

From: [Margaux Kambara Tom Lajcik](#)
To: [Mary Claybon](#)
Subject: [EXTERNAL] Re: PL-25-59 (UP 23-09) Wellness Ranch 3 NOI
Date: Friday, August 22, 2025 11:15:13 AM
Attachments: [image001.png](#)
[Wellness3_ISMND_Comment_Ltr_2025.08.22.pdf](#)

Hello, Mary,

We hope that this email finds you well. Thank you for letting us know about Wellness Ranch 3's revised IS/MND. Attached please find our comments on the IS/MND. If there is a question or problem opening the file, please let us know. Would you please let us know that you received our attachment without issue?

Thank you for your consideration. Have a good weekend!

Best wishes,
Margaux Kambara & Tom Lajcik

From: Mary Claybon <Mary.Claybon@lakecountycal.gov>
Sent: Wednesday, July 23, 2025 11:55
To: Margaux Kambara Tom Lajcik <Thrive95453@outlook.com>
Subject: RE: PL-25-59 (UP 23-09) Wellness Ranch 3 NOI

Hi Tom,

Thank you for confirming receipt of my email.

Best,
Mary

From: Margaux Kambara Tom Lajcik <Thrive95453@outlook.com>
Sent: Wednesday, July 23, 2025 10:52 AM
To: Mary Claybon <Mary.Claybon@lakecountycal.gov>
Subject: [EXTERNAL] Re: PL-25-59 (UP 23-09) Wellness Ranch 3 NOI

Hi Mary!

We hope you and yours are well too.

Thanks for the notice. We will take a look at it and review.

As you may know, we have worked with Wellness Ranch to ensure our concerns on this next phase were addressed. I will also point out that historically, Wellness Ranch phases I and II has presented little or no issues for us and Mr. Martinez has been a very responsive and responsible neighbor.

I have not had a chance to review the documents for this next phase, but as long as they are in alignment with what we agreed with Mr. Martinez, and the key terms are codified in the conditions of use (in case there is a change of ownership), I don't anticipate any issues.

Warm Regards,
Thomas Lajcik

From: Mary Claybon <Mary.Claybon@lakecountycal.gov>
Sent: Wednesday, July 23, 2025 09:39

To: Margaux Kambarra <thrive95453@outlook.com>

Subject: PL-25-59 (UP 23-09) Wellness Ranch 3 NOI

Good morning Margaux and Tom,

I hope you are well. I am reaching out to you today because the Wellness Ranch 3 Draft IS/MND has been uploaded to the California Governor's Office of Land Use and Climate Innovation (LCI). You will be receiving a Notice of Intent via US Mail and also attached to this email. The circulation includes 30 day notice and a four day buffer for any attachment rejection by LCI.

Thank you,



Mary Claybon, MSML
Senior Planner

Community Development Department

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 263-2225

Email: Mary.Claybon@lakecountyca.gov

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August 22, 2025

Mary Claybon
Senior Planner
Lake County Community Development Department
Planning Division
Courthouse – 255 N. Forbes Street
Lakeport, CA 95453

sent via email only

Re: Comments on Initial Study / Mitigated Negative Declaration (ISMND) for Wellness Ranch Phase 3 Major Use Permit MUP PL 25-59 (UP 23-08) IS 23-19 (Luis Martinez, Applicant)

Dear Ms. Claybon:

We, Thomas Lajcik and Margaux Kambara, are writing as adjacent neighbors to the proposed Wellness Ranch Phase 3 cannabis cultivation project. We wish to acknowledge that Mr. Martinez has been a responsible and conscientious grower and a fine neighbor. In principle, we have reached a cooperative agreement with him regarding protections that balance his cultivation objectives with the preservation of our property, health, and the surrounding environment.

Our concern is not with Mr. Martinez's stewardship, but with the uncertainty of future ownership and the history of broken assurances from prior permit holders in Donovan Valley. To ensure continuity and enforceability of the agreed-upon protections, we request that the following corrections, clarifications, and conditions of use be incorporated into the ISMND and permit.

1. Property Line Setback & Expansion Control (Cornerstone Agreement)

Concern: The proximity of cultivation to our shared northern boundary was the central issue in discussions with Mr. Martinez. Out of respect for Ms. Kambara's health sensitivities and to preserve privacy and aesthetics, the cultivation site was deliberately set back further from the property line. This agreement is the cornerstone of our understanding with Mr. Martinez.

Condition of Use: The permitted cultivation area shall be limited to the site plan dated March 07, 2025 (rev. May 06, 2025). No cultivation may occur outside this designated footprint or closer to the shared northern property boundary. Any modification, amendment, or expansion of the cultivation footprint — whether as a permit amendment,

new permit, or other project approval — shall require both County approval and the prior written consent of the Lajcik–Kambara family.

2. Oak Tree Protection & Grading

Concern: The cultivation area was revised in part to avoid harm to the oak trees in the valley. There should be little reason to encroach on the dripline of these trees, but the ISMND still suggests grading or trenching could occur. Because oak trees have shallow and sensitive roots, any such activity poses significant risk.

Condition of Use: No grading, tilling, trenching, or compaction shall occur within the dripline of existing oak trees. Drip lines shall be staked and flagged before grading. Any trenching within drip lines must be done by hand.

3. Soil Management and Tilling

Agreement: Mr. Martinez assured us that outdoor cultivation would occur in raised containers or grow bags, not directly in native soil. This protects both farmland quality and nearby oak trees.

Condition of Use: Outdoor cultivation shall be conducted exclusively in raised containers or grow bags. Tilling within the dripline of oak trees shall be prohibited.

4. Indoor Cultivation Clarification

Observation: The Property Management Plan attached to the ISMND contains contradictory statements about indoor cultivation. Some passages suggest it is not included, while others reference renewable energy quotas that would apply to indoor operations. This inconsistency must be corrected to avoid ambiguity.

Condition of Use: The ISMND must reconcile and correct all references to indoor cultivation and renewable energy obligations, ensuring consistency with County policy.

5. Wetland and Watercourse Protection

Concern: Past biological assessments identified a pond and wetland that were removed from the most recent version of the ISMND. Parking and compost facilities are within 100 ft of this wetland. Without safeguards, runoff, odors, and debris could degrade this sensitive area.

Condition of Use: Mitigation measures shall be applied to “...minimize nutrient, sediment, and pathogen runoff while also preventing windblown debris or odors from affecting the sensitive area...”

- Parking Area: Must remain permeable (gravel), with erosion control wattles installed.
- Compost Area: Must be tarped when not in use; relocated or graded to divert runoff away from the wetland; berms or vegetated buffer strip (30–50 ft) must be installed.

6. Farmland of Local Importance

Concern: The Property Management Plan states: “...Areas inside cultivation compounds can be graveled or paved to prevent foot-borne filth.” Because the Wellness 3 outdoor cultivation site lies on Farmland of Local Importance, paving or any impermeable surfacing would compromise its agricultural value.

Condition of Use: No paving or impermeable surfaces shall be permitted within the cultivation area. In addition, water tanks and related infrastructure shall be placed on permeable surfaces (such as gravel) to ensure infiltration and avoid compaction or runoff problems.

7. Ridge Road Conditions

Observation: The ISMND incorrectly describes Ridge Road as a County-maintained two-lane gravel road. In fact, it is a privately maintained, narrow dirt road used heavily by residents. Mr. Martinez’s contributions to road maintenance have not been an issue; however, with the expected increase in commercial traffic, it is imperative that future permittees also share this responsibility.

Condition of Use: The permittee shall participate in and contribute equitably to Ridge Road’s maintenance in proportion to project traffic intensity and impact.

8. Cannabis Waste Disposal

Concern: Cannabis waste, if mishandled, could create fire, odor, and environmental risks.

Condition of Use: All cannabis waste shall be disposed of by lawful means. Burning of cannabis waste on the property is prohibited.

9. Well & Watercourse Protections

Concern: Two wells present risks:

- Well A trenching runs through a grove of valley oaks.
- Well B lies between two branches of Highland Creek, where water line installation could disturb the creek bed

Conditions of Use:

- Trenching near Well A must avoid oak driplines; any unavoidable trenching within driplines must be hand-dug.
- Any water line construction across Highland Creek shall require a Lake or Streambed Alteration Agreement (LSAA), with preference given to alternatives such as a utility bridge that avoid streambed disturbance.

10. Vegetative Buffer

Agreement: Mr. Martinez proposed planting fruit trees along our shared boundary as a visual and olfactory buffer. This measure needs permanence under any ownership.

Condition of Use: The permittee shall install and maintain a vegetative buffer along the shared northern boundary. Plantings must consist of recognized fruit crop species or native species. Non-native invasives are prohibited, and Oleander (*Nerium oleander*) is specifically prohibited due to its invasiveness and toxicity.

11. Highland Springs Road Safety

Concern: The ISMND misrepresents Highland Springs Rd. by failing to note that it traverses a County Regional Park and is designated as a bike trail. The road is regularly used by pedestrians, bicyclists, and equestrians. Increased cannabis-related traffic poses risks to parkgoers, neighbors like Mr. Martinez, and our family. Although we did not specifically discuss this item with Mr. Martinez, it is critical for public safety.

Condition of Use: Prior to operation, the County shall install park welcome signage, safety signage, caution signage, and posted speed limits (30 mph paved, 20 mph unpaved) along Highland Springs Rd., consistent with park standards.

12. Hydrology – Water Availability

Concern: Water availability during this and future periods of climate change is a major concern. This concern is acute because little is known about the aquifer's capacity, and the safe yield standard is not used by the project. The Emergency Drought Management Plan suggests drilling additional wells as an option to address water shortages. However, drilling more wells in response to drought conditions does not solve the underlying problem and, in fact, risks further depleting the aquifer and harming long-term sustainability.

Condition of Use: In the event the project wells cannot supply the water needed for the project, the following measure(s) or combination of measures shall be taken:

- Reduce the amount of cultivation and/or shorten the length of the cultivation season, with the scale determined based on available water.
- Early crop harvest if water becomes limited.
- Under no circumstances shall new wells be drilled as a drought management response.

13. Air Quality – Odor Management

Observation: We acknowledge that Mr. Martinez has been responsive and cooperative during the limited occasions we have needed to contact him. Nevertheless, odor management of the outdoor canopy remains a significant concern, particularly due to

health sensitivities. The Property Management Plan currently does not address the timeframe for odor complaints investigation and resolution. Investigation could occur after the growing or harvest season. This approach is impractical, as odors would have already dissipated and meaningful resolution would no longer be possible.

Condition of Use: The permittee shall investigate and resolve cannabis odor complaints promptly during the cultivation or harvest season, and not defer investigations until after odors have subsided. Corrective measures must be implemented in a timely manner sufficient to address active odor conditions and protect the health and comfort of surrounding residents.

Conclusion

We respectfully request that these clarifications and enforceable conditions be incorporated into the ISMND and Major Use Permit. They represent both the responsible stewardship Mr. Martinez has demonstrated and the safeguards necessary to protect health, property, and the environment regardless of future ownership.

Thank you for your consideration.

Sincerely,

Thomas Lajcik & Margaux Kambara