



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

December 20, 2021

VIA E-MAIL

Mr. Todd Oltmans
Vice President Operations and Construction
Hoover Road Real Estate, LLC
21590 Hoover Road
Warren, MI 48089

SRN: P1109, Macomb County

Dear Mr. Oltmans:

VIOLATION NOTICE

On November 16, 2021, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted an inspection of Hoover Road Real Estate, LLC located at 21590 Hoover Road, Warren, Michigan. The purpose of this inspection was to determine Hoover Road Real Estate, LLC's compliance with the requirements of the federal Clean Air Act; Part 55, Air Pollution Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Act 451); the Air Pollution Control Rules; and the conditions of Permit to Install (PTI) number 10-20A.

During the inspection, staff observed the following:

Process Description	Rule/Permit Condition Violated	Comments
Solvent-based extraction unit for cannabis extraction	Michigan Air Pollution Control Rule R 336.1201	The permittee installed a solvent-based cannabis extraction unit without obtaining an approved permit to install.
Natural gas-fired boiler	Michigan Air Pollution Control Rule R 336.1201	On December 24, 2020, the permittee installed a 33.476 MMBtu natural gas-fired boiler without obtaining an approved permit to install.

During this inspection, it was noted that Hoover Road Real Estate, LLC had installed and commenced operation of an unpermitted essential oil extraction equipment and a natural gas-fired boiler at this facility. The AQD staff advised Hoover Road Real Estate, LLC on November 16, 2021, that this is a violation of Rule 201 of the administrative rules promulgated under Act 451.

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A program for compliance may include a completed PTI application for the natural gas-fired boiler and the essential oil extraction process equipment. An application form is available by request, or at the following website: www.michigan.gov/air (in the shaded box on the upper right-hand side of the page).

Be advised that Rule 201 requires that a permit be obtained prior to installation, construction, operation, reconstruction, relocation, or alteration of any process or process equipment which may be a source of an air contaminant.

Please initiate actions necessary to correct the cited violations and submit a written response to this Violation Notice by **January 10, 2022** (which coincides with 21 calendar days from the date of this letter). The written response should include: the dates the violations occurred; an explanation of the causes and duration of the violations; whether the violations are ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

Please submit the written response to EGLE, AQD, Warren District, at 27700 Donald Court, Warren, Michigan 48092, and submit a copy to Ms. Jenine Camilleri, Enforcement Unit Supervisor at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

If Hoover Road Real Estate, LLC believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violations cited above and for the cooperation that was extended to me during my inspection of November 16, 2021. If you have any questions regarding the violations or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Robert Elmouchi
Senior Environmental Quality Analyst
Air Quality Division
586-854-3244

cc: Marijuana Regulatory Agency
Ms. Mary Ann Dolehanty, EGLE
Dr. Eduardo Olaguer, EGLE
Ms. Jenine Camilleri, EGLE
Mr. Christopher Ethridge, EGLE
Ms. Joyce Zhu, EGLE