

October 21, 2025

Dear Supervisors:

I want to express support for approval of the Poverty Flats Project Major Use Permit and denial of the appeal.

The parcel is 196.7 acres in size and the proposed cannabis cultivation area is 5.69 acres (less than 3% parcel coverage). The proposed outdoor gardens and associated work areas are about a mile south of High Valley Road, well outside of the Scenic Combining District boundary. The cultivation areas are also located outside of stream and wetland buffers, per State Water Resources Control Board (SWRCB) regulations.

The proposed project is appropriately zoned (RL District) and is in a rural, isolated area with scattered rural land, agriculture properties, and open space properties nearby. According to the Lake County CEQA Initial Study - "The Proposed project is consistent with the existing General Plan, Shoreline Communities Local Area Plan due to the rugged, mountainous terrain and east-facing slope that will not obstruct public views on the lake, and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as RL. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084). Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County."

The Mandatory Findings set forth in the County CEQA Initial Study indicate that – "Implementation of and compliance with mitigation measures identified in each section would reduce impacts to 'less than significant' levels."

The proposed project has submitted documentation, technical reports, and plans in accordance with Article 27 of the Lake County Zoning Ordinance. There are considerable facts and information in the CEQA Initial Study which support approval of and the establishment of the cannabis cultivation project on the subject property.

The proposed outdoor cultivation project could support Agri-tourism and help the County of Lake meet its goals of communicating the area's amenities and attributes to help meet or exceed the potential for increased tourism and enhanced visitor experiences.

The cannabis farm business income, the generation of County revenues, employment opportunities, and the increased expenditure of employee's disposable income within Lake County, will all help enhance and maintain a healthy local economy and produce jobs.

The proposed project will help support the Lake County economy with a properly sited, well designed cultivation project. Cannabis cultivation activities in Lake County have the potential to become a foundation for economic expansion.

It is respectfully requested that the Board of Supervisors deny the appeal and approve the Major Use Permit application for the Poverty Flats cannabis cultivation project.

Thank you.

Sincerely,

Richard Knoll