

Please consider this information supporting the Appeal of MUP 20-96.

I will also be in attendance Tuesday, and will read the letter into record, if necessary.

To: The Lake County Board of Supervisors and CAO Susan Parker

My Wife and I live at 7000 Highland Springs Road, and I am writing in support of the Appeal (AB24-02) for Highland Farms, LP (UP20-96). We feel that the Planning Commission's March 23rd, 2024 Approval of the Major Use Permit was done without the applicant completing essential elements of the application.

A Project of this magnitude requires the completion of a full California Environmental Quality Assessment(CEQA), which would reveal several deficiencies in the application. Instead of a full CEQA, the Community Development Department required only a "planning checklist," and was only completed for the area of the grow(s) and support buildings. A full CEQA would address many additional issues, such as access, traffic, road conditions and endangered species during a wet period, rather than only during the drought periods the applicant's agents conducted their examinations.

Highland Springs Road is an uncontrolled, no posted speed limit road. It is NOT regularly patrolled by either the Sheriff's Office or California Highway Patrol. Highland Springs Road was not listed on the County's Ten-Year Paving Rehabilitation Plan, and is in poor condition. There have been multiple accidents related to speed and/or intoxication on Highland Springs Road, especially on the sharp, narrow, blind curves South of Bell Hill Road. On most weekends, traffic is heavy with many cars, trucks with trailers and bicycles going to and from Highland Springs Reservoir. Several of the curves are not negotiable by larger, longer vehicles without using more than one lane of the road on those blind corners. The park itself is used by many people year-round for riding, hiking, fishing, equestrian, and family events, as well as special events authorized by the Watershed Protection District.

The Applicant also asserts that there are no public trails within the 1,000 foot exclusion zone. That assertion is incorrect, as there are several marked trails used by hikers, bikers and equestrians well within 1,000 feet of their proposed development. The County also has a published trail plan that includes trails through the area.

The Applicant's agent also states there is no serpentine geology within the proposed area. Serpentine rock formations have significant deposits of asbestos. However, several species known to grow in serpentine soils have been noted. The area examined also did not evaluate the proposed 7,500 foot long access road, where several seams of serpentine can be observed, especially where the proposed access road meets Highland Springs Road.

The application also references several sites where culverts will be required, but does not make any mention of the proposed 7,500 foot long access road, or the intersection at Highland Springs Road. Any uncontrolled run-off will flow directly across Highland Springs Road and into Highland Springs Reservoir. This run-off will most likely contain high concentrations of asbestos and other hazardous materials, which will flow into the Reservoir, which is a source of drinking water for the Big Valley.

I am also concerned about PG&E's proposal to install 11 power poles to provide electrical service to the applicant. This is an area of high winds, and a high fire danger area. I would strongly suggest that the permit, if issued, require that the electrical service to the site be buried.

Lastly, I am concerned about the proposed water usage. The proposed draw for the project should be evaluated in light of surrounding properties usage, including the effect on the springs which supply (in part) Highland Springs Reservoir.

Once again, we support the Appeal of the Major Use Permit for Highland Farms, LP. We oppose the granting of the MUP.

Respectfully,

Anne & Dale Carnathan

7000 Highland Springs Road

Lakeport, CA

Thank you for your consideration.

Dale Carnathan