



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPT.
COURTHOUSE - 255 N. FORBES ST.
LAKEPORT, CA 95453

2702

ATTACHMENT 1

Attachment 2
Property Management Plan
Available Upon Request

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Mireya G. Turner, Associate Planner
LC Community Development Dept.

DATE: May 11, 2018

FROM: Van Tsan, AQE *Van*

SUBJECT: Stephen Sandtner and Jason Oram ••• APN: 115-006-23 ••• Major UP 18-14-A-Type 3 (outdoor), IS 18-19, and Early activation 18-10 ••• Operate an A-Type 3 commercial cannabis cultivation at 9185 Gray Rd., Kelseyville, CA 95461

This project has a high potential for air quality impacts. Mitigation measures should be in place prior to operation. The applicant indicates one canopy area from 10,001 sq. ft. to 43,560 sq. ft.. An odor control plan is required. Air emission control equipment is required. During operation, odor controls must be utilized to prevent offsite odors and air emissions.

An Authority to Construct (A/C) permit is required for all operations and for any diesel powered equipment, or other equipment with potential for air emissions.

The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The operator should maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized including cleaning materials. The facility is required, upon request, to provide the LCAQMD such information necessary to complete an updated air toxic emission inventory.

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.

Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator.

Attachment 3

RECEIVED
MAY 15 2018
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mireya Turner

From: slreyes <slreyes@middletownrancheria.com>
Sent: Friday, May 4, 2018 9:21 AM
To: Mireya Turner
Cc: Rachel Rivera
Subject: Re: Request for Review - UP 18-12 Sandtner/Oram - Commercial cannabis cultivation - Lower Lake

Mireya,

Thank you for providing notice regarding the 16983 Hofacker Lane.

We do have cultural sites in the proposed project area. Please add a condition to the permit, "Applicant is required to engage with the Middletown Rancheria in a Cultural Resource Agreement to protect and preserve cultural resources as an effort to mitigate potential adverse affects resulting from all ground disturbance activities"

Thank you,

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

P.O. Box 1035
Middletown, CA 95461
Office (707) 987-3670 ext 115
Fax (707) 987-9091
Cell (707) 349-1772

slreyes@middletownrancheria.com

"Culture shouldn't change to adapt to our life styles...our life styles should change to adapt to Culture" - Preservation

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

From: Mireya Turner <Mireya.Turner@lakecountyc.gov>
Date: 5/2/18 10:24 AM (GMT-08:00)
To: Anthony Arroyo <aarroyosr@hpultribe-nsn.gov>, Anthony Roberts <aroberts@hochadehe-nsn.gov>, Augustin Garcia <a.garcia@elemindiancolony.org>, Barbara Ringen <Barbara.Ringen@lakecountyc.gov>, Batsulwin Brown <bbrown@big-valley.net>, Brenda Torres <btorres@middletownrancheria.com>, Brian Martin <Brian.Martin@lakecountyc.gov>, "Charlie Wright, Cortina Rancheria" <cww281@gmail.com>, Chris Macedo <Chris.Macedo@lakecountyc.gov>, Chris Vallerga <Chris.Vallerga@fire.ca.gov>, David Cowan <David.Cowan@lakecountyc.gov>, Dean Eichelmann <Dean.Eichelmann@lakecountyc.gov>, Dean Rogers <d Rogers@robinsonrancheria.org>, Dino Beltran <kn@koination.com>, Doug Gearhart <doug@lcaqmd.net>, Ed Robey <edrobey@wildblue.net>, James Kinter <jkinter@hochadehe-nsn.gov>, James Scott <James.Scott@lakecountyc.gov>, Jill Shaul <Jill.Shaul@lakecountyc.gov>, Justin Lord <jlord@middletownrancheria.com>, Karola Kennedy <kkarolaepa@gmail.com>, Lamont Brown

<l.brown.elem@gmail.com>, Laverne Bill <lbill@hochadehe-sns.gov>, Linda Rosas <lrosas@hpultribe-nsn.gov>, Lucas Bingham <Lucas.Bingham@lakecountyca.gov>, Marilyn Delgado <mdelgado@hochadehe-nsn.gov>, Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>, Mike Schaver <mschaver@robinsonrancheria.org>, Moke Simon <jsimon@middletownrancheria.com>, Paula Glavin <Paula.Glavin@lakecountyca.gov>, Reunabb Riyse <rrouse@hochadehe-nsn.gov>, Roberta Lyons <roberta.lyons@att.net>, Ryan Peterson <rpeterson@middletownrancheria.com>, Sally Peterson <speterson@middletownrancheria.com>, Sarah Ryan <sryan@big-valley.net>, Stephanie Reyes <slreyes@middletownrancheria.com>, "Stephen Carter, Jr." <Stephen.Carter@lakecountyca.gov>, Steve Navarez <admin@rvrpomo.net>, Steven Hajik <Steven.Hajik@lakecountyca.gov>, Steven Herdt <Steven.Herd@lakecountyca.gov>, T Martin <tmartin@hultribe-nsn.gov>, Tina Rubin <Tina.Rubin@lakecountyca.gov>, Todd Mansell <Todd.Mansell@lakecountyca.gov>, "Victoria Brandon (vbrandon@lakelive.info)" <vbrandon@lakelive.info>
Cc: fdchf700@yahoo.com, Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for Review - UP 18-12 Sandtner/Oram - Commercial cannabis cultivation - Lower Lake

Good morning,

Attached please find a request for review for Stephen Sandtner and Jason Oram, proposing commercial cannabis cultivation at 16983 Hofacker Ln, Lower Lake (APN 012-056-44).

The site plans are also attached.

The project application includes a Property Management Plan which is available upon request.

Your consideration and input regarding this project no later than Thursday, 5/2/2018, is greatly appreciated.

Mireya G. Turner, MPA - Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

Phone: (707) 263-2221

Site development and vegetation disposal 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, and waste material, including removed vegetation and construction debris, must not be burned as a means of disposal.

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. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Close proximity to residences to the south, west, and north causes concern. Should operations and/or odor control plans failed, there could be a significant impact.

Given the above concerns are adequately addressed and a complete A/C permit application is submitted, the project as proposed with mitigation measures, can be supported for air quality concerns.

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Mireya G. Turner, Associate Planner
LC Community Development Dept.

DATE: May 11, 2018

FROM: Van Tsan, AQE

SUBJECT: Stephen Sandtner and Jason Oram *** APN: 012-056-44 *** Major UP 18-12-M-Type 3A (Indoor), Minor UP 18-10-A-Type 2B (mixed), Initial Study 18-16 and Early Activation 18-06 *** Operate a M-Type 3 and A-Type 2B (mixed) commercial cannabis cultivation 16983 Hofacker Ln, Lower Lake 94559

This project has a high potential for air quality impacts. Mitigation measures should be in place prior to operation. The applicant indicates one canopy area from 10,001 sq. ft. to 22,000 sq. ft., inclusive, of total canopy size and a greenhouse, glasshouse, conservatory, hothouse, or other similar structure between 5,001 and 10,000 sq. ft. An odor control plan is required. Air emission control equipment is required. During operation, odor controls must be utilized to prevent offsite odors and air emissions. Using in-line fans coupled with HEPA filters with the addition of activated carbon filter equipment, as well a maintenance log are highly recommended. After construction, the applicant should use a HVAC system with activated carbon filters or better.

An Authority to Construct (A/C) permit is required for all operations and for any diesel powered equipment, or other equipment with potential for air emissions.

The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The operator should maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized including cleaning materials. The facility is required, upon request, to provide the LCAQMD such information necessary to complete an updated air toxic emission inventory.

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.

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Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator.

Site development and vegetation disposal 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, and waste material, including removed vegetation and construction debris, must not be burned as a means of disposal.

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. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Close proximity to residences to the north causes concern. Concern exists from concentrating facilities on one parcel. Should operations and/or odor control plans failed, there could be a significant impact.

Given the above concerns are adequately addressed and a complete A/C permit application is submitted, the project as proposed with mitigation measures, can be supported for air quality concerns.



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-8739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy

Health Services Director

Sara Goldgraben, MD, MPH, MBA

Public Health Officer

Jasjit Kang

Environmental Health Director

Memorandum

DATE: May 4, 2018

TO: Mireya Turner, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-12; UP 18-10; UP 18-12, IS 18-16, EA 18-06
Cannabis Cultivation

APN: 012-056-44 16983 Hoffacker Lane, Lower Lake

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

There are 2 existing permitted on-site wastewater treatment systems on the parcel. There is a 2002 Permit #13337 for a standard 3 bedroom OWTS and a 2005 Permit #20096 for a 3 bedroom Aerobic Treatment System with subsurface drip disposal.

The Aerobic Treatment System requires continuous operation, regularly scheduled maintenance, and a maintenance agreement in place with an authorized manufacturer representative. Proof of maintenance record may be requested.

An additional OTWS may be required to accommodate the proposed project.

An on-site field inspection may be required to verify the required setbacks of the OWTS systems to the proposed project are being met.

The applicant must meet the Lake County Division of Environmental Health setback requirements to the on-site wastewater treatment system and/or wells, streams, intermittent streams, and ponds.

The applicant may need to demonstrate the location of the existing wastewater systems, wells, existing structures and the location of the proposed project on a to-scale site plan prior to building permit issuance and/or project approval.



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: May 2, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

<input checked="" type="checkbox"/> AG. COMMISSIONER	<input type="checkbox"/> LAKE TRANSIT	<input checked="" type="checkbox"/> TRIBES:
<input checked="" type="checkbox"/> AIR QUALITY MGMT	<input type="checkbox"/> NATIVE AM. HERITAGE	<input checked="" type="checkbox"/> Big Valley Rancheria
<input type="checkbox"/> ARMY CORPS ASSESSOR	<input type="checkbox"/> NRCS	<input checked="" type="checkbox"/> Cache Creek
<input type="checkbox"/> BLM	<input type="checkbox"/> OFFICE OF EDUCATION	<input checked="" type="checkbox"/> Cortina Rancheria
<input checked="" type="checkbox"/> BUILDING DIVISION	<input type="checkbox"/> PG&E	<input checked="" type="checkbox"/> Elem Colony
<input checked="" type="checkbox"/> CAL FIRE	<input type="checkbox"/> PUBLIC SERVICES	<input checked="" type="checkbox"/> Koi Nation
<input checked="" type="checkbox"/> CALTRANS	<input checked="" type="checkbox"/> SHERIFF	<input checked="" type="checkbox"/> Middletown Rancheria
<input checked="" type="checkbox"/> CDFA	<input checked="" type="checkbox"/> CALCANNABIS	<input checked="" type="checkbox"/> Robinson Rancheria
<input checked="" type="checkbox"/> FIRE DIST: Upper Lake	<input checked="" type="checkbox"/> SONOMA STATE	<input checked="" type="checkbox"/> Scotts Valley Band of Pomo
<input checked="" type="checkbox"/> CRWQCB	<input checked="" type="checkbox"/> SPECIAL DISTRICTS	<input checked="" type="checkbox"/> Upper Lake Habematolel
<input checked="" type="checkbox"/> CA FISH & WILDLIFE	<input type="checkbox"/> STATE DEPT. HEALTH	
<input checked="" type="checkbox"/> DPW ROADS	<input checked="" type="checkbox"/> SURVEYOR	
<input checked="" type="checkbox"/> ENVIRONMENTAL HEALTH DEPARTMENT	<input checked="" type="checkbox"/> TAX COLLECTOR	<input checked="" type="checkbox"/> WATER RESOURCES

FROM: Mireya Turner, Associate Planner

REQUEST: Major Use Permit UP 18-12 – **A-Type 3A (Indoor)**, Minor Use Permit 18-10 – **A-Type 2B (mixed)**, Initial Study 18-16 and Early activation 18-06

APPLICANT/OWNER: Stephen Sandtner and Jason Oram

APNs: 012-056-44

LOCATION: 16983 Hofacker Ln, Lower Lake (APN 012-056-44)

ZONING: RL-SC - Rural Lands-Scenic Combining

GENERAL PLAN: Rural Lands

FLOOD ZONE: D – Project area not in flood zone

PROPOSAL: Permits to operate an A-Type 3A (Indoor), A-Type 2B (mixed light) commercial cannabis cultivation

Description of the type of requested permit:

A - Type 3A: "indoor": Indoor cultivation for adult use cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

A - Type 2B: "small mixed light": Cultivation for adult use cannabis in a greenhouse, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or artificial lighting below a rate of 25 watts per square foot between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

Property Managements Plans are available upon request that contains the following sections: Air Quality, Cultural Resources, Energy Usage Fertilizer Usage, Fish and Wildlife Protection, Operations manual, Pest Management, Security, Video Surveillance, Fences, Storm Water management, and Waste Management.

The biological study found no rare, threatened, endangered species in or adjacent to the cultivation area. Additionally, the study observed no critical or sensitive habitat in or adjacent to the cultivation area.

The cultivation sites are required to meet the following access standards: Any site where a cannabis 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. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body. The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district. Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public.

Please let us know if this site meets these standards. The applicant is requesting early activation of use. No building construction or grading can be authorized for early activation of use permits.

The following sheets are attached for your reference: Sheet 1 cover, Sheet 2 surrounding area aerial, sheet 3 site plan, existing conditions, Sheet 4 site plan proposed conditions, Sheet 5 Cannabis cultivation Site, Sheet 6 Cannabis Related Building Layouts and Sheet 7 Security.

An Initial Study will be prepared for the project, in compliance with the California Environmental Quality Act. Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Thursday 5/15/2018**. Please email your comments to Mireya Turner at Mireya.Turner@lakecountycal.gov or mail them to the address listed in the letterhead above.

COMMENTS: I have no comments about this proposal

NAME Steven Hajik DATE May 2, 2018

cc: 3 Supervisorial District (RFR Only) X Steele Redbud Audubon
Other (Examples: X Sierra Club X Admin Farm Bureau / etc.) (RFR Only)

Yuliya Osetrova

From: Yuliya Osetrova
Sent: Thursday, May 17, 2018 10:19 AM
To: Mireya Turner
Subject: RE: APN 012-056-44 Oram et al. review. No comments.

Good morning,

After careful reviewing the submitted drawings and the Management Plans I found the proposed project in compliance with the required regulations. No further comments.

Best,

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

From: Mireya Turner
Sent: Tuesday, May 15, 2018 3:22 PM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: RE: Site Management Plan

Sure. You can get to it with the link below.

Thanks for your quick responses!

<https://filetransfer.co.lake.ca.us/message/MY5SItLRyZpstpUfNEdCPq>

Mireya G. Turner, MPA - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

From: Yuliya Osetrova
Sent: Tuesday, May 15, 2018 3:18 PM
To: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Subject: Site Management Plan

Mireya,

Can you please send me the Site Management Plan for this project?

Thanks!

Yuliya Osetrova
Water Resources Engineer II
Lake County Water Resources Department