans attached the drainage area sustain of three areas:

House 1 = 1664 sq ft

House 2 = 1456 sq ft

Garage = 1200 sq ft

Total drainage area = $1664 + 1456 + 1200 = 4320 \text{ sq. ft}$

The drainage area that is determine in the attached Rainwater Design for Irrigation is different however the numbers I used are from the plans.

Third, the Precipitation Amount:

The Rainwater Design for Irrigation developer proposed different average amounts of inches of rain to consider, I would like to use their maximum and minimum, and I'd like to consider the average that is suggested for the Lake County and accepted as the design criteria.

Maximum – 41.7" per year

Average – 31.5" per year

Minimum - 23.7" per year

The amounts of water that could be harvested at the drainage area per year would be:

Maximum:

$41.7" / 12" \text{ per ft} \times 4320 \text{ sq. ft} \times 7.48 \text{ gal per cubic foot} = 112,290 \text{ gal per year}$

Average:

$31.5" / 12" \text{ per ft} \times 4320 \text{ sq. ft} \times 7.48 \text{ gal per cubic ft} = 84,823 \text{ gal per year}$

Minimum:

$23.7" / 12" \text{ per ft} \times 4320 \text{ sq. ft} \times 7.48 \text{ gal per cubic ft} = 63,820 \text{ gal per year}$

The drainage area is the most limiting factor for this project.

By the simple observation, the maximum water that could be harvested per year would only sustain this project for one growing season only with the minimal water applied to the plant.

They proposed to increase the amount of the water harvested by using the roof tops of the greenhouses and the water tank (this would require to design gutter and delivery system to the storage tank), in that case: how they would mitigate the first flash? And how are they going to deliver the rainwater to the filter device (located up slope)?

To summarize, this project does not look like sustainable water source and would require a back –up using the other water sources (surface diversion of well's water are the possible alternative)

Hope this helps,

Please contact me if you have additional questions,

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

From: Eric Porter
Sent: Friday, March 08, 2019 10:10 AM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Byron Turner <Byron.Turner@lakecountyca.gov>
Subject: Sandtner's water system (file no. MUP 18-10, APN: 012-056-44)

Good morning Yuliya,

Sandner / Oram brought in their design for the rainwater catchment system. I think the plans are grossly inadequate as engineered drawings, but they might be adequate for the planning review process.

If you are comfortable looking at the plan (it's in the Word doc) and offering feedback, that would be great. If you think they need more specific design done now, please let me know.

Thanks,

Eric J. Porter
Associate Planner
County of Lake
707-263-2221
Eric.Porter@lakecountyca.gov



ITEM 1
9:05AM
MAY 23, 2019

Eric Porter

From: cartercarterlaw <cartercarterlaw@gmail.com>
Sent: Tuesday, May 21, 2019 4:29 PM
To: Michalyn DelValle
Cc: Eric Porter
Subject: RE: Re: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Thank you so much for your fast response. I am formally and herein requesting copies of all opposition to this project that have been submitted to your office or any other County official or employee/agent in writing (electronic or otherwise) to date. This is public information and I am requesting it by means of this email. You can scan it and send it to me at this email. Thank you again,

Angela Carter

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

From: Michalyn DelValle <Michalyn.DelValle@lakecountycal.gov>
Date: 5/21/19 3:30 PM (GMT-08:00)
To: cartercarterlaw <cartercarterlaw@gmail.com>
Cc: Brian Martin <Brian.Martin@lakecountycal.gov>
Subject: RE: Re: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Good afternoon,

Per the Ordinance, the Sheriff's Department is responsible for the regulation of background checks.

Thank you,

Michalyn DelValle, Director

County of Lake I Community Development Department

(707) 263-2221 | F: (707) 263-2225

Michalyn.Delvalle@lakecountycal.gov | www.LakeCountyCa.gov



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From: cartercarterlaw [mailto:cartercarterlaw@gmail.com]
Sent: Tuesday, May 21, 2019 2:42 PM
To: Michalyn DelValle <Michalyn.DelValle@lakecountyca.gov>
Cc: Brian Martin <Brian.Martin@lakecountyca.gov>
Subject: Fwd: Re: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Fyi

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

From: cartercarterlaw <cartercarterlaw@gmail.com>
Date: 5/21/19 2:39 PM (GMT-08:00)
To: Eric.Porter@lakecountyca.gov

Subject: Fwd: Re: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Fyi. I don't know, but I'm sure you do ...

but aren't there rules against felons getting this kind of use permit?

Please advise.

Thank you.

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

From: Michael Hermann <mikeh@hermanninvestigations.com>

Date: 5/21/19 2:33 PM (GMT-08:00)

To: cartercarterlaw <cartercarterlaw@gmail.com>

Subject: Re: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Ok, so here the the breakdown on what I came up with.

Stephan M. Sandtner 11-02-1986
1490 Hemlock Street
Napa, CA

Misd. Traffic Offense in 2005 - Napa
Traffic Offense in 2012 - Napa
No other apparent criminal cases noted.

State Tax Lien filed 1-30-2018 - He owes \$6,086.00
2013 Eviction in which he was reported to owe \$3,000.00

+++++

Jason Oram 6-23-1972

189 Brown Street
Napa, CA
16983 Hofacker (PO Box 1088)
Lower Lake, CA

DBA Cal E Cigs (Filed 2-25-2015 expires 2-25-2020)
Corporate Filing under Exquisite Oranics, Inc. (Filed 1-23-2017)

Child Support Napa Court Case 1997
Child Support Napa Court Case 1993
Court Filed Evictions in Napa - 1995 and 2002
Felony Charge of 11378 H&S Napa Court Case 1993 - Followed up by a 1995 VOP Charge
(there also appears to be a Jason R Oram in Napa County with court cases and I am unable to confirm if the
Felony charge is for your Jason Oram, but charges fit)

State Tax Lien filed 7-31-2007 - He owed \$492
Napa County Judgement filed 1-20-2010 - No amount owed listed, case closed.
Napa County Child Support Judgement filed 5-27-2010 - No amount owed listed, Case closed.
State Tax Lien filed 1-12-2011 - He owed \$1,480

For the possible Napa County Felony charge in 1993, you may need to have someone there go pull the file to
see exactly what happened with it. Other than what is above, I am not seeing anything else on these two - that
doesn't mean that there is nothing else out there, it was all I could find via public records and online court
searches. Mike

Michael C. Hermann

Mike Hermann Investigations

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From: cartercarterlaw <cartercarterlaw@gmail.com>

Sent: Tuesday, May 21, 2019 1:04:02 PM

To: Michael Hermann

Subject: Fwd: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

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

Date: 5/20/19 2:21 PM (GMT-08:00)

To: cartercarterlaw <cartercarterlaw@gmail.com>

Subject: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Angela,

Per your request, here are the staff report and draft conditions.

Safe travels,

Eric J. Porter

Associate Planner

County of Lake

707-263-2221

Eric.Porter@lakecountyca.gov

Item 1

9:05 AM
May 23, 2019

Eric Porter

From: cartercarterlaw <cartercarterlaw@gmail.com>
Sent: Tuesday, May 21, 2019 3:26 PM
To: Eric Porter
Cc: Michalyn DelValle; Anita Grant
Subject: Re: Orem / Sandtner cannabis project - response

Thank you kindly for providing these to me. I stated in my voicemail to you, I wish I could attend the hearing but I will be out of the state. Specifically, my concerns are as follows:

The area at issue is a residential area. Specifically, the Pomo Lakes Homeowners Association. The intended use of the property for marijuana cultivation does not fit the character of the properties in the area/vicinity. Putting greenhouses filled with cannabis in an area where people live with their families, seems irresponsible and quite frankly, dangerous.

In addition to the obvious problems of having a cannabis grow in the middle of a homeowner's association filled with families, the issues of odor and depletion of Water Resources is of great concern. The quantity of plants at issue will require a great deal of water. There's no way of enforcing the proposed rainwater collection system of irrigation. What happens in the event of a drought? You have the legal ability to require a performance bond on this issue and should do so.

Furthermore, the homeowners association is responsible for the maintenance of the road in and out of the subdivision. The increased traffic that a proposed cannabis grow will bring to the already sensitive roads will create wear and tear unnecessarily.

The proposed grow site does not exist in a vacuum. It is not a piece of property independent of other pieces of property. On the contrary, it is part of a homeowner's association. Consideration should be given to this fact. The Pomo Lakes Homeowners Association itself has a specific rule limiting the cultivation of cannabis. If an applicant willingly disregards the rules imposed by the homeowners association, what assurances do we have that an applicant will follow any guidelines associated with their proposed permit?

The desire for the fees associated with cannabis cultivation is understandable, but willy-nilly putting them anywhere in order to get such fees is not intelligent planning. The fact of the matter is there is crime associated with cannabis grows. Having unfettered access to a gated homeowners association by people associated with the grow site is not fair to the other residents of the homeowners association or the property owners inside of the homeowners association.

Finally, has the required criminal record check been obtained on both the owner of the property and the applicant? A background check on all included individuals, such as the individuals who will live in the proposed farmworker housing should be obtained.

Why isn't the County affording the same consideration to the Pomo Lakes HOA that it does to other HOA's in the County, such as Clearlake Riviera, by receiving HOA approval before a recommendation is made to the County? This is a courtesy that has been afforded to HOA's in the County for decades.

What is being proposed will be very bad precedent if allowed. Disregarding the usual courtesy of notifying the HOA, bringing a nuisance odor producing crop on a large scale into a residential area and allowing it to drain

resources paid for by the collective HOA members (roads, water) and subject the primarily residential area to unwanted (and CC&R prohibited) activity is irresponsible.

Lastly, it is my understanding that not all five planning Commissioners will be at the hearing on Thursday. I believe this matter is important enough and has enough opposition that all five should be in attendance. Additionally, that will give me an opportunity to attend. Accordingly, I request that this be continued to a later date.

I appreciate your consideration. Thank you for helping me to include these items in the record. Please provide my email and comments to all individuals involved in making a determination on this matter.

Angela Carter

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

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

Date: 5/20/19 2:21 PM (GMT-08:00)

To: cartercarterlaw <cartercarterlaw@gmail.com>

Subject: Orem / Sandtner cannabis project - staff report and conditions (draft) attached

Angela,

Per your request, here are the staff report and draft conditions.

Safe travels,

Eric J. Porter

Associate Planner

County of Lake

707-263-2221

Eric.Porter@lakecountyca.gov

