

Mary Claybon

From: Beth Kershaw <kershaw.beth@gmail.com>
Sent: Monday, December 18, 2023 6:26 PM
To: Mary.Clabon@lakecountyca.gov; Lake County Community Development; Lake County CannabisCEQA; Moke Simon
Cc: Beth Kershaw
Subject: [EXTERNAL] Response to Notice of Intent Nina Star Farms
Attachments: Letter Opposing Nina Star Farms 121823.docx; County of Lake Notice of Intent Nina Star Dec 2023.pdf; Letter Opposing Nina Star Farms 080122.docx; Letter Opposing Nina Star Farms Oct 2021.docx

December 18, 2023

County of Lake CA Community Development Department
Email: Mary.Claybon@lakecountyca.gov
Planning Division
255 North Forbes St
Lakeport, CA 95453

To the County of Lake CA, Planning Division,

We are property owners and reside at 23285 West Rd, Middletown Ca. We are again responding to a letter we received in the mail from the County of Lake titled, Notice of Intent to Adopt A Mitigated Negative Declaration APN No #014-006-16, Project Title Nina Star Farms (attached). This is our third response to this proposal, the first was an email we sent in October 2021 vehemently opposing this proposal (attached). We again received another letter stating a study that will end on August 24, 2022 (attached). And again, in Dec 2023 we received another letter regarding the same intent and again we are responding in writing with our response (attached).

We want to go on record again that we are Absolutely NOT IN FAVOR of this project due to numerous negative impacts to our property and the surrounding community. Our home is located directly across the highway from the proposed cannabis operation.

Here is a list of negative impacts that our community will face if this venture is approved:

- 1) This project is located on the frontage road of CA State Hwy 29, only a few miles north of the Lake County Line which separates Napa and Lake Counties. Hwy 29 is the main artery where the majority of the vehicle traffic uses coming in and out of Lake County from the south. This section contains a beautiful valley located at the bottom of Mt Saint Helena and is a designated scenic corridor which essentially is the first view upon entering Lake County. There is a large beautiful rock sign on the proposed property which says "Welcome to Lake County" (see attached photo of sign). We believe a large cannabis grow at this site immediately brings a negative association upon entering our beautiful county.
- 2) We have owned our home for over 19 years and we believe that the proximity of such a large cannabis operation directly across the street from us will negatively impact our property value. It's not

fair that our property value should decrease in order for another landowner to make an exorbitant amount of income on selling their marijuana.

3) Cannabis grows are commonly known and recognized by their unsightly operations with high ugly fences that negatively change the gorgeous landscape and views of the surrounding properties. The large greenhouses which in essence are large hoop tents are unsightly.

4) The odor that would come from such a large operation would be horrendous and offensive to the neighboring properties and the thousands of commuters that pass by this property daily.

5) The amount of vehicle and foot traffic coming in and out of the property would and has increased. Since the new owners have purchased the two nearby properties, they are busy night and day with loud operation of equipment, tractor work, drilling and deliveries day and night without any concern for the neighbors. They use Shady Grove Rd which connects their two properties using heavy equipment (bulldozer) on the road with disregard to the damage they are causing to the already fragile road.

6) They have proven that they do not follow local, state and federal regulations. On a nearby property which they are also developing they were negatively impacting a creek that runs through the property. They were red tagged by government officials for redirecting the natural flow of surface water without the proper permits. They were ordered to seize the work, which they ignored and continued to work stealthy at night showing a disregard for authority and regulations.

7) Wherever large cannabis grows are established the increase in crime grows as well. Numerous accounts of attempted and actual thefts of product and use of firearms to protect against intruders is a real problem. We were personally told by a PGE representative that when they contacted the property caretaker notifying them that they needed access to the property that they were denied and told they would be shot if he attempted to access the property.

8) It is customary for these grows to exploit young and inexperienced people who tend to be immigrants as cheap labor.

9) The plan does not state that they will create any housing or lodging for their staff. Sanitary conditions for sleeping, cooking, bathing and the like for workers and removal of trash are a concern.

10) The plan does not address the increase in electrical demand needed for the operation. Generators will be used thus increasing noise and fuel consumption and increasing fire risk associated with the storage of flammable fuel. The current owners of the property have consistently shown that they DO NOT respond to repeated requests for easement access to PGE representatives who have been attempting to upgrade power poles and fuel reduction with trimming trees and foliage. There have actually been physical threats by use of force with guns to these representatives who have attempted to come on to the property. Even in this early stage of their ownership the owners have shown contempt and disregard for rules and regulations and for government and utility representatives attempting to perform their jobs. Once their valuable crop is in full production what will make them change their attitude and response to rules and regulations?

11) The plan does not address the increase in water usage needed to sustain such a large operation. That area already experiences water shortages for household uses especially during drought seasons. Installing water storage tanks does not address where they will get the water that will fill these storage tanks. We feel that the nearby creek and aquifer will be negatively impacted. If they intend to use existing or new groundwater wells then drilling reports proving that these wells are

capable of providing the required water for irrigation and will not negatively impact neighboring wells should be required, monitored and documented for many years into the life of the project.

12) The use of pesticides, fertilizers and chemicals used in their operation will negatively spoil and contaminate the watershed and soil if not handled properly. Cannabis operations historically have proven their disregard for adhering to environment regulations that are designed to protect our water, soil and ecosystems. The county should require documented routine site visits to ensure that all environmental and safety regulations are being adhered to. I've already mentioned above that they have shown that site visits will more than likely be denied as is their current response.

We have a beautiful view of the valley from our property and feel that every part of this project will become an eyesore with unmaintained fences, hoop greenhouses and the dozens and dozens of metal containers they've already brought onto the land, all which will be a blight upon the land. We are concerned with odor, noise, sound and light pollution as well.

Please Do Not approve this project. Your responsibility is to all of Lake County residents and this project will negatively affect all of us who live and commute through the south entrance of our wonderful county.

Sincerely,
Patrick Granzotto & Elizabeth Kershaw
23285 West Rd
PO Box 67
Middletown, CA 95461
707-291-4729

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CannabisCEQA@lakecountyca.gov
Moke.Simon@lakecountyca.gov
PlanningCounter@lakecountyca.gov
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attachments

August 1, 2022

County of Lake CA Community Development Department
Email: CannabisCEQA@lakecountycalifornia.gov
Planning Division
255 North Forbes St
Lakeport, CA 95453

To the County of Lake CA, Planning Division,

We are property owners and reside at 23285 West Rd, Middletown Ca. We are responding to a letter we received in the mail from the County of Lake titled, Notice of Intent to Adopt A Mitigated Negative Declaration APN No #014-006-16, Project Title Nina Star Farms (attached). This is our second response to this proposal, the first was an email we sent in October 2021 to Sateur Ham and to Supervisor Moke Simon vehemently opposing this proposal (attached). We did not receive a response from either of these two gentlemen. We again received another letter stating a study that will end on August 24, 2022 (attached).

We want to go on record again that we are Absolutely NOT IN FAVOR of this project due to numerous negative impacts to our property and the surrounding community. Our home is located directly across the highway from the proposed cannabis operation.

Here is a list of negative impacts that our community will face if this venture is approved:

- 1) This project is located on the frontage road of CA State Hwy 29, only a few miles north of the Lake County Line which separates Napa and Lake Counties. Hwy 29 is the main artery where the majority of the vehicle traffic uses coming in and out of Lake County from the south. This section contains a beautiful valley located at the bottom of Mt Saint Helena and is a designated scenic corridor which essentially is the first view upon entering Lake County. There is a large beautiful rock sign on the proposed property which says "Welcome to Lake County" (see attached photo of sign). We believe a large cannabis grow at this site immediately brings a negative association upon entering our beautiful county.
- 2) We have owned our home for over 18 years and we believe that the proximity of such a large cannabis operation directly across the street from us will negatively impact our property value. It's not fair that our property value should decrease in order for another landowner to make an exorbitant amount of income on selling their marijuana.
- 3) Cannabis grows are commonly known and recognized by their unsightly operations with high ugly fences that negatively change the gorgeous landscape and views of the surrounding properties. The large greenhouses which in essence are large hoop tents are unsightly.
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two properties using heavy equipment (bulldozer) on the road with disregard to the damage they are causing to the already fragile road.

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Cc:
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CannabisCEQA@lakecountyca.gov
Moke.Simon@lakecountyca.gov
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cdd@lakecountyca.gov
attachments

We are next-door neighbors of the property applying for a grow permit at 23180 Shady Grove Rd, Middletown, and we have several objections:

- Water. The primary source of water for residents of this valley is St. Helena Creek. While in normal years it flows year-round, in dry years it does not. The creek is currently dry and we are going to have to haul in water for our own use, as are other residents of the area. A well has recently been drilled on the subject property, but it is within 100 yards of the creek and would affect the water level. Residents have riparian rights to the creek. There is no way there is enough water to support a commercial grow.
- Location of the grow. The property borders Highway 29 and has hosted the "Welcome to Lake County" sign for many years now. This stretch of highway is designated a "scenic corridor". If the grow will be in view of the highway, is this how the county wants to welcome visitors to our area? We do not want to a cannabis grow in this corridor.
- Odor. We don't want to have to smell it. Cannabis stinks.
- Property lines. The former owner was a bit vague about the boundaries. The property has to be properly surveyed and fenced.
- Our property is now surrounded on three sides by this landowner, and unpermitted dirt work was already done on the property directly to the south of ours, which was subsequently red-tagged. We have little faith that this landowner will respect the law if allowed to grow on the subject property directly to the north.
- Property values. This operation would negatively impact the value and marketability of our property. Families won't buy next to a commercial cannabis operation.
- Crime. A commercial grow will draw increased crime, as has happened in other areas such as Mendocino County.

Revenues to the County from this source are not worth the losses and negative impacts to other residents.

Kevin and Barbara Vallauri
23250 Shady Grove Road
Middletown

From: [Donna Mackiewicz](#)
To: [Andrew Amelung](#)
Subject: [EXTERNAL] Comments: Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)
Date: Friday, July 29, 2022 5:11:45 PM

Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)

Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)

Thank you for considering my comments for Nina Star Farms. Permitting should not be considered until a thorough report can be prepared.

This report seems to be presented as having a full Biological Assessment and was also written for the smaller canopy size limits that were in place in 2019 before the County ordinance was changed and CEQA became required.

The Biological Assessment clearly says “reconnaissance-level” and does not include any discussions of square footages or impact calculations, and indeed could not have done so since the ordinance did not allow large grows at that time.

There is a typo in the address in Section 1.2.1.

Donna Mackiewicz

576 Surf Lane, Clearlake Oaks, CA 95423

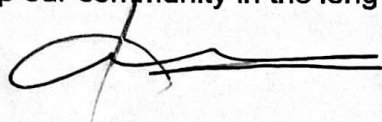
Support for Proposed Project

8/21/2024

Hello Community members,

Having lived here for many years, I see this cannabis project as a positive step forward for our area. It's not just about the jobs and economic benefits, though those are important. This project can turn unused land into something that brings in revenue and benefits the entire community. You travel around the lake and you can see just how much land is unused, or is run down. It's a way to make our community more lively. I think the planning commission should approve this project because it's a smart move that will help our community in the long run.

Sincerely,



ZARRO SABEV

6245 Gold Rush Ave.

Walpole, MA, CA 95451

Support for Ninastar Project

8/26/2024

As a property owner in Lake, I'm in favor of this project and believe it should be approved. This project is a chance for our community to grow by bringing in new businesses and taxes for our community. It will help boost the local economy, which is something we really need! The cannabis industry, with the right owners, has an opportunity to be part of the good growth we want to see. I believe this project will make our community stronger, and I hope the planning commission sees the value in approving it.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Donygan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Donygan
8959 Wight Way
Kelseyville, CA 95451