

To Whom It May Concern,

I am writing to formally express my strong opposition to the approval of the proposed Major Use Permit PL-25-354 Osprey Farm for commercial cannabis cultivation at 7255 Boggs Lane and 7314 Adobe Creek Road which is located directly behind my residence.

I specifically request you deny the permit for the following reasons.

I have lived in my home since 1979, and over the many decades, I have come to value the peace, stability, rural character and tranquility of this neighborhood. The introduction of a commercial cannabis cultivation operation in such close proximity to my home represents a significant and unwelcome change that I know will negatively impact my quality of life, property value, and sense of security.

My concerns are numerous and serious. First, the potential for persistent and pervasive odors associated with cannabis cultivation is well documented. Given the immediate proximity to my home, these odors will interfere with my ability to enjoy my property, including outdoor spaces that I have maintained for decades.

Second, I am concerned about increased traffic, noise, and light pollution. Commercial operations typically involve regular deliveries, employee traffic, and the use of high-intensity lighting systems. These factors are incompatible with the quiet residential family neighborhood that currently exists.

Third, there are legitimate concerns about safety and security. Cannabis cultivation sites attract theft and related criminal activity, which increases risks for neighboring residents. Having such an operation directly behind my home raises understandable concerns about my personal safety and the security of my property.

There have been multiple incidents of cannabis grows being robbed (often violently) in Lake County.

Additionally, I am concerned about potential environmental impacts, including water usage, pesticide application, and runoff, all of which could affect surrounding land and local ecosystems.

The following legal and policy standards further support my request for denial of this project:

Under Lake County's cannabis regulations (Chapter 21A / Article 72, as applicable), the County is required to ensure that cannabis operations do not create adverse impacts to neighboring properties, including impacts related to odor, noise, and safety. Given the immediate proximity of this proposed project to my residence, these impacts cannot be adequately avoided or mitigated.

Additionally, California Civil Code § 3479 defines a nuisance as anything that is injurious to health or interferes with the comfortable enjoyment of life or property. Persistent cannabis-related odors and associated operational impacts would substantially interfere with my ability to enjoy my home and property, raising significant nuisance concerns.

Further, under the California Environmental Quality Act (CEQA), the County must evaluate and mitigate significant environmental and quality-of-life impacts, including those related to noise, odor, traffic, and public safety. Based on the location and nature of this proposed project, it is unlikely that these impacts can be fully mitigated.

I implore you to meet me at my home and witness the vicinity of this proposed grow in relation to my personal property and how impactful this will be to my life and well-being. This proximity, which I know you will agree, is far too close for nuisance smell and security concerns.

For these reasons, approval of this permit would be inconsistent with applicable local standards and state law. I respectfully request that the County carefully considers the long-term impacts this project will have on established residents like myself and deny the proposed project permit. After more than four decades in this home, I believe that my concerns—and those of others similarly situated—be given substantial weight in your decision-making process.

I request you to deny approval of the Major Use Permit PL-25-354 Osprey Farm for this proposed commercial cannabis cultivation project.

I leave you with one last question, would you want your children, grandchildren, mother or father or YOURSELF living with this in their/your backyard? The constant odor. The constant disruption. The constant unrest.

No, I didn't think so.

Neither do I.

Thank you for your time and consideration in this troubling matter.

Sincerely,

A concerned homeowner

From: [Mary Claybon](#)
To: "Kevin Boyd"
Subject: RE: [EXTERNAL] PL-25-354
Date: Wednesday, February 25, 2026 10:07:00 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello,

The Lake County Zoning Ordinance, Article 27 [USES GENERALLY PERMITTED](#) is the ordinance that regulates Commercial Cannabis Cultivation and similar uses such as processing, manufacturing, and retail sales of commercial cannabis. Cultivation is prohibited within 1000' of any public or private school, grades K through 12. This does not include bus stops for future children.

Alfred (Al) Fontana, IV is the applicant for this project. He is a Lake County local. He can be contacted at 707-245-4739. He did mention to me that he had responded to a Facebook post and was hoping to be contacted by any concerned parties. I am unsure as to whether this was your post, but wanted to provide you with all relevant information. Please advise if there is anything further that I may be of assistance with.

Thanks,
Mary Claybon

From: Kevin Boyd <yevin09@gmail.com>
Sent: Tuesday, February 24, 2026 4:14 PM
To: Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: Re: [EXTERNAL] PL-25-354

Mary,

The site plan says there are no school bus stops nearby. This is untrue, the route stops as needed on Adobe Creek Rd and Bell Hill. You should check with KUSD. Given that is the case, would I for instance be excluded from school bus service for my future children?

Also, can I get clarification on what business/person is filing for this? I am seeing multiple names and I cannot find any of the them listed with the CA SOS, are they out of state?

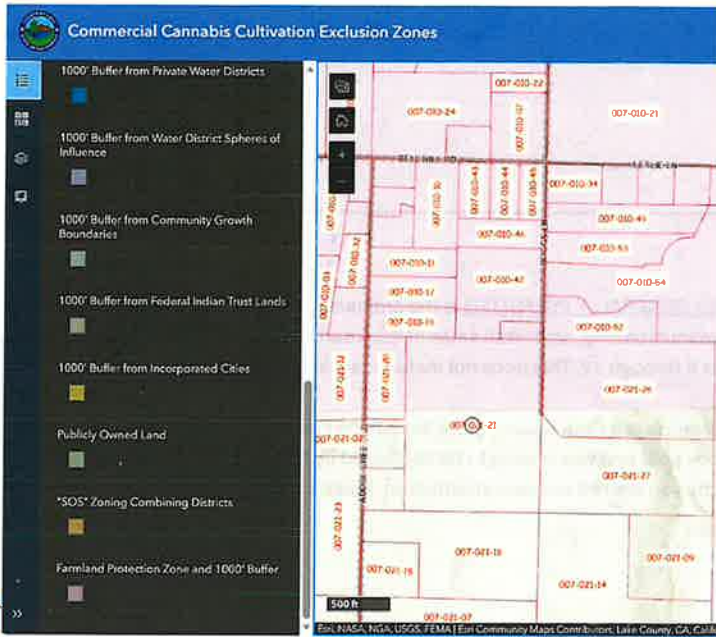
Thank you,

Kevin Boyd

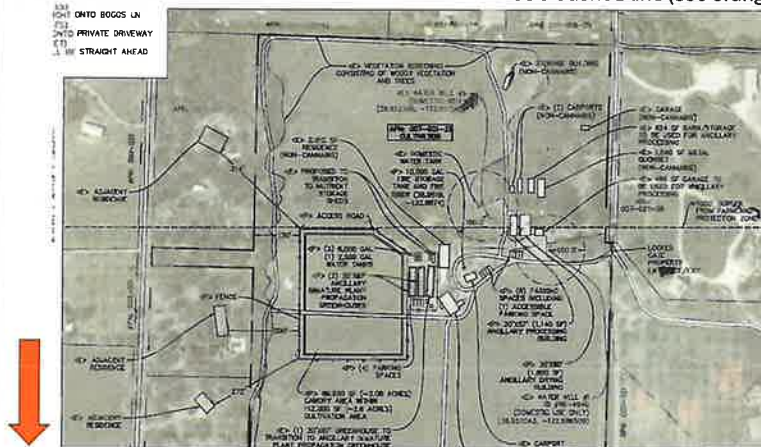
On Tue, Feb 24, 2026, 3:57 PM Mary Claybon <Mary.Claybon@lakecountyca.gov> wrote:

Hello Mr. Boyd,

The Farmland Protection Zone's (FPZ) 1000' buffer lies on a portion of the project parcel. The applicant is proposing cultivation on the portion of the parcel outside of the FPZ. There is a section within the Draft Initial Study/Mitigated Negative Declaration that specifically addresses Farmland Protection Zone and the project parcel within the documents I sent you via file transfer a moment ago. You can find the GIS map here [Commercial Cannabis Cultivation Exclusion Zones](#). The image below depicts the Farmland Protection Zone with the 1000' buffer in pink. The project parcel has been identified with an orange arrow.



The site Plan below includes the 1000' buffer from FPZ as a dashed line (see orange arrow) incorporated into the project design.



Thank you,
Mary Claybon

From: Kevin Boyd <yevin09@gmail.com>
Sent: Tuesday, February 24, 2026 3:14 PM
To: Mary Claybon <Mary.Claybon@lakecountycal.gov>
Subject: Re: [EXTERNAL] PL-25-354

Thank you. It is my understanding that the parcel is within an exclusion zone, can you tell me what relevant ordinance(s) this is being considered under?

Thank you,
Kevin Boyd

On Tue, Feb 24, 2026, 3:11 PM Mary Claybon <Mary.Claybon@lakecountycal.gov> wrote:

Hello Kevin Boyd,

Thank you for contacting the Community Development Department. I am confirming receipt of your request and will be providing you with the project documentation via file transfer in a separate email. Please download the attachments at your soonest convenience as the message will expire in 30 days. Additionally, you are listed on the labels for legal notification and

you will be provided with the hearing date information once it is set.

For property assessments, please see [Assessor - Recorder | Lake County, CA](#).

Best Regards,



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

CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

From: Kevin Boyd <yevin09@gmail.com>
Sent: Tuesday, February 24, 2026 2:51 PM
To: Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] PL-25-354

Mary,

Please provide a complete copy of this application and its related documents. It is my opinion that an operation of a federally illegal marijuana grow adjacent to my property would decrease its value, who do I speak with regarding an adjustment of my property's assessed value? Please provide a list of date/times for any public hearings regarding this matter and their location.

Thank you,

Kevin Boyd

From: [bill wilson](#)
To: [Lake County Community Development - Cannabis](#)
Subject: [EXTERNAL] PL 25 234 Osprey Farm
Date: Tuesday, March 31, 2026 1:16:14 PM
Attachments: [Screenshot 2026-03-31 at 1.09.44 PM.png](#)

Bill Wilson

3-31-2026

Osprey Farm 007-021-21& 007-021-16
7255 Boggs Lane and 7314 Adobe Creek Road
PL 25 234

It is my understanding that Lake County has strict setback requirements and prohibition zones for outdoor cannabis cultivation, particularly "Exclusion Zones" and sensitive receptors. Commercial cannabis cultivation is prohibited within 1,000 feet of designated exclusion zones.

Osprey Farm outdoor cultivation site is at the boundary of the Commercial Cannabis Exclusion Zone, not 1,000 feet from the zone. The adjoining parcel to the south is zoned SC (scenic combining) which is also less than 1,000 feet from the cultivation site.

Vegetative screening is listed as a way to control odor drift. Oak trees that are widely spaced and have no vegetative material from the ground up to 15 to 20 feet can not stop odor drift. The site map provided does not have a scale for measuring distance but the cultivation site appears to be closer than 250 feet from offsite residence to the west.

The Property Management Plan is stating there will be three greenhouses, a drying shed and a processing building. There is no mention of air filtration systems.

Based on Lake County ordinances, all commercial cannabis cultivation greenhouses-including those used for mixed-light, propagation, or nursery (immature plant) purposes-are generally required to have filtration systems.

In summary, because the county regulations treat greenhouses as enclosed structures requiring odor mitigation, and because even young plants can produce odor, filtration is mandatory for commercial greenhouse operations.

Will this permit need to be approved by Lake County Air Quality due to the requirement of filters and the extremely close proximity to the cannabis exclusion zone? Can the Planning Commission approve considering these circumstances?