

Eric Porter

From: JULIE BARNETT <barnetts4@sbcglobal.net>
Sent: Monday, March 7, 2022 12:57 PM
To: Eric Porter
Subject: [EXTERNAL] Old Dirt Road cannabis farm proposal

Hello,

I am writing in regards to the proposed cannabis farm to be built at 8300 Old Dirt Road in Kelseyville. I am a lifelong resident of Adobe Creek Road, not far from Old Dirt Road. I am writing to express my firm opposition to this proposal. I do not understand why our county lands are being overtaken by these large cannabis grows. These do not benefit the residents here in any way. Quite the opposite, in fact. We already live on these roads that would be considered substandard at best.. the roads that would need to be traveled in order to reach Old Dirt Road would be Adobe Creek Rd, Wight Way and Kelsey Creek Dr. ALL of these roads are in various states of disrepair, covered in potholes with large chunks actually missing from the asphalt. All of these roads are barely wide enough to fit 2 normal size vehicles to pass each other safely. NONE of these roads have speed limits. We already deal with people driving way too fast (of which we've complained about to the county & CHP many times) and yet, adding a large grow in this area, is only going to contribute to the problem of too many cars, bad roads, and "workers" who don't live in these neighborhoods traversing our roads much more frequently. I've found that, generally speaking, people who do not live out here, do not have the same respect for the residents as those of us who do. Meaning, I would expect the traffic to greatly increase as well as the number of drivers who would be driving too fast to safely travel on these roads, with little regard for the residents. In addition to the increased traffic, there is also the issue of water usage & what cannabis farms do to our environment. We live in an area rich with wildlife.. deer, coyotes, birds, even mountain lions. A large grow with fences, vehicles, chemical & water usage, will greatly disrupt the lives of the wildlife here.

We're living through unprecedented drought, and yet these farms use up so much of what little water we do have. Even though cannabis cultivation & usage is legal in our state, it still attracts a certain type of people. A certain type of people that we don't want in large concentrations out here. We already have enough of them.

It is sad the destruction of our environment & the disregard for people who have called these areas home for lifetimes, all for some tax revenue?

In recent years, Lake County has become more & more about "industry" & less & less about the people who actually live here & call this place home.

Please consider what I've said & know that I am not alone with these thoughts & opinions.

Thank you,
Julie Barnett
Kelseyville

Eric Porter

From: David Burrell <dburrell02@ymail.com>
Sent: Tuesday, March 8, 2022 3:22 PM
To: Eric Porter
Subject: [EXTERNAL] 8300 Old Dirt Road Cannabis Grow

Sir

Our family has been a long time residents of Kelseyville and my wife and I are currently moving into the family home on Wight Way in Kelseyville. We are doing so because we enjoy the quiet and peaceful atmosphere of kelseyville and lake county. We were shocked to hear that our county leaders were considering approving a cannabis grow site at 8300 old Dirt Road in Kelseyville.

We vote no to this proposal.

While we love Kelseyville and Lakeport, the image of the town's have declined in the past 15 to 20 years. Supporting cannabis grow sites is not the way to bring up or improve that image.

Additionally approving this site will negatively affect all the residents in the surrounding area that depend on wells to provide them with water.

The list can go on. Pollution and air quality will also be affected. It used to be said that Lake County had the best air quality in California. Approving this will definitely not help that.

Again my wife and I have been literally moving into our family home which we and our parents built in the early 80's. If this grow site is approved, the for sale sign goes up.

We are shocked and we vote no.

David and Mona Burrell
7386 Wight Way
Kelseyville Ca.

[Sent from Yahoo Mail on Android](#)

Regarding our request for your comments, Mr. Everett, we in no way wanted to overstep any boundaries. We completely understand that all of you need to stay neutral on this matter. We only asked because we thought that was an acceptable procedure (as Mr. Porter had already emailed us directly the comments that he had received so far since the Clearing House website link has never worked).

The problem regarding the comments and communication is frustrating for the following reason:

- We have a **DEADLINE** of March 9th to send in our comments (That is ONLY 3 business days from now)
- Mr. Porter is no longer in charge of our UP and we have not been advised who is taking it over.
- At this point in time, we do not know how to see the comments that you or others make. The “clearing house” link where supposedly all of the documents are stored, **has never worked**. It is wrong that a public “transparent” process is not transparent; this link has never worked, something that I have brought to your office’s attention from the beginning. As the designated representatives from our neighborhood (to the best of our knowledge we were the ONLY people on Old Dirt Road who received an original Notice of Intent), we had to individually email the PDFs to all our neighbors so that they would know what was happening. Though our property is the closest to the applicant’s proposed facility, the fact that we all share a common easement, makes it essential that all of the neighbors on Old Dirt Road should have been informed and continue to be informed.
- We also do not know to whom we should address our comments nor where to send them with the March 9th deadline looming.
- As the designated representatives from our neighborhood, at this point in time we do not have the proper information to tell our neighbors where to send their comments as we do not have an answer either.

Furthermore, Mr. Everett’s email comment which said, “*Cannabis Cultivation operations are being restricted (for lack of a better word) to the “end of the road” such as yours. As I explained, the catch-22 being that these commercial operations have to traverse long stretches of “private” roadway on which the County has no authority, or ability to maintain them. For now, each individual property owner is responsible for maintaining the portion of roadway that crosses their property.*” is very troublesome. How is it that the Planning Department expects that the nine easements right holders of Old Dirt Road be responsible for maintaining a road that we are in NO way damaging? If Lake County takes this position, they MUST include in the UP process some stipulation for the applicant to maintain the ingress/egress to the same standards the Lake County and Cal Fire demand on the actual property. This is beyond outrageous and, quite frankly, seems to be discriminatory to the residents who live on private easements. For the record, Cruz Family Farms has never contributed to the upkeep of Old Dirt Road to date. It has fallen on the few of us who do contribute.

We will be addressing all of the aforementioned items in our formal comments as soon as we know where to send them.

We hope that someone on this email will be able to inform us NO LATER than the end of the today, Thursday March 3rd, where we and all of our neighbors should address our comments. Furthermore, the Clearing House website should be fixed immediately in order to provide the transparency that the county and state require.

Thank you again for all of your attention to this matter.

Clare & Eric Enseñat

Eric Porter

From: Andrew Amelung
Sent: Thursday, March 3, 2022 8:41 AM
To: Clare M Ensenat; John Everett; Eric Porter; Jessica Pyska
Subject: RE: [EXTERNAL] UP 20-71

Hello Clare,

Today I will be looking into your project in more detail as I have just recently become aware of your situation. Do you have a good phone number that I can reach you at either later today or tomorrow?

Thanks,



Andrew Amelung
Program Manager
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: Andrew.Amelung@lakecountyca.gov

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Thanks,

From: Clare M Ensenat [mailto:c.ensenat@comcast.net]
Sent: Thursday, March 3, 2022 8:33 AM
To: John Everett <John.Everett@lakecountyca.gov>; Eric Porter <Eric.Porter@lakecountyca.gov>; Andrew Amelung <Andrew.Amelung@lakecountyca.gov>; Jessica Pyska <Jessica.Pyska@lakecountyca.gov>
Subject: [EXTERNAL] UP 20-71

Mr. Everett and Colleagues,

Thank you Mr. Everett for taking the time to come out to Old Dirt Road and see the ingress/egress to 8300. Thank you, also, for following up with your email. I, Clare, very much appreciate it.

First and foremost, you and all of your colleagues, have my empathy as I truly understand that public employees are overworked! I was a public high school teacher for 35 years. There's never enough time. ☺ We all appreciate your efforts.

I thank you in
advance,

Clare Enseñat
8260 Old Dirt Road,
Kelseyville
510.366.4054

<Mail
Attachment.eml><N
WIC.pdf><Mail
Attachment.eml>

To: Eric Porter
<Eric.Porter@lakecountyca.gov>
Subject:
[EXTERNAL] UP
20-71

Mr. Porter,

I reached out to you last week to talk about the above-mentioned notice of intent. In that conversation, you indicated that you would send me all remarks that have been made from the various public agencies whose approval is required. You said you would send those comments once you got back to the office and had better internet service.

I am hoping you can get those to me as soon as possible. We've been given a very short period in which to gather our comments. We only have until March 9th.

I understand that you have many things to do in any given day. If those comments are available online, I would be happy to do the research myself. If that is the case, please give me some guidance on how to do that.

comments have come in before we
send our formal comments.

Thank you again!

Clare Enseñat

On Feb 14, 2022, at
8:50 AM, Eric Porter
<[Eric.Porter@lakecou
ntyca.gov](mailto:Eric.Porter@lakecountyca.gov)> wrote:

These are the only
comments I've
received thus far. I've
checked in Tracy
Cline's and Victor
Fernandez's e-files;
they were both
working on this file
before I took it over,
and there are no other
agency comments for
this file.

I've asked the Lake
County Road Dept
(John Everett) to re-
evaluate this project
for adequacy of the
road leading to the
site. He may not have
comments on it
however, since it is
not a County-
maintained road.

Take care,

Eric Porter

-----Original
Message-----

From: Clare M
Ensenat

[[mailto:c.ensenat@co
mcast.net](mailto:c.ensenat@comcast.net)]

Sent: Monday,
February 14, 2022
8:18 AM

<image001.jpg>

On Feb 16, 2022, at 12:43 PM, Jack Smalley

<Jack.Smalley@lakecountyca.gov>

wrote:

Eric, Mike Wink will refer this matter back to the County, if it is for a use permit and needs a 4290/4291 inspection we can set one up of course the applicant will have to apply for that.

<image001.png>

Jack Smalley

Interim Chief Building Official

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2382

Fax: (707) 262-1843

Email: jack.smalley@lakecountyca.gov

STAY CONNECTED:

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

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From: Eric Porter

Sent: Wednesday, February 16, 2022

12:39 PM

To: Clare M Ensenat
<c.ensenat@comcast.net>
Cc: Wink, Mike@CALFIRE
<Mike.Wink@fire.ca.gov>; Jack Smalley
<Jack.Smalley@lakecountyca.gov>
Subject: RE: [EXTERNAL] UP 20-71

Clare,

The contact to assess the road would be either Mike Wink, Battalion Chief, CalFire (Middletown office), or our building official, Jack Smalley, who administers CalFire road standards in Lake County.

Jack.smalley@lakecountyca.gov

Mike Wink works Friday through Sunday by the way. I've copied Mike and Jack on this reply to you.

Take care,
Eric Porter

From: Clare M Ensenat
[<mailto:c.ensenat@comcast.net>]
Sent: Wednesday, February 16, 2022
8:44 AM
To: Eric Porter
<Eric.Porter@lakecountyca.gov>
Subject: Re: [EXTERNAL] UP 20-71

Mr. Porter,

Thank you **very much** for sending these and for your follow up with the Lake County Road Department.

Yesterday Paul Blues, Kelseyville's Fire Prevention Officer, came out and saw the property. He agreed that our road would not withstand the kind of use described in Mr. Cruz's application. However, he has no jurisdiction over the property as it is really Cal Fire's jurisdiction.

Should you have any contacts from Cal Fire that you could forward to me, I'd great appreciate it. I'll check back with you to see if other

Eric Porter

From: Clare M Ensenat <c.ensenat@comcast.net>
Sent: Tuesday, March 1, 2022 5:06 PM
To: Sateur Ham
Cc: Eric Porter
Subject: [EXTERNAL] UP 20-71

Ms. Ham,

Last week Eric Porter emailed us to let us know he is no longer in charge of the above-mentioned UP. He also told us that he would let us know this week who will be taking over. We do not know who it is at this point.

We are wondering if you can help us with this. We have a looming date of March 9th to submit our comments on the UP and as of now we do not know to whom we should be addressing those comments.

Please let us know if you can.

Clare & Eric Enseñat

mention it is a private, gravel road. (It is **not** a gravel road; it is dirt road and a private easement.)

8300 (as well as all addresses on Old Dirt Road) have easement rights to the private Old Dirt Road. Since we all must use this road to access our properties, we are extremely concerned about the fact that Old Dirt Road does not appear to comply with CalFire's codes for the commercial activity that is going to be taking place at the 8300 address. The easement road is extremely narrow, with the majority of the road between 12-14 feet wide. (See photo below).

As homeowners, we find this extremely worrisome. We've spoken with the Kelseyville Fire District and they have informed us this property falls under CalFire jurisdiction. Since you mention in your response to Mr. Porter that your office will most likely be responsible, we would like to request that your office inspect the road to ascertain if it complies with CalFire codes for this commercial activity.

Additionally, we have a further question that we are not sure will fall under your responsibility. The driveway/access to 8300 from Old Dirt Road goes partially through the property at 8280 Old Dirt Road. That property owner, (Jason Berger cc'd above, cell number 929.430.1332) will also be commenting his objection to this project. Please advise if this deviation into Mr. Berger's property would have a bearing on your evaluation of access to 8300.

Currently, we have until March 9 to comment on this initial study, so time is of the essence. We believe your inspection and its determinations are essential to this initial study.

We appreciate any information you can provide us. We can be available to meet your inspector if needed.

Thank you in advance,

Clare & Eric Enseñat
Clare cell: 510.366.4054
Eric cell: 925.360.2754

No problem. Jack and I will be visiting Old Dirt Road next week to see the condition of the road and the surrounding area. No date or time set yet; I'll check back with you following the inspection however.

Thanks,
Eric Porter

From: Clare M Ensenat [<mailto:c.ensenat@comcast.net>]
Sent: Wednesday, February 16, 2022 4:52 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] Fwd: Additional Questions UP 20-71

Mr. Porter,
I am sorry! I forgot to "cc" you on this email that I sent to Mr. Smalley. I see your follow-up email to him. Thank you very much!

Clare Enseñat

Begin forwarded message:

From: Clare M Ensenat
<c.ensenat@comcast.net>
Subject: Re: Additional Questions UP 20-71
Date: February 16, 2022 at 4:50:19 PM PST
To: Jack Smalley
<Jack.Smalley@lakecountyca.gov>
Cc: Jason Berger <therombaro@gmail.com>

Mr. Smalley,

Thank you for including me on your reply to Mr. Porter. I am a home and property owner in Kelseyville. My property is 8260 Old Dirt Road, Kelseyville.

We were recently informed that our immediate neighbor at 8300 Old Dirt Road is attempting to obtain a use permit for a 130,000 square foot cannabis facility.

My husband and I have read through the initial study (IS 20-86 for UP 20-71). In this report, we see reference to the applicant's need to comply with Cal Fire's ingress/egress codes on his property. However, we found absent any reference to the access road (Old Dirt Road) other than to

The cost of our inspection is paid by the cultivator. If they haven't already paid, they will have to before we will send their project to a public hearing. We reconcile monies owed before we get to the final steps of project approval or denial (public hearing).

We don't need to meet with you on site; we are trained to know what to look for when we do these site visits. We must remain neutral given our position is impartial project reviewers.

Thank you,
Eric Porter

From: Clare M Ensenat [<mailto:c.ensenat@comcast.net>]
Sent: Thursday, February 17, 2022 8:54 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Cc: Jack Smalley <Jack.Smalley@lakecountyca.gov>; Jason Berger <therombaro@gmail.com>
Subject: Re: [EXTERNAL] Additional Questions UP 20-71

Mr. Porter,

Thank you so much for your response on this. We greatly appreciate it. When you have an idea of the time of your visit, if it is at all possible for us to meet face-to-face, that would be great. If not, no worries. If there is an inspection cost involved, please let us know. We are happy to incur the cost.

While you are inspecting, please note that there is no grid power to 8300. In the initial study, page 13 of 27 under section VI energy, there is a reference to "on-grid" power which states "there are no power grid issues in the proximity of the subject site". Please note there is no current grid power on that property and Mr. Cruz has already approached several neighbors to get their permission to run power through their properties. To the best of our knowledge, none of the neighbors has agreed.

Additionally, Mr. Smalley is aware (from my previous email) of our concern that the current driveway into 8300 traverses portions of Mr. Berger's (8280) property. In discussion with Mr. Berger, he intends to exercise his property rights with regard to the access road. This may require Mr. Cruz to seek an alternate access.

Again, many thanks.

Clare Enseñat

On Feb 17, 2022, at 7:50 AM, Eric Porter
<Eric.Porter@lakecountyca.gov> wrote:

Eric Porter

From: Clare M Ensenat <c.ensenat@comcast.net>
Sent: Friday, February 18, 2022 8:14 AM
To: Eric Porter
Subject: Re: [EXTERNAL] Additional Questions UP 20-71

Mr. Porter,

As always, thank you for your quick and thorough responses to my emails. I greatly appreciate it.

Please let me know how to access this information once you have published it.

Thanks and have a great day.

Clare Enseñat

On Feb 17, 2022, at 10:44 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Clare,

Sure. Almost everything that we produce or receive is public information. The notable exception is Cultural / Tribal studies, which are confidential. Everything else is available to the public.

Take care,
Eric Porter

From: Clare M Ensenat [<mailto:c.ensenat@comcast.net>]
Sent: Thursday, February 17, 2022 9:29 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Re: [EXTERNAL] Additional Questions UP 20-71

Mr. Porter,

I appreciate the information. Please let us know if the results of your inspection is public information so that we can see it.

Again, thank you for being so thorough.

Clare Enseñat

On Feb 17, 2022, at 8:57 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Eric Porter

From: Clare M Ensenat <c.ensenat@comcast.net>
Sent: Wednesday, March 9, 2022 8:19 AM
To: Andrew Amelung; Lake County Community Development - Cannabis; Lake County CannabisCEQA; Eric Porter
Subject: [EXTERNAL] UP 20-71. IS 20-86
Attachments: UP 20-71 COMMENTS - Ensenat.docx

To Whom It May Concern:

Attached are our comments in document form. We have grave concerns and objections to the above-mentioned project. It is our hope that our comments are distributed to all of the parties involved and carefully examined by your Office.

We are submitting these comments today as March 9th is the date that appeared on the original Notice of Intent. We have subsequently heard from your office that that is not a hard date for public comment, but rather, the date your corresponding agencies must adhere to. Therefore, our neighbors and we reserve the right to submit additional comments regarding this Use Permit.

We would like to know EXACTLY how all of the neighbors can stay informed of the public hearing that follows. Please send us instructions as to where to find that information on the Lake County website.

Thank you in advance for your careful consideration of all of our comments.

Clare & Eric Enseñat

Planning Board of Lake County/Cannabis Office
Re: Use Permit (UP) 20-71, APN 007-23-05, IS 20-86
From: Enseñat – 8260 Old Dirt Road, Kelseyville

Thank you for your consideration of our following comments regarding our neighbor's, Cruz Family Farms, Notice of Intent to construct a large-scale cannabis facility adjacent to our property. We are in extreme opposition to this project and believe that it is already **in violation of several county and state codes**. In addition, we question some of the claims that Mr. Cruz has made on his application and the assertions made in the initial study (IS). We want to make sure your Board is aware of these **misconceptions**.

I) Our greatest concern to this project's viability is its access through our collective easement, Old Dirt Road.

- As you are already aware, the proposed facility is accessible only through our private road, Old Dirt Road. Old Dirt Road is a private road to which all of the owners on the road are granted an easement. In the IS, Old Dirt Road is described as a "private gravel road" (IS pg 2/27). However, this is the first **misconception** in the IS. Old Dirt Road is **NOT** a gravel road; it is a dirt road. From the beginning of Old Dirt Road to the entrance the Cruz property is a distance of approximately .5 miles. Within this half mile, there are two blind curves and a steep grade. Old Dirt Road is NOT passable for two cars at the same time. (Please see the photos we attach at the end of our comments.)
- The IS states (pg. 2/27) the initial construction will include "between 4 and 8 daily trips and equipment needed will include a tractor or skid loader, pickup trucks, several large trucks for delivering". The IS goes on to say that the project "would likely generate a maximum of 20 trips per day during peak harvest season – this assumes 5 employees arriving in the morning, leaving for lunch, returning, then leaving at the end of the workday." (IS pg 22/27) This seems to be another **misconception** in the IS. When the IS states a "maximum" of 20, it only addresses the employees' comings and goings. There is no reference to the number nor kind of vehicles that will be used to transport the thrice yearly harvests as well as materials, equipment, etc. It seems the 20 would be the minimum, not the maximum.
- We bring this to your attention because the IS does **not make any mention** of the maintenance that is going to be required of the access road, our private easement. Currently there are approximately nine properties who may use the road once a day. The effects of this enormous addition of vehicle traffic to our road will have a disastrous result. The road simply is not constructed to bear this kind of traffic.

- We have reached out to UPS, a delivery service, and they have confirmed they already refuse to make ANY delivery on Old Dirt Road. This is because there was an incident where the driver of their delivery van got stuck and incurred major property damage. If A UPS TRUCK DELIVERY VAN CANNOT NEGOTIATE OLD DIRT ROAD, **HOW DOES LAKE COUNTY EXPECT FIRE/EMERGENCY APPARTUS VECHICLES WHICH ARE CONSIDERABLE BIGGER AND HEAVIER TO SUCCESSFULLY USE THE ROAD DURING AN EMERGENCY? ADDITIONALLY, IF OLD DIRT ROAD IS CONSIDERED INADEQUATE FOR UPS, HOW CAN IT BE CONSIDERED ADEQUATE FOR THE LARGER COMMERCIAL TRAFFIC THAT WILL HAVE TO COME AND GO FROM THE CRUZ FARMS?**
- There is absolutely NOTHING in the IS that addresses the WEAR and eventual DEGDRADATION of our road due to this excessive use. Our road is currently maintained only by the property owners from their own resources (to which the Cruz Family has NEVER contributed). Should this project be granted, **WHO WILL BE RESPONSIBLE FOR THE MAINTAINENCE AND UPKEEP OF OUR OVERUSED AND ABUSED ROAD?**
- The ONLY mention of Old Dirt Road in the IS is on page 16/27 which states *"No changes to the existing road network are proposed, **nor do any appear to be needed.** The site accesses Old Dirt Road, a private, shared driveway that already exists. The driveway on site will need to be brought up to CalFire (sic) private road standards: this is a standard condition of approval for all commercial cannabis sites in Lake County."* **WE FIND THIS STATEMENT COMPLETELY AND UTTERLY EREGIOUS. Why is Old Dirt Road EXCLUDED from the Cal Fire and Lake County standards? It is a FULL .5 miles of access.**
- This is quote from an official in the Lake County cannabis office: *"Cannabis Cultivation operations are being restricted (for lack of a better word) to the "end of the road" such as yours. As I explained, the catch-22 being that these commercial operations have to traverse long stretches of "private" roadway on which the County has no authority, or ability to maintain them. For now, each individual property owner is responsible for maintaining the portion of roadway that crosses their property. This is a scenario that is occurring all across Lake County on remote development projects similar to this one. Most of which are Cannabis Cultivation developments such as the one proposed next door to you".* **HOW CAN LAKE COUNTY ALLOW THIS? WE COMMEND YOU FOR YOUR HIGH STANDARDS AND THOROUGH PREMITTING PROCESS, YET YOU ARE LEAVING THIS HALF MILE OF ROAD FOR US, THE NEIGHBORS, TO CONTEND WITH. THIS IS DISCRIMINATORY TO PRIVATE ROAD RESIDENTS AND EXTREMELY NEGLIGENT ON THE PART OF LAKE COUNTY.**

II) The proposed enterprise is located in a SRA (State Responsibility Area) HIGH FIRE AREA

Given the circumstances of the access road and the fact that the proposed commercial facility is located in a SRA (State Responsibility Area) **High Fire Area** (IS pg. 2/27), we believe this makes this proposal subject to Cal Fire Codes. **We believe the proposed project is in direct violation of the following Cal Fire Codes: D.103.2, D103.4, D104.2. as well as PRC 4290 and 4291.**

- Page 23/27 of the IS states, *"No changes to the private shared access road (Old Dirt Road) serving the site are proposed. Upgrades to the interior driveway are required to enable the driveway to meet PRC 4290 and 4291 driveway standards."* Once again, **WHY IS LAKE COUNTY NOT APPLYING THE SAME REGULATIONS TO THE HALF MILE OF INGRESS/EGRESS TO THIS SITE AS IT EXPECTS FROM THE SITE ITSELF? THIS SEEMS TO BE IN DIRECT CONFLICT WITH CAL FIRE REGULATIONS FOR A HIGH FIRE AREA.** Throughout the IS there are references to PRC 4290 and 4291 for the site. However, there is absolutely NO mention of the ingress/egress to the site which we feel MUST meet the same standard.
- D.103.2 states "Fire apparatus access roads shall not exceed 10 percent in grade." Please note there is a steep grade at approximately .25 miles into Old Dirt Road and part of the access to the Cruz property. This grade is certainly steeper than 10%.
- D.103.4 states "Dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions". According to the table provided, the width must be at least 20 feet. Old Dirt Road, at its widest point is no more than 12 feet. As you can clearly see from the photos attached the road is impassable by two cars. There is absolutely **NO** turn around on the initial .5 miles on Old Dirt Road for fire equipment access.
- D.104.2 states "buildings exceeding 62,000 square feet shall be provided two separate and approved fire apparatus access roads". Because the proposed facility (including all of the green houses and proposed sheds) seems to exceed this square footage, it must be subject to this code. We do not know where the second access will be coming from.
- Additionally, it appears that this project also violates the standards of California SRA Fire Safe Regulations quoted (copied and pasted) as such:

Article 2. Emergency Access

1273.00. Intent

Road and street networks, whether public or private, unless exempted under Section 1270.02 (e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Section 1273.00 through 1273.11.

Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

1273.01. Road Width

All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

Note: Authority cited: Section 4290, Public Resources Code. References: Sections 4290 and 4291, Public Resources Code.

1273.02. Roadway Surface

The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

- There is a 10-12 inch culvert at approximately .3 miles on Old Dirt Road. It is highly doubtful that this culvert can withstand a 40,000 pound load as stipulated in the above SRA Fire Safe Regulations. At a minimum, the applicant should have an engineering study performed by a licensed structural engineer to determine if the culvert can withstand 40,000 pounds.
- If there is a wildfire and the residents have to evacuate using Old Dirt Road, there is absolutely NO WAY we could pass any fire apparatus that might be entering Old Dirt Road. **THAT PUTS OUR LIVES IN JEOPARDY.**

III) MISCONCEPTION in the IS regarding “On-Grid” power

- On page 23/27 the IS states “Electric power can be provided by **available** on-grid power. The applicant has indicated that they plan to install solar power by the year 2025,

however no solar panels are shown on the plans submitted, **so the County assumes** that on-grid power will be the primary power source.”

- We know for a fact (confirmed to us by PG&E) that there is absolutely NO on-grid power to this property. When the Cruz Family initially bought this property, they approached three neighboring properties asking if they could run their power through our properties. Two neighbors flatly refused. The third offered the Cruzes the option of burying the line, which they chose not to do.
- **LAKE COUNTY CANNOT JUST “ASSUME” THAT THERE IS ON-GRID POWER.** The permitting process should **ASCERTAIN** that there is on-grid power. Clearly, all of the conditions for the UP to be granted **HAVE NOT BEEN MET.**
- It is our understanding that the main reason there must be on-grid power is to power the security cameras and other equipment to stave **off possible criminal activity** on the Cannabis farm. As direct neighbors to this Cannabis farm, **we are EXTREMELY concerned about our physical safety if the security equipment is not working commensurate with the specifications in the UP.**

IV) Question of overconsumption of water from the common aquifer

- Section X (pages 17-19/27) of the IS discusses the expected water usage rate of approximately 1.4 Million gallons per year for this applicant’s farm. This section also discusses the recharge rate of the Big Valley Groundwater Basin aquifer where the well water will come from.
- Per the Hydrology report, this single farm will consume between .42% to .53% of the annual recharge water available per year. For the sake of simplicity, I will use the single figure of .5%.
- While initially .5% may sound like a reasonable amount taken in isolation, it is actually quite significant when you take into account all of the other farms, vineyards, walnut/pear orchards, users and citizens drawing their water from the same aquifer.
- If you have 100 consumers with the same usage drawing from the same aquifer, fully 50% (.5% times 100) of the recharge water will be used up. If you have 200 consumers, then 100% (.5% times 200) of the recharge water is used with none left available.

- Additionally, the IS report makes NO mention whatsoever regarding the impact to the IMMEDIATE neighbors of the Cruz farm due to this draw down of water. In other words, the overall aquifer may be able to handle this water volume but the immediate neighbors may be negatively impacted.
- As it is, several neighbors on Wight Way, which is close to Cruz Farms and draw water from the same aquifer, are already having to truck in fresh water because their wells are failing.
- California has been in unprecedented drought conditions for quite a few years with very few years of normal rainfall. The predictions are that it is extremely likely that California will have longer and longer periods of drought in the near future, which makes this recharge rate all the more significant.
- **Permitting this commercial venture on this scale will have an extremely negative impact to all of the consumers which draw water from the same aquifer.**

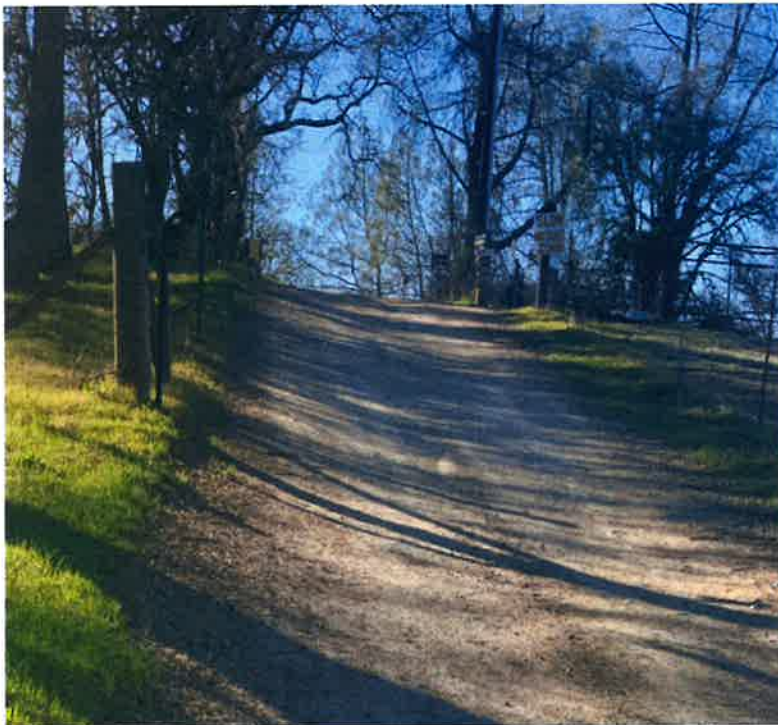
V) Removal of 30 old growth oak trees

- Old growth oak trees are the iconic tree that defines our state. Page 1/4 of the Mitigation Monitoring and Reporting Program, states, "Within six month of cultivation commencing the applicant shall replace the estimated 30 oak trees that will be removed." This site has 85 acres to work with. We don't see why the Cannabis Farm can't be reconfigured to use other portions of the 85 acres in order to preserve these decades old iconic trees.

VI) Possible encroachment on the 8280 address on Old Dirt Road parcel 007-024-24

- As per the map that accompanied the IS, it clearly shows that part of the proposed driveway into the Cruz property is on the above-mentioned property.
- It is our expectation that the Cruz Family Farms will find an alternate route for their driveway.

Photos of width of Old Dirt Road/Grade of Old Dirt Road/Culvert on Old Dirt Road/Condition of Cruz "driveway"







Cruz Driveway

Eric Porter

From: Eric Ensenat <eensenat@sunbeltcontrols.com>
Sent: Wednesday, March 9, 2022 3:28 PM
To: Lake County Taxpayer
Cc: Lake County Community Development - Cannabis; Mary Claybon; Lake County CannabisCEQA; Andrew Amelung; Eric Porter
Subject: [EXTERNAL] Re: UP 20-71/IS 20-86 -- 8300 OLD DIRT ROAD, KELSEYVILLE

All,

I am adding several other departments/personnel who are involved regarding all objections on this matter.

My wife, Claire has already forwarded, under a separate email, our concerns regarding the application for UP 20-71/IS 20-86, but after reading this email from Concerned Lake County Taxpayer, even more issues are being raised regarding the aquifer. This is particularly relevant, since our property is right next to the proposed Cannabis Farm.

We and our neighbors do not want to be in the position that the County approves this application, and then the contiguous property owners suffer for it.

Claire has already mentioned in our previous concerns that some residents of Wight Way are having to truck in water due to failing wells, so this is not a minor issue.

Many thanks,

Eric Enseñat
8260 Old Dirt Road, Kelseyville, CA

On Wed, Mar 9, 2022 at 1:40 PM Lake County Taxpayer <lctaxpayer@protonmail.com> wrote:

I am writing to submit public comment on aspects of the Hydrology Report and Well Test in connection with the above-referenced project. The following may also bear on the "Notice of Intent to Adopt a Mitigated Negative Declaration," and is submitted as public comment on that matter as well.

Attached please find: (1) the undated Well Test and (2) the Hydrology Report dated November 8, 2021 in the above-referenced matter.

The Hydrology Report and the Well Test are severely flawed for several reasons, including:

- The Well Test is not dated and should have been performed during the hottest part of the growing season, when the water table is lowest and demand highest. Well performance varies dramatically by season. Anything less does not provide meaningful information on which to base rational decisions.
- The Well Test indicates that after pumping 15 gpm for 4 hours (3600 gallons) the water table dropped from 40 to 50 feet (down 10 feet) but recovered to 40 feet after 24 hours of non-use. As stated on page 4 of the Hydrology Report, the Applicant estimates daily water demand of 12,000 gallons, i.e., MORE THAN TRIPLE the amount drawn in the test. This is cause for serious concern, as the

recharge rate was not able to keep up on a current basis from drawing less than a third of the projected daily water consumption. The project proposes to draw 12,000 gallons every day during the growing seasons, including during the hottest times of the year.

- A 4-hour well test performed at an unspecified time of year, that takes only a single draw of 3600 gallons (instead of successive daily draws of 12,000 gallons as proposed) and looks at recovery after 24 hours of non-use (instead of recharge rate after successive days of 12,000-gallon pumping), cannot possibly provide any realistic basis for assessing the impact on surrounding groundwater resources.
- The hydrologist never addresses these concerns and in fact obfuscates by stating the well test showed a "static water level at 40-feet below the ground surface prior to pumping and did not lower at the end of the test." See, Hydrology Report, p. 4, second to last paragraph. What the hydrologist does not say is that the "end of the test" occurred 24 hours later and that it took 24 hours of non-use for the well to recover from drawing less than 1/3 of the project's forecasted daily water consumption (by applicant's own estimates). Faced with unfavorable real-world test data, the hydrologist resorts to calculating recharge rate based on abstract hypothetical formulas from generalized rainfall and runoff data. See, Hydrology Report, p.5 "Recharge Rate." This is all cause for the County to look askance at this and any future hydrology reports from this consultant.

The well test should be repeated during the hottest time of the growing season, should span at least 3 days, should mimic forecasted water use by drawing at least 12000 gallons per day, and should measure groundwater levels twice daily - once before and once after the water draw. Pumping start/stop times and the dates and times of each water table measurement should all be recorded.

Furthermore, under no circumstances should permits for the currently proposed size and scope of the project be granted based on the currently available data. If and when any permits are approved, they should be for a dramatically scaled-back size and scope to give Applicant the opportunity to prove its operation as a good neighbor and allow the community to gauge its impact. Applicant can submit supplemental applications down the road if warranted.

Additionally, because water is such a precious and increasingly scarce resource, and because the extent of Applicant's water consumption is last in time, Applicant should be required to install a water meter on its well and pay for independent monitoring and reporting of water draw. Any permit that may be issued should be subject to limits on water usage, and review and reduction of Applicant's allowable water draw in the event other wells in the basin suffer performance issues after Applicant begins operations. Furthermore, ordinary long-time taxpaying citizens should not bear the costs and spend their retirement savings to drill deeper wells when the proposed project sucks their wells dry. Therefore, any permits that may later be issued should be subject to and conditioned on assessment of well drilling costs to be paid by Applicant as determined in an expedited hearing process without right of appeal.

Sincerely,

Concerned Lake County Taxpayer

Eric Porter

From: John Everett
Sent: Wednesday, March 2, 2022 7:57 AM
To: Clare M Ensenat
Cc: Jack Smalley; Eric Porter
Subject: RE: [EXTERNAL] Today's phone call and visit
Attachments: Original Notice.pdf

Mrs. Ensenat,

It was my pleasure to speak with you as well. I always try to visit each site of development that Eric Porter and the other Planners in our Community Development Department asks of me to review. As I explained, it is my job (and Eric's) to question all aspects of any prospective development, and to express those concerns to Eric so that he can have them addressed appropriately.

I am dismayed at your frustrations with the clearing house link, and will pass this along to Eric so that it will be fixed. I would be inappropriate for me to provide my plan review comments directly to any citizen, as this furthers the misunderstanding that our relationship (Lake County and the Ensenats) is an adversarial one. Lake County and its employees serve its citizens. Not only that, but it may lead to a very awkward situation when you brought them up at the eventual Planning Commission meeting to follow. Eric compiles the comments of all of us reviewers, and it would be a dis-service to him to do this behind his back. It is best that you obtain a comprehensive list of everyone's comments/concerns (or something similar) directly from the Planner in charge.

Regarding the issue of Cannabis Cultivation... You must know that this is a controversial issue, and that almost everyone has a "not in my back yard" point of view. As such, Cannabis Cultivation operations are being restricted (for lack of a better word) to the "end of the road" such as yours. As I explained, the catch-22 being that these commercial operations have to traverse long stretches of "private" roadway on which the County has no authority, or ability to maintain them. For now, each individual property owner is responsible for maintaining the portion of roadway that crosses their property. This is a scenario that is occurring all across Lake County on remote development projects similar to this one. Most of which are Cannabis Cultivation developments such as the one proposed next door to you

I am eager to continue to communicate with the public with their concerns. Please forgive me or any of my associates if we appear at times to be dis-interested or un-caring as we are all very busy, short staffed, with a multitude of issues waiting to be dealt with. Please contact me anytime if I can be of further assistance.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

-----Original Message-----

From: Clare M Ensenat [mailto:c.ensenat@comcast.net]
Sent: Tuesday, March 1, 2022 5:01 PM
To: John Everett <John.Everett@lakecountyca.gov>
Subject: [EXTERNAL] Today's phone call and visit

Mr. Everett,

Thank you so much for your phone call this afternoon and subsequent indication that you would make time to come out and visit Old Dirt Road. We hope you were able to come out to the site to see the ingress/egress from Old Dirt Road. In addition, hopefully you were able to walk up the "driveway" to 8300 a little ways to see how steep it is.

My understanding from Eric Porter is that if you have comments that you will be attaching to the file, they are public knowledge. However, I do not know where or how I can see your comments. The "clearing house" link that came in the original notice (attached) does not work nor has it ever worked.

If you are able to let me know what your comments are, I'd appreciate it if you shared them with us. If not, please let us know where we are able to find them.

Thank you, again, for your consideration in this matter.

Clare & Eric Enseñat

Eric Porter

From: Sally Green <baliusfarm@gmail.com>
Sent: Tuesday, March 8, 2022 8:40 PM
To: Eric Porter
Subject: [EXTERNAL] Permit for Old Dirt Rd cannabis grow

Hello. My name is Sally Green and I am a resident of Kelseyville, on Wight Way near Old Dirt Road. I would like to go on the record as being strongly opposed to the permitting of the proposed cannabis grow at 8300 Old Dirt Road.

We are in a prolonged and severe drought and the water usage at such a facility would likely cause many wells in the neighborhood to go dry. We have already been experiencing that hardship even without this proposed operation being in place. The Board of Supervisors must take the existing tax-paying residents' well-being seriously and make it a priority.

An operation of the size proposed would create an undue amount of traffic on Wight Way, which is already in a state of disrepair. The address of the grow in question is on a private right of way maintained by the present residents. It is a one lane gravel road which would not accommodate much traffic, let alone emergency vehicles in case of a fire. With a large number of employees, many of whom might smoke, the possibility of a fire is very high. The scenario of emergency vehicles trying to get in and employees and residents trying to leave on a one-lane dirt road is a potential nightmare. Lake County is just emerging from a decades long bad reputation and if it is now to become a Mecca for cannabis growers, it will slip right back into being the county nobody wants to visit. Is this really the direction we want it go? It seems very short-sighted to me. Lake County has so many good qualities that could make it a desirable destination spot. Why ruin that possibility for the sake of a few tax dollars from the growers?

I hope you will weigh this decision very carefully and do what is best for the residents of this unique and valued area.
Thank you

Eric Porter

From: Sally Green <baliusfarm@gmail.com>
Sent: Wednesday, March 9, 2022 7:21 AM
To: Lake County Community Development - Cannabis
Subject: [EXTERNAL]

Hello. My name is Sally Green and I am a resident of Kelseyville, on Wight Way near Old Dirt Road. I would like to go on the record as being strongly opposed to the permitting of the proposed cannabis grow at 8300 Old Dirt Road.

We are in a prolonged and severe drought and the water usage at such a facility would likely cause many wells in the neighborhood to go dry. We have already been experiencing that hardship even without this proposed operation being in place. The Board of Supervisors must take the existing tax-paying residents' well-being seriously and make it a priority.

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Lake County is just emerging from a decades long bad reputation and if it is now to become a Mecca for cannabis growers, it will slip right back into being the county nobody wants to visit. Is this really the direction we want it go? It seems very short-sighted to me. Lake County has so many good qualities that could make it a desirable destination spot. Why ruin that possibility for the sake of a few tax dollars from the growers?

I hope you will weigh this decision very carefully and do what is best for the residents of this unique and valued area.
Thank you

Eric Porter

From: Richard Johnson <rjsells4u@yahoo.com>
Sent: Monday, March 7, 2022 11:18 AM
To: Eric Porter
Subject: [EXTERNAL] Fw: Opposition Letter 8300 Old Dirt Rd
Attachments: 20220307110256305.pdf

Eric

Attached is a letter from me in opposition to the cannabis grow at 8300 Old Dirt Rd, Kelseyville.

Thank You

Richard Johnson

Richard Johnson
BHGRE Wine Country Group
108 S Main ST, Lakeport, CA 95453
DRE #01874047
office(707)262-1000
cell (707)349-0097

From: Richard Johnson 7085 Kelseycreek Dr, Kelseyville

To: Eric.poter@lakecountyca.gov

Date: Monday March 7, 2022

Eric, I am sending you this email in reference to project 8300 Old Dirt Rd, Kelseyville APN:007-023-05, this was just brought to my attention. I live at 7085 Kelseycreek Dr, Kelseyville.

- 1) Old Dirt Rd is more like a dirt trail than a road. The traffic on Kelseycree Dr, Wight Rd and Old Dirt Rd will greatly impact the very deteriorated conditions of these roads. People travel extreamly fast on Kelseycreek Rd and I believe the increased traffic will be a hazard.
- 2) We have been in a drought condition for a few years with no relif in sight and this is going to take more ground water. Most of rural Lake County depends on wells.
- 3) One of the arguments for the cannabis grows is that they pay taxes, reading the local news it seams they are asking to lower their taxes.
- 4) I was a local contractor for many years and now sell real estate as a profession. I have lost many deals because of small local backyard grows. Many upstanding clients have decide to look elswere for property. I believe that the cannabis grows hurt our county more that they help.

Thank You

Richard Johnson

Eric Porter

From: Kelseyville Appliance <kelseyvilleappliance@yahoo.com>
Sent: Tuesday, March 1, 2022 4:51 PM
To: Eric Porter
Subject: [EXTERNAL] UP 20-71

Eric, we are sending this email in reference to project 8300 Old Dirt Rd, Kelseyville APN:007-023-05, this was just brought to our attention as we were not notified of this project. We live at 8213 Wight Way, Kelseyville and Old Dirt Rd. is directly across from the corner of our property in front. We have many concerns that we feel need to be brought to your attention and the attention of all departments and county offices involved.

1) Old Dirt Rd. road conditions, the entire road is dirt, not chip sealed and a horrible muddy mess in the wet months. the road is so narrow, two cars cannot pass without one backing all the way out. there are 90 degree turns that a normal sized truck cannot even turn around... the dirt and dust from that road would increase tremendously and the ranch on the right side at the beginning of the road was purchased by a very nice older school teacher, she will be impacted by noise and dust, she has COPD and asthma so could be very hazardous to her health. Last but not least, Wight Way is not a well maintained road the traffic and trucks will destroy it even more. When the big grow on Wight Way behind Mark Borghesani's property went in our road has been terrible ever since.

2) fire safety: there is one way in and one way out, there are regular home owners, several much older, not growers, that live down there that would not be able to escape if there is a fire, fire vehicles or emergency vehicles would have a very difficult time getting in especially if people were trying to get out... possible loss of lives. All it would take is a spark or cigarette in the surrounding area and depending on the direction of the wind would take out houses very possibly ours and that would continue into the Kelsey Creek watershed and burn up to the geysers or if it shifted back toward Loch Lomond and Cobb, all of that area did not burn during the Valley Fire or the Ranch Fire.

3) We know no one wants to discuss this issue but Lake County is in a continuing drought, that one grow would use at least 1.2 million gallons a year as your paperwork showed, our wells have already been compromised by all the other small legal and many illegal grows. We had wonderful well water for the first 15 years there, the past 4 years because of deep water aquifer drilling we now have orange awful water and with that much more water being used will probably have a dry well in the near future. While they are making money it cost neighbors nearly \$60,000 to drill a new well and they have lived there 30 years or more and never had the problem until the medium sized grow moved in next to them.

4) Our property values are greatly affected by these large grows. None of us moved into our beautiful area to later realize our county doesn't care for its citizens and only cares for the tax dollars. We all know Mr. Cruz does not have the money needed to pursue this project on his own and is more than likely going to lease his land to an out of state grower that has no concern or care for neighbors and community.

We plan to attend the meeting on March 10th, praying everyone hears our concerns and realizes this is not about money it's about people and our beautiful county

Thank you!

Mary & Dave Morse

Kelseyville Appliance
3532 N. Main St.,
Kelseyville, CA, 95451
707-279-8559

Eric Porter

From: Aide Perez <aaaforever1@yahoo.com>
Sent: Wednesday, March 9, 2022 8:27 AM
To: Eric Porter
Subject: [EXTERNAL] Grow

To whom it may concern,

>

>> We live on Wight Way and oppose the grow that they are trying to put in on 8300 Old Dirt Rd. First of all, we are in the middle of a drought. How can ANY reasonable person think that this is acceptable? We understand that we are out in the backcountry, but we chose this so our kids can roam free. We know that this will bring in undesirable people into our area. We do NOT need the added traffic and the crime that comes with such grows. We don't need the added stress that comes with knowing that these types of grows bring thieves to the area that try to steal the cannabis, and most of the time these people are armed. There is also no way to prevent the offensive smell from traveling into our yards. This is a huge NO! And anyone who agrees with this is obviously selfish and does not care about the surrounding neighbors quality of life.

>

> Wight Way neighbors.

>>

Eric Porter

From: Janet Rykert <jmrykert@gmail.com>
Sent: Sunday, March 6, 2022 4:43 PM
To: Eric Porter
Subject: [EXTERNAL] Use Permit 20- 71, Initial Study 20-86, Old Dirt Road

RE: Use Permit 20-71
Initial Study IS 20-109
Old Dirt Road APN 007-023-05

Dear Eric Porter:

I understand that the county is trying to legalize cannabis and get rid of illegal grows. I do not believe that this is the right area for a grow of this size.

Street Traffic- The cannabis grow will increase traffic on the road and increase noise for the residents. From Kelsey Creek road all the way to the end of Wight Way most residents live approximately 40 yards from the road and a few acres apart. Presently, employees from another cannabis grow on our street race up and down our street, three to four times a day, sometimes as fast as 60 miles an hour. Our road is a business road to them. They do not care about our street or our community. During construction and during business hours the proposed cannabis grow will not only increase noise and dust, but also continue to destroy our narrow, dilapidated street that has not been chip sealed since the late 1970's.

Water- All of us have let our lawns go brown and have reduced our gardens because we are in a drought and are aware that we all share our water, even though we are on separate wells. Now is not the time to add anything else that will take from our watershed. The county should have a moratorium on all large grows and wineries while we are still in a drought.

Fire Safety- This proposed site is in a high fire danger area. Everyone on our street is aware that there is one road to use if there is a fire. Old Dirt Road is narrow with many right angles. Several residents use this one road to get to Wight Way. Adding the cannabis grow with 5-8 employees to the other residents using this road seems like a huge fire danger. I also do not see how a fire engine will be able to get in and/or turn around Old Dirt Road. Where will everyone (25-35 employees) park during the trimming season?

Crime- I do not believe that this commercial cannabis grow is appropriate in this quiet, family-oriented, rural neighborhood, even if it is legal. Legal cannabis grows do not eliminate the crime that surrounds grows. On August 4th, 2021 armed robbers held up the guards at a legal grow in a rural neighborhood in Half Moon. In an agricultural community, we do not have gates, lights, alarms, etc. Everything's out in the open. I read in the plans that several measures are going to be taken to provide security to the property of the cannabis grow. I also know that armored vehicles quite often are used to deliver the product or cash. All of these measures would not be needed if there wasn't an element of danger in this business. We, in this area, do not have the finances to put in the same expensive measures for our own property that the cannabis grow is able to do. It is up to our community leaders, such as you, to protect your community. It is this community that makes up the heart of this town, not outside entrepreneurs making money off our town.

Inappropriate Area- The agricultural community is not receiving the same rights as the residential areas of Kelseyville. Grows can not be placed near churches, schools, day-care facilities, etc. Agricultural areas have children playing outside, home-schoolers and Bible studies, etc. I feel that our children need to be protected just as much as the children who live in the city of Kelseyville. I believe that this cannabis grow belongs in an industrial park where it is away from families and the fire department has easy access.

Eric Porter

From: Janet Rykert <jmrykert@gmail.com>
Sent: Tuesday, March 8, 2022 7:04 PM
To: Lake County Community Development - Cannabis
Subject: [EXTERNAL] Re: UP Permit 20-71 Old Dirt Road Commercial Cannabis

RE: Use Permit 20-71
Initial Study IS 20-109
Old Dirt Road APN 007-023-05

To Whom It May Concern:

I understand that the county is trying to legalize cannabis and get rid of illegal grows. I do not believe that this is the right area for a grow of this size.

Street Traffic- The cannabis grow will increase traffic on the road and increase noise for the residents. From Kelsey Creek road all the way to the end of Wight Way most residents live approximately 40 yards from the road and a few acres apart. Presently, employees from another cannabis grow on our street race up and down our street, three to four times a day, sometimes as fast as 60 miles an hour. Our road is a business road to them. They do not care about our street or our community. During construction and during business hours the proposed cannabis grow will not only increase noise and dust, but also continue to destroy our narrow, dilapidated street that has not been chip sealed since the late 1970's.

Water- All of us have let our lawns go brown and have reduced our gardens because we are in a drought and are aware that we all share our water, even though we are on separate wells. Now is not the time to add anything else that will take from our watershed. The county should have a moratorium on all large grows and wineries while we are still in a drought.

Fire Safety- This proposed site is in a high fire danger area. Everyone on our street is aware that there is one road to use if there is a fire. Two years ago during the fires in this area, it took 45 minutes to make a right turn onto the main highway. Even more dangerous is Old Dirt Road. It is narrow with many right angles. Several residents use this one road just to get to Wight Way. Adding the cannabis grow with 5-8 employees to the other residents using this road seems like a huge fire danger. I also do not see how a fire engine will be able to get in and/or turn around Old Dirt Road. Where will everyone (15-20 employees during trimming season) park? Profit should not override the safety of humans.

Crime- I do not believe that this commercial cannabis grow is appropriate in this quiet, family-oriented, rural neighborhood, even if it is legal. Legal cannabis grows do not eliminate the crime that surrounds grows. On August 4th, 2021 armed robbers held up the guards at a legal grow in a rural neighborhood in Half Moon. In an agricultural community, we do not have gates, lights, alarms, etc. Everything's out in the open. I read in the plans that several measures are going to be taken to provide security to the property of the cannabis grow. I also know that armored vehicles quite often are used to deliver the product or cash. All of these measures would not be needed if there wasn't an element of danger in this business. We, in this area, do not have the finances to put in the same expensive measures for our own property that the cannabis grow is able to do. It is up to our community leaders, such as you, to protect your community. It is this community that makes up the heart of this town, not outside entrepreneurs making money off our town.

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Eric Porter

From: Sheli Wright <ceo@lakecountyfair.com>
Sent: Wednesday, March 9, 2022 5:21 PM
To: Eric Porter
Subject: [EXTERNAL] 8300 old dirt road
Attachments: 8300 old dirt road.docx

Eric,
I'm not sure if my first email went through
Here is my information regarding the proposed cultivation project on Old Dirt Road.
I believe there needs to be further investigation before a negative impact is declared.

Thank you

Eric Porter

RE: 8300 Old Dirt Road, 007-232-05, Negative Mitigation

Dear Mr. Porter,

I am writing to let you know that I disagree with the negative mitigation for the project proposed for 8300 Old Dirt Road.

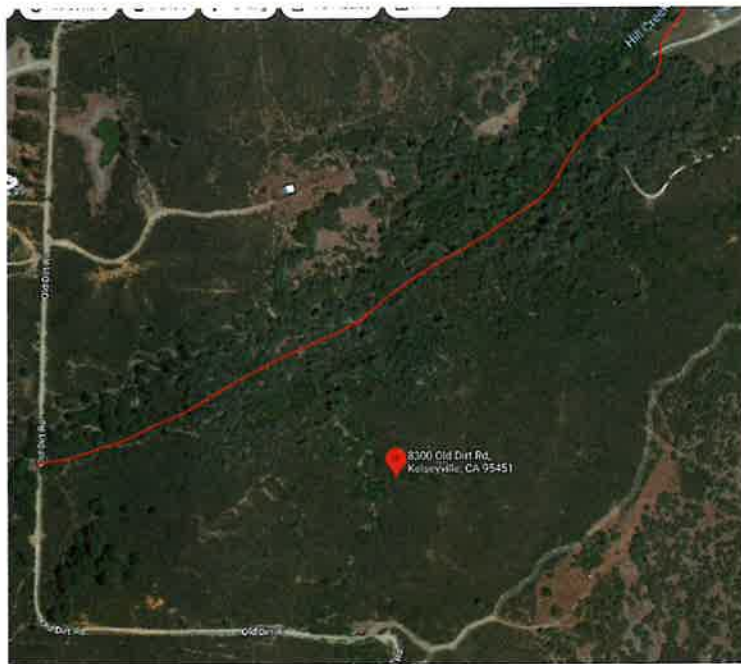
This project will impact the roads, water and wildlife in this area. As a small child, I roamed the area as it is behind my property. There are special salamanders (newts) that live in this area and the water use and destruction of habitat concerns me and my neighbors.

Has there been an environmental impact study? I believe there are two types, California Newt

<http://www.californiaherps.com/salamanders/pages/t.torosa.html>

and the Rough Skinned Newt <http://www.californiaherps.com/salamanders/pages/t.granulosa.html>

Did you know Hill Creek runs through this property? Please go look on the straight away, there is a bridge. The creek goes back into Plunkett Canyon.



California Newt - *Taricha torosa*



Adult



Juveniles are aquatic



Red: California distribution of California Newt

At the Ridgel Pond and at Hill Creek we found these Newt all the time. See yellowed areas.



Why did I not receive notice of this proposed project?

I would appreciate notification of further public meetings regarding this project.

Sincerely,

Michelle Wright

8850 Wight Way, Kelseyville, CA 95451

Wrighttranch@rocketmail.com

Eric Porter

From: Andrew Amelung
Sent: Monday, March 28, 2022 10:58 AM
To: Lake County CannabisCEQA
Subject: FW: [EXTERNAL] Update 8300 Old Dirt Road/UP 20-71

From: Clare M Ensenat [mailto:c.ensenat@comcast.net]
Sent: Friday, March 25, 2022 12:27 PM
To: Clare Ensenat <c.ensenat@comcast.net>
Cc: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Subject: [EXTERNAL] Update 8300 Old Dirt Road/UP 20-71

Dear Neighbors,

Thank you for everyone's help and support with your comments on UP 20-71. To the best of our knowledge at this point, the County is having another look at the application. If you have more concerns since your original comments, the County would be happy to hear them. Please make sure you get those comments on record.

The most important thing for everyone to do now to to make sure that the Cannabis Office (Andrew Amelung, cc'ed above) has your email address and **MAILING ADDRESS** so that he can make sure you get the Notice of Hearing. Since the Enseñats were the only address on Old Dirt Road to receive the initial Notice of Intent, we fear that we may be the only ones who will receive the Notice of Hearing. Please make sure you use the subject line as you see it above when you email Mr. Amelung.

We are going to be out of town quite a bit in the next few months (though we'll always be checking emails), therefore, we hope that we can all be collectively responsible to be informed of the hearing (should anyone get any official notice from the County, please email us especially since we may not be at our mailing address to receive any mail.)

As always, please contact us with any update you may know or any questions you may have.

Clare & Eric Enseñat
8260 Old Dirt Road, Kelseyville
Clare Cell# 510 366 4054
Eric Cell# 925 360 2754

Mailing Address: 18756 E Cavendish Dr., Castro Valley, CA. 94552

Additional comments should be sent to the following email addresses (all - we want to cover all our bases):

cannabisceqa@lakecountyca.gov
cannabis@lakecountyca.gov
Andrew.amelung@lakecountyca.gov

Hello Neighbors,

What is happening- There has been a permit filed to have a large cannabis grow in our neighborhood. It is going to affect all of us in terms of *fire safety, crime, traffic on Kelsey Creek and Wight Way, street damage, noise, and water* (annual water usage estimated at 1,376,628 gallons). Documents for this permit can be found online at State Clearing House Website - <https://opr.ca.gov/clearinghouse/ceqa/> or call Community Development Department (707)263-2221

What we need to do- Comments need to be submitted by *March 9th*. It will be voted on March 10th. We need to submit our comments now. The public review period of the Mitigated Negative Declaration IS 20-86 will begin on 2-4-2022 and end on 3-9-2022. We are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration Addendum by 5:00pm on or before 3-9-22. Written comments may be submitted to the Planning Division or via email at Eric.Porter@lakecountycalifornia.gov

It is critical that we show up in mass at the Community Development Planning Division meeting at the Courthouse Thursday, March 10th at the Board of Supervisor room, first floor, just past the coffee kiosk. We should arrive at 8:45 am. We will be given 3 minutes per person to speak. Just come to support our community if you are not interested in speaking.

Project Location: 8300 Old Dirt Road, Kelseyville: APN: 007-023-05

Project Description: The applicant, Cruz Farms/ Armando Cruz, is requesting approval of a new Use Permit consisting of three (3) A-Type #B medium mixed light (greenhouse) licenses/130,360 sq ft. of cultivation area; one (1) A-TypeB medium mixed light (greenhouse) license for 22,00sq ft. of canopy area inside six (6) 30' x 200' greenhouses, and one (1) A-Type 13 Self Distribution license to legally transport cannabis to and from the property.

Action Plan

1. Submit your written comments to Eric.Porter@lakecountycalifornia.gov. Sample on the back.
2. Attend the Community Planning Division meeting at the Courthouse on 3-10-22 @ 8:45am.

We all moved here for a quality of life that this proposal will negatively impact forever.

Eric Porter

From: Andrew Amelung
Sent: Monday, March 28, 2022 10:57 AM
To: Lake County CannabisCEQA
Subject: FW: [EXTERNAL] 8300 Old Dirt Road/UP 20-71

From: Juliana [mailto:juliana@highlandspringsequestrian.com]
Sent: Saturday, March 26, 2022 4:09 PM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Subject: [EXTERNAL] 8300 Old Dirt Road/UP 20-71

Hello, Mr. Amelung,

I live at 8900 Wight Way in Kelseyville and am concerned about the proposed cannabis farm at 8300 Old Dirt Road. My husband and I own an equestrian center here and we do not want to be subject to the many negative impacts of this cannabis farm, including fire safety, crime, traffic, damage to Wight Way, noise, and water usage.

Please add my email address to your list to be notified of future hearings or other communications about this proposal. Thank you.

- Juliana

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Juliana Vidich
Highland Springs Equestrian Center
8900 Wight Way
Kelseyville, CA 95451
707-279-1903 (land) 707-349-4897 (cell)
www.highlandspringsequestrian.com
Facebook: Highland Springs Equestrian Center

Eric Porter

From: pollyann johnstonsite.com <pollyann@johnstonsite.com>
Sent: Tuesday, March 8, 2022 7:14 PM
To: Lake County Community Development - Cannabis
Subject: [EXTERNAL] Cannabis grow projected for Old Dirt Road, Kelseyville

I am writing to express my concerns re the projected cannabis grow on Old Dirt Road. My main concern is water and fire. As we all know, we are in a horrible drought and potentially could end up with no water at all. I live on Wight Way and consistently worry about my well and do my utmost to conserve. And then, comes along a group of people who will threaten my home and my wellbeing. And for what, profit, money? I understand the county's need for tax dollars, but under such dire water, drought and fire issues, I would hope the county would prioritize the needs and health of its residents. We are all connected to the same aquifer. We will all use the same roads to evacuate. I don't see how the people living on Old Dirt Road would ever get out safely. As for Wight Way residents, we would consistently be bombarded with trucks, air pollution, dust and noise. The road has many potholes and could not handle the heavy traffic that would be generated. Fire! How many of us would have enough water left to protect our houses? And it's not just if there is a fire, but when. The Cruz family are not being good neighbours, putting their need for profit above others' need for water and safety. We must count on the county to protect us.
Thank you very much for listening

Pollyann Johnston
7667 Wight Way
Kelseyville