

**James Ybarra**

To Whom it may concern,

It has come to my attention that we are entertaining the idea of allowing a untrustworthy business to set up a grow in our lake county district. I am talking about Nina Star Farms Cannabis Project. This is a buisness that has already shown they do not care about our regulations and rules. They have already undermined the county by illegally diverting water from our water source to provide for their grow ,which was already told they could not do. Water for plants they were told they could not have. The residents that live on that aquifer already struggle at certain dry times of the year and the grow has not provided a sound solution to how they are going to provide water for their grow. Tapping a new well is still tapping into the limited aquifer the reidents in the area rely on. Trucking in water could work but they dont have a reolution to the runoff that will enter the nearby river or absorb into the ground water polluting it with herbicide and other chemicals.

How can we trust that they will follow guidlines we set forth, if they have already broken simple ones while we were trying to find a solution to allow thier buisness. Another concern is that we are giving into the stigma surrounding the lake county area of a drug county. Documenty after documentary refer to us as a drug haven. Its time to put a stop to this and bring back the once former go to for tourist destinations!

Its time to stop exhausting our resorces into and already stuggling industry. Its time to support our small businesses growth and focus on a industry that can keep work in our county. The last thing we need is a grow at the entrance to lake county. What will that do for our tourism? People want winerys and small shops. Staying in hotels without the smell of marijana crops in the air. Allowing this grow will detour tourism and the country side asthetic. Please vote against the development and think of our county. We can be a tourist destination again not a drug county.

A continuance should be considered when everyone is present. Allow Helen Owen to be present She is a big voice for the people of Lake County.

Thank you for your time,

**Donna Mackiewicz**

Dear CDD,

I support rescheduling hearing the details of the appeal until a date when Supervisor Owen can be in attendance. She represents the people that would be affected by this project, I oppose the appeal and ask the BOS to honor and uphold the Planning Commission's decision and deny the Use Permit for Nina Star Farms. The project is in the most extreme and hazardous category for wildland fire risk. There are errors in the biological assessment as it noted a Black-billed Magpie was observed. The species is absent in California west of the Cascades and Sierra Nevada ranges.

Sincerely,

Donna Mackiewicz

**Nanette DeDonato**  
**Ronald Dover**

Good evening:

I am a resident of Middletown, south of town along St. Helena Creek. My husband has lived here for 35 years.

We have been helping prepare signatures and documents in order to protest the Nina Star Farm Cannabis Farm.

We learned late today that Helen Owen is out of town and as our representative of South County it is imperative

that she has a say and a vote on this important issue that will impact our entire town.

I am asking that you remove this from the agenda until Helen returns and can voice her opinion and vote, otherwise

we feel the vote would be unfair and biased.

**Kevin & Barbara vallauri**

We understand that Helen Owen cannot be at Tuesday's discussion and vote on the proposed cannabis grow on Shady Grove Road. We believe she should be present for such an important discussion and ask that it be moved to a meeting that she can attend.

Barbara and Kevin Vallauri

**Elizabeth Kershaw**

Dear Supervisor Brad Rasmussen,

Tomorrow the Nina Star Farms appeal is on the Board of Supervisors agenda. I am asking you to please postpone this permit consideration until the out of town District 1 Supervisor is present. This is a major commercial project that will affect all of Lake County and especially those of us in the southern entrance to our beautiful county.

I encourage you to uphold the Planning Commission's (PC) unanimous denial 4 : 0, of the Nina Star Farms use permit. The PC did its job when they reviewed the application details and decided that having such a large commercial grow at the entry to our county would negatively impact locals as well as the county as a whole.

This project contradicts the fifth priority of Vision 2028 set by the Lake County BOS to "market Lake County as a premier California outdoor recreation destination. This project spoils a county designated scenic corridor.

I think for some of the Planning Commissioners including Hess, it really got to them that this is a big commercial project to put at the entrance to Lake County. Difference between typical agriculture projects and a Cannabis (ag) project, is the buildings. It is not just a field of grapes or an orchard of trees with a few sheds or a 750 sq ft tasting room. It is large unattractive structures, with security fencing around the plants that impact the scenery, the look and the feel of Lake County. It is like putting a line of bill boards along the Hwy. Bill Boards are appropriate in certain commercial areas, but not at the south entrance to Lake County. I'd argue the same about a Cannabis operation. I think this is what the PC voted 4-0 and denied the project. Similarly, we wouldn't want a Pear shed operation in this location or an industrial winery. We've overlooked this in our cannabis ordinance. When we allow cannabis in our scenic corridors, the type of business that it is has a certain look that is not appealing at the

entrance to our County. I don't think we envisioned this when we adopted the ordinance and all of the cannabis configurations of the various allowable permits. Cannabis operations have no 'design' guidelines. We don't want big box stores in downtown Middletown; this is essentially a big box ag operation. Is this what we intended for our community of Lake County?

Water is an issue south of town. It is already an issue, wells go dry in dry season or times of drought. That is already happening with or without this project. The primary well is only approx 10' deep and only provides 16 gpm of water. (see attached location of well next to creek). This is barely enough for some residential use, hardly enough for a large commercial grown. I think the expected water use by the applicant is highly understated. Further information is needed to substantiate expected water usage. This new project should not exasperate the situation. What assurances are in place to make sure the project uses what they say they will use versus twice as much? The report does indicate well monitoring. Will that be sufficient and will St. Helena Creek be protected? Does the projected water use for this project appear reasonable?

There are CEQU factors that need to be taken into consideration. This project poses health, safety and comfort risks to neighbors. When a fair argument can be made that a project may have a significant effect on the environment, an environmental impact, an (EIR) must be prepared. The neighbors to the project meet the fair argument standard.

Aerial photos show 24 cargo containers onsite, twice as much as what their report shows (see attached photo). What are these units really being used for? Are they permitted? Will ALL of them be removed?

Previous violations need to be considered. Fish and Game were onsite in 2020 and observed the growers water lines in the creek. They were told to remove the lines. The applicant in the PC hearing stated they had building materials in them. Has an inspection ever taken place to prove this or were they watering plants with the cargo containers?

A big issue is that the proposed buildings and the screening of the buildings regardless of the 500 ft setback which isn't much off of Hwy 29 coming into Lake County—and directly up against the Welcome to Lake County sign. Picture entering into the county and the first thing you see and smell is this huge eyesore. I say eyesore, because large grows are notorious for not keeping the esthetics up to par. The applicant planted hundreds and hundreds of trees that I assume were meant to eventually be a screening of the buildings. Attached are photos of the trees, not one of them has survived. Apparently there was not enough water available to even keep these alive. (see attached photo). What can we expect in the future from this project owner/permit holder? We want the entrance to Lake County to be a positive experience for our community.

In closing, I encourage you to seriously take into consideration that the look of Lake County should matter. PC upheld its responsibility to consider whether a major use permit

\*“will not be detrimental to the health, safety, morals, comfort and general welfare of the persons who live and work in the vicinity of the property” and that

\* “the proposed use will not be detrimental to the property values and aesthetic values of the neighborhood”.

Sincerely,

**Tara Ybarra**

Hello,

I am writing to express my concerns for the Nina Star Farms Cannabis project that is up for appeal on March 25th, 2025. I would like to encourage you to look further into the project prior to approval.

That area South of Middletown already has a shortage of water. I know Nina Star has promised they will not take water from Saint Helena Creek, but there have already been actions taken to reroute water leading to the creek. I believe that has possibly been addressed, but that behavior in conjunction with the fact that there are more containers on their property than I believe they have been approved for makes me concerned they are not interested in following the agreed upon stipulations.

Another concern I have is for the entrance to Lake County. Rather than people driving in and seeing a Welcome to Lake County Sign next to a meadow leading to a beautiful creek, with gorgeous rolling hills, there will be an industrial size cannabis grow. Unfortunately cannabis grows are not the as aesthetically pleasing as something like a tree farm or a winery. There is typically heavy equipment and hoop tents. There will be light pollution at night as well. I worry it will decrease property values for all of Lake County, as well as decrease tourism.

There is also a concern for the fire safety risks. Is the road wide enough for their large trucks as well as for emergency service access?

I also am wondering if there will be any waste issues. We are hoping to restore the salmon run in this area. After strenuous efforts, the salmon runs have been reestablished in some of the surrounding creeks in South Lake County, and it would be wonderful to restore the entire county to it's former glory. We have the honor of being a county that can offer many wonderful outdoor activities, and I would be disappointed to see that tourism decrease. I have been working hard with many other community members and businesses to increase tourism in the area, so people have more income. This type of project located directly at the entrance to the county from Napa County, could negatively impact other businesses.

I am not against cannabis in Lake County. It can be a lucrative business that generates a lot of jobs. I just think we need to be mindful about the location of this type of farming, and to make sure there are not other lasting side effects or impacts that we will regret later.

Thank you for all that you do for our County. You are greatly appreciated.

Warmly,