

Eric Porter

From: Rex McMillian <rexmcmillian@me.com>
Sent: Tuesday, March 17, 2020 11:37 AM
To: Eric Porter
Cc: Becky McMillian; Laci Holley; timbholley@gmail.com; kyle.b.mcmillian@gmail.com; Tommy McMillian; Rachel McMillian; Rachel/ Mason Orradre
Subject: [EXTERNAL]MUP 18-28 Noble Farms/ Patricia Lanier

Sir,

Little High Valley Ranch / Rebecca McMillian / 18335 Little High Valley Road, IS NOT IN FAVOR OF MUP 18-28/ ISS 18-33/ APN No 012-048-11/ NOBLE FARMS / LANIER REQUEST FOR PERMIT TO CULTIVATE COMMERCIAL CANNABIS.

Our property - Little High Valley Ranch - shares a property line with 18211 Ponderosa Trail, Lower Lake, CA.

We fear that approval of the permit will bring in ADDITIONAL criminal elements to the Spruce Grove Road / Noble Ranch / Lower Lake community.

Our Ranch has recently been robbed and we have suffered multiple thousands of dollar of loses. It was determined that the thieves were motivated by selling our ranch equipment to support drug retaliated criminal activity.

The additional threat imposed by the approval of this requested permit will increase the possibility of theft of material from our ranch —which will seriously impact our cattle ranching business — and could potentially put us out of business.

We are EMPHATICALLY opposed to the approval of this permit.

Please support the LEGAL and LAW ABIDING ranchers and residents of the proposed impacted area by denying the permit.

Thank you.

Rex and Rebecca McMillian

Eric Porter

From: Carol Dacanay <carollightworks@comcast.net>
Sent: Saturday, June 13, 2020 10:41 AM
To: Eric Porter
Subject: [EXTERNAL] MUP 18-28

Joe and Carol Dacanay
14011 Noble Ranch Rd.
Lower Lake, CA 95457

June 13, 2020

County of Lake
Re: Noble Farms/Patricia Lanier; Minor Use Permit (MUP 18-28)

Dear Mr. Porter,

We are concerned about the possible increase in cannabis cultivation at the end of the private community roads of Noble Ranch Rd. and Ponderosa Trail.

Around November, 2018, I (Joe) responded as a concerned citizen, to a small fire that started on the property at 18211 Ponderosa Trail. Local firefighters also responded. We later heard from neighbors that the property owner mentioned that he thought the fire may have been set in retaliation against him by someone he allowed to stay on his property. This raises our concerns as cannabis cultivation usually includes multiple employees and interpersonal relationships can be difficult.

Ponderosa Trail and Noble Ranch Road are private roads with portions that are both unpaved and paved. The roads are maintained by property owners for their personal residences. Both are one-lane roads used by local residents for walking (health and exercise) and, occasionally, for horse back riding. This often occurs early in the day (7-8am) which would potentially coincide with cannabis employees arriving for a morning shift. Our recommendation is that Ms. Lanier, at her expense, post 3 signs stating, "To minimize dust, speed limit 15 MPH. Watch for pedestrians and horses." 15 MPH is recommended by California Air Pollution Control Officers Association for unpaved roads. One sign to be posted west bound on Noble Ranch Road near Spruce Grove Road, a second sign posted west bound on Ponderosa Trail at the corner Noble Ranch Road and a third sign posted at the property gate so that it is visible as workers exit.

If this permit is granted, it will result in increased traffic, additional dust with each vehicle trip and overall degradation of the roads by non-residential traffic. We believe that Ms. Lanier and any other commercial growers using these roads, current or future, have a responsibility to mitigate these issues by making a larger contribution to road maintenance. Current contribution is \$200 annually. We suggest the following:

1. Dust mitigation through speed limit signage and maintenance of signage as mentioned above.
2. A 5-fold increase in traffic for business purposes should result in a 5-fold increase in traffic mitigation. Therefore, a reasonable rise in the contribution of road maintenance fee to \$1,000

annually, made to the committee of area residents who will apply it to road maintenance. We understand that the county has no direct enforcement of private road fees, however, we ask that the committee may report to the county if there is a failure to contribute to the above which may result in the suspension of the permit at the county's discretion.

3. Because fire is always a concern in our area, we believe the road needs to be improved so that access by first responders is improved. Areas of heavy vegetation overgrowth along the road need to be addressed. A commercial operation has a greater responsibility to help out since they are increasing use of these roads as well as profiting from their use.

Your consideration and response is greatly appreciated.

Sincerely,

Joe and Carol Dacanay

June 2, 2020

County of Lake
Community Development Department
255 North Forbes Street
Lakeport, Ca. 95453

RECEIVED

Gentlemen:

JUN 08 2020

Mitigated Negative Declaration
Patricia Lanier
Minor Use Permit 18-28
Initial Study 18-33

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

This is to protest against the issuing of the Mitigated Negative Declaration. The undersigned are owners of 40 acres west of the subject 40 acres. The address of our property is 17980 and 17955 Ponderosa Trail. The following are our comments:

1. The County Notice of Intent

The notice includes a vicinity map which is incorrect. The map shows the three streets of Ponderosa Trail, Black Oak Drive and Diamond Ridge extending westerly, connecting, and extending northwesterly. In fact:

- a. Ponderosa Trail extends westerly through our property and ends serving the Jones property, address 17737 Ponderosa Trail,
- b. Black Oak Ridge extends westerly, through the subject property and ends serving the Spano property, address 17940 Black Oak Ridge.
- c. Diamond Ridge extends westerly and ends serving the Martinez property, address 17907 Diamond Ridge.

This is significant because the subject property has access only to Spruce Grove Road. The original address of the subject property given by the County was 18364 Black Oak Ridge. The owner petitioned the County to change the address to 18211 Ponderosa Trail because of the need of repair of Black Oak Ridge. The present alignment and improvements on Ponderosa Trail were all arranged and paid for by the undersigned. Records of this activity can be provided. The effect of the proposed use on Ponderosa Trail needs to be evaluated.

2. Wildlife

We have owned and lived on our property since 1980. We've enjoyed and encouraged the wild life. An excellent wildlife study was

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performed in connection with a proposed electric power transmission line through the area in the early 1990's. It included mountain lions and eagles which we see on occasion. The County should have a copy of the report as it was prepared for a County Use Permit. Since then, a 6-foot high woven wire fence has been constructed on the forty acres immediately north of the subject property. Deer carcasses with antlers connected to this fence have been found. The wildlife now utilize the subject property as a corridor. The effect of the proposed use on wildlife must be evaluated.

3. Plant Communities

The project area appears to contain many plant communities including Ponderosa Pine and Douglas Fir. A complete botanical survey should be made as part of the environmental consideration.

4. Water

It is assumed water for the project will be provided by wells within the property. The underlying aquifer is thought to be the same as for our property and other properties to the north and east. Some of the existing wells have become dry in the past. A complete water availability study should be made as part of the environmental study.

The County is urged to proceed with a complete Environmental Impact Report addressing the above concerns with other environmental problems caused by the proposed use of commercial cannabis (pot). It would be our pleasure to provide a representative of your department with a tour of our property as a use of surrounding properties. Any time in July could be arranged.

Thank you for your consideration.

Very truly yours,



W. J. Lockman