

Johanna DeLong

From: Lucinda Wilson <lwilson@saber.net>
Sent: Sunday, August 11, 2024 5:31 PM
To: Eddie Crandell; Bruno Sabatier; Jessica Pyska; Michael Green; Moke Simon; Johanna DeLong; Lake County Clerk of the Board
Cc: Thrive95453@outlook.com
Subject: [EXTERNAL] Highland Farms Appeal (AB24-02)

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I write this in support of the appeal of the Planning Commission's approval of the cannabis grow known as Highland Farms. My husband and I live 800 feet from a cannabis grow on Bell Hill Road called North Coast Select. We have lived here for 40 years and have always enjoyed our proximity to Highland Springs Reservoir: for hiking; fishing; and simply the natural beauty of the park. We very much share the concerns expressed by many others about the dangerous road, the potential effect of three wells on the water table in the area and the danger of any mishandling of the serpentine rock during construction as well as the potential of run-off into the reservoir. In addition, we would like to express our concern about the potential odor from not only the outdoor portion of the grow but the indoor portion as well.

When North Coast Select went through the planning process, we followed it closely and while we had concerns, we thought that because it was an indoor grow, and they planned to keep farming the vineyards surrounding it, the impact on us would be small. The construction of what we expected to be a hoop house was a shock as a 277,200 cubic feet, 22 feet tall greenhouse was erected. It is an impressive structure, the first of what are eventually supposed to be twelve. Once growing commenced in 2023, we were very disappointed to be affected by the odor. And this is pungent odor from an indoor grow in what appeared to be a state of the art greenhouse. Looking again at the Property Management Plan, it appeared that there should be adequate air filtering so why the smell? That began a long process of complaints from us to the Community Development Department, and Air Quality Control, and concluded with our being told that no action would be taken and that North Coast Select was in fact one of the cleanest, well-operated grows in the county. While it seems that most people object to the odor of a grow at certain points in the growing cycle, smell is subjective. And we are the only close neighbors of this particular grow. While we continue to log dates and times when the smell is bad, there is no objective measure that we can use. Code enforcement said that there is a scientific tool that can measure odor, but we were told by Air Quality Control that County of Lake did not have such a tool.

Our experience led us to research what health and environmental problems might be associated with the odor of a cannabis grow. To paraphrase from a publication created by the Denver Public Health & Environment Department, "Cannabis Environmental Best Management Practices Guide," cannabis plants naturally emit terpenes which are volatile organic compounds (VOCs). VOCs react with oxides of nitrogen in the presence of sunlight to create ground-level ozone, a pollutant that is dangerous to human health and the environment. I am including a link to this informative document as well as another useful one from the NIH National Library of Medicine at the bottom of this email.

So we are very concerned about the possibility that Highland Farms will also generate odor, along with the attendant health and environmental issues. Highland Farms will have outdoor grows as well as

indoor grows and is so close to Highland Springs. There is a real possibility that odor from the outdoor grows could reach the park, and even if their Property Management Plan includes what appears to be adequate air filtering, from our experience, odor from the indoor grows is a concern too. What can be done if Highland Springs is affected by odors from what will be a very large operation at Highland Farms? That would most certainly spoil everyone's enjoyment of the park. And to the issue of serpentine rock being disturbed, does the County have the resources to adequately monitor that the construction is carried out safely? That would probably mean someone there every day. And once construction is completed, the best project plans on paper need to be followed up with continuous inspections. Does the County of Lake have the staff necessary to adequately monitor the current and future grows here and ensure that the concerns of county residents are addressed?

There is no doubt that Lake County has benefited from the revenue generated from the legal cannabis grows. And of course we need those funds. But there has to be a balance. While we are in this "growing pains" period, we do not think it is the time to approve a project like Highland Farms, adjacent to one of the jewels of Lake County, enjoyed by so many. It is not worth the risk.

Thank you for your attention and consideration.

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