Eric Porter

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Thursday, September 23, 2021 10:34 AM
To: Eric Porter
Subject: Re: Notice of Intent (CEQA documents) - WeGrow, file no. UP 20-22, ADDENDUM

Hello Eric,

(These comments are the same from last project proposal)
Refer to condition 1: Odors can travel well over a mile, so odor impacts without mitigation are expected to be significant. Odor mitigation should is recommended given that the site is very close to the community park and residential areas.
Refer to Condition 8: Dust impacts are expected to be significant without paving the access roads. Extreme droughts makes it difficult to prevent dust, so roads with high traffic should be paved to prevent dust impacts on nearby community park and residential areas.

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
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On Sep 1, 2021, at 9:46 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

SCH#: 2021020311

Originally sent to State Clearinghouse on Feb. 17, 2021

Greetings all,

This is a commercial cannabis project that has received approximately 100 emails and letters in opposition for various reasons. The original CEQA documents were sent to the State Clearinghouse on Feb. 17, 2021. The applicant then changed site plans that were ultimately sent to the Planning Commission. The Board of Supervisors realized that two different site plans were reviewed (the CEQA site plan was old), and rejected the project for revision by staff and resubmittal to the Clearinghouse.

The applicant then submitted a 2nd and 3rd Bio Study, a comprehensive and cumulative Water Analysis, new well tests, and other documents that were updated. I can send those documents to you upon request; they are too large to email.

The comment period for this revision ends on October 6, 2021, so please send any request for additional information to me on or before that date.

Take care,



Eric J. Porter
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Fax: (707) 263-2225
Email: eric.porter@lakecountyca.gov
STAY CONNECTED:

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

<UP 20-22 IS 2 FINAL.docx><NOI Otchkova 2.pdf>

Eric Porter

From: Yuliya Osetrova
Sent: Monday, September 13, 2021 9:18 AM
To: Eric Porter
Subject: RE: UP 20-22 Water data

Eric,
Thank you for submitting the docs.
The Water Use/Availability Study doc is addressing all my concerns and shows that the proposed well is permitted and could support the proposed magnitude of the operations, no further questions.
Yuliya

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

From: Eric Porter [mailto:Eric.Porter@lakecountyca.gov]
Sent: Monday, September 13, 2021 7:43 AM
To: Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Subject: UP 20-22 Water data

Good morning Yuliya,

I've attached the 'Hurvitz Engineering Services' water analysis. It has come relevant data about the aquifer, well information, and other water-related information in it for 'WeGrow' UP 20-22. I've attached the well logs that I was given; I think there are duplicates in the attached material. I'm having a bit of trouble keeping track of this file given the contentiousness of the project and the attempts of the consultant to be responsive.

Anyway, I'm hoping to get this to a public hearing on Oct. 24th. Hopefully they have addressed some of your concerns in the revised data and water analysis.

Thanks,
Eric Porter

Files attached to this message

Filename	Size	Checksum (SHA256)
WeGrow Hydrology Report 08.10.21.pdf	23.5 MB	8a2ba8f102ef393b82990f271da2317c4c9387ef4ab1ab95f1fbba32c1fe5f37
16760 Herrington Road Well Report.pdf	809 KB	9d57b9b5fa23e58d480a1cb1207860ada0acb3b5dbc43d623e2e27eb8ade89dd

Filename	Size	Checksum (SHA256)
Wegrow Well 2 report.pdf	468 KB	f160971464c57be9f4b823c6d19710a88f4828163888163db24441d48c6863ef
WeGrow well report 3.pdf	468 KB	2be9f839d9fce43eb1964f06dd2cb57ef74dcbc9ab6e2c930c35e53caae40dff
PMP Aug 2021.pdf	1.4 MB	b64fa1c81e3eb5ce2bbd12ff3b6a5751dacf3075ee0973e6acf65eeb1713af8f
WeGrow Site Plans 8.21.21.pdf	4.77 MB	5a621d5743e55e57fa26fd4ecbcfb72c6c3d5ff987b2db89551c48fb994ea130
WeGrow Engineered Erosion Control Site Plan.pdf	798 KB	3215f2d0179885eba394946d33c655eff9a5683880bd49da817ea1da69a549de
WeGrow Both Final Well Reports.pdf	905 KB	bd819157d01362092495c34cac3f91f97823b8da4f534da0d536a3f9037f16f8
WRD 2.msg	92.5 KB	0af3c5600a2642eabaa4894f5f57d65afeca903ce4a0aecc7ae3356b46feaf30

Please click on the following link to download the attachments:
https://filetransfer.co.lake.ca.us/message/SYI4dqZuQan9ym7XgHjXFD
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