

**Mary Claybon**

---

**From:** Beth Kershaw <kershaw.beth@gmail.com>  
**Sent:** Monday, December 18, 2023 6:26 PM  
**To:** Mary.Clabon@lakecountyca.gov; Lake County Community Development; Lake County CannabisCEQA; Moke Simon  
**Cc:** Beth Kershaw  
**Subject:** [EXTERNAL] Response to Notice of Intent Nina Star Farms  
**Attachments:** Letter Opposing Nina Star Farms 121823.docx; County of Lake Notice of Intent Nina Star Dec 2023.pdf; Letter Opposing Nina Star Farms 080122.docx; Letter Opposing Nina Star Farms Oct 2021.docx

December 18, 2023

County of Lake CA Community Development Department  
 Email: [Mary.Claybon@lakecountyca.gov](mailto:Mary.Claybon@lakecountyca.gov)  
 Planning Division  
 255 North Forbes St  
 Lakeport, CA 95453

To the County of Lake CA, Planning Division,

We are property owners and reside at 23285 West Rd, Middletown Ca. We are again responding to a letter we received in the mail from the County of Lake titled, Notice of Intent to Adopt A Mitigated Negative Declaration APN No #014-006-16, Project Title Nina Star Farms (attached). This is our third response to this proposal, the first was an email we sent in October 2021 vehemently opposing this proposal (attached). We again received another letter stating a study that will end on August 24, 2022 (attached). And again, in Dec 2023 we received another letter regarding the same intent and again we are responding in writing with our response (attached).

We want to go on record again that we are Absolutely NOT IN FAVOR of this project due to numerous negative impacts to our property and the surrounding community. Our home is located directly across the highway from the proposed cannabis operation.

Here is a list of negative impacts that our community will face if this venture is approved:

1) This project is located on the frontage road of CA State Hwy 29, only a few miles north of the Lake County Line which separates Napa and Lake Counties. Hwy 29 is the main artery where the majority of the vehicle traffic uses coming in and out of Lake County from the south. This section contains a beautiful valley located at the bottom of Mt Saint Helena and is a designated scenic corridor which essentially is the first view upon entering Lake County. There is a large beautiful rock sign on the proposed property which says "Welcome to Lake County" (see attached photo of sign). We believe a large cannabis grow at this site immediately brings a negative association upon entering our beautiful county.

2) We have owned our home for over 19 years and we believe that the proximity of such a large cannabis operation directly across the street from us will negatively impact our property value. It's not

fair that our property value should decrease in order for another landowner to make an exorbitant amount of income on selling their marijuana.

3) Cannabis grows are commonly known and recognized by their unsightly operations with high ugly fences that negatively change the gorgeous landscape and views of the surrounding properties. The large greenhouses which in essence are large hoop tents are unsightly.

4) The odor that would come from such a large operation would be horrendous and offensive to the neighboring properties and the thousands of commuters that pass by this property daily.

5) The amount of vehicle and foot traffic coming in and out of the property would and has increased. Since the new owners have purchased the two nearby properties, they are busy night and day with loud operation of equipment, tractor work, drilling and deliveries day and night without any concern for the neighbors. They use Shady Grove Rd which connects their two properties using heavy equipment (bulldozer) on the road with disregard to the damage they are causing to the already fragile road.

6) They have proven that they do not follow local, state and federal regulations. On a nearby property which they are also developing they were negatively impacting a creek that runs through the property. They were red tagged by government officials for redirecting the natural flow of surface water without the proper permits. They were ordered to seize the work, which they ignored and continued to work stealthy at night showing a disregard for authority and regulations.

7) Wherever large cannabis grows are established the increase in crime grows as well. Numerous accounts of attempted and actual thefts of product and use of firearms to protect against intruders is a real problem. We were personally told by a PGE representative that when they contacted the property caretaker notifying them that they needed access to the property that they were denied and told they would be shot if he attempted to access the property.

8) It is customary for these grows to exploit young and inexperienced people who tend to be immigrants as cheap labor.

9) The plan does not state that they will create any housing or lodging for their staff. Sanitary conditions for sleeping, cooking, bathing and the like for workers and removal of trash are a concern.

10) The plan does not address the increase in electrical demand needed for the operation. Generators will be used thus increasing noise and fuel consumption and increasing fire risk associated with the storage of flammable fuel. The current owners of the property have consistently shown that they DO NOT respond to repeated requests for easement access to PGE representatives who have been attempting to upgrade power poles and fuel reduction with trimming trees and foliage. There have actually been physical threats by use of force with guns to these representatives who have attempted to come on to the property. Even in this early stage of their ownership the owners have shown contempt and disregard for rules and regulations and for government and utility representatives attempting to perform their jobs. Once their valuable crop is in full production what will make them change their attitude and response to rules and regulations?

11) The plan does not address the increase in water usage needed to sustain such a large operation. That area already experiences water shortages for household uses especially during drought seasons. Installing water storage tanks does not address where they will get the water that will fill these storage tanks. We feel that the nearby creek and aquifer will be negatively impacted. If they intend to use existing or new groundwater wells then drilling reports proving that these wells are

capable of providing the required water for irrigation and will not negatively impact neighboring wells should be required, monitored and documented for many years into the life of the project.

12) The use of pesticides, fertilizers and chemicals used in their operation will negatively spoil and contaminate the watershed and soil if not handled properly. Cannabis operations historically have proven their disregard for adhering to environment regulations that are designed to protect our water, soil and ecosystems. The county should require documented routine site visits to ensure that all environmental and safety regulations are being adhered to. I've already mentioned above that they have shown that site visits will more than likely be denied as is their current response.

We have a beautiful view of the valley from our property and feel that every part of this project will become an eyesore with unmaintained fences, hoop greenhouses and the dozens and dozens of metal containers they've already brought onto the land, all which will be a blight upon the land. We are concerned with odor, noise, sound and light pollution as well.

Please Do Not approve this project. Your responsibility is to all of Lake County residents and this project will negatively affect all of us who live and commute through the south entrance of our wonderful county.

Sincerely,  
Patrick Granzotto & Elizabeth Kershaw  
23285 West Rd  
PO Box 67  
Middletown, CA 95461  
707-291-4729

Cc:  
[Mary.Claybon@lakecountyca.gov](mailto:Mary.Claybon@lakecountyca.gov)  
[CannabisCEQA@lakecountyca.gov](mailto:CannabisCEQA@lakecountyca.gov)  
[Moke.Simon@lakecountyca.gov](mailto:Moke.Simon@lakecountyca.gov)  
[PlanningCounter@lakecountyca.gov](mailto:PlanningCounter@lakecountyca.gov)  
[cdd@lakecountyca.gov](mailto:cdd@lakecountyca.gov)  
attachments

August 1, 2022

County of Lake CA Community Development Department  
Email: CannabisCEQA@lakecountycalifornia.gov  
Planning Division  
255 North Forbes St  
Lakeport, CA 95453

To the County of Lake CA, Planning Division,

We are property owners and reside at 23285 West Rd, Middletown Ca. We are responding to a letter we received in the mail from the County of Lake titled, Notice of Intent to Adopt A Mitigated Negative Declaration APN No #014-006-16, Project Title Nina Star Farms (attached). This is our second response to this proposal, the first was an email we sent in October 2021 to Sateur Ham and to Supervisor Moke Simon vehemently opposing this proposal (attached). We did not receive a response from either of these two gentlemen. We again received another letter stating a study that will end on August 24, 2022 (attached).

We want to go on record again that we are Absolutely NOT IN FAVOR of this project due to numerous negative impacts to our property and the surrounding community. Our home is located directly across the highway from the proposed cannabis operation.

Here is a list of negative impacts that our community will face if this venture is approved:

- 1) This project is located on the frontage road of CA State Hwy 29, only a few miles north of the Lake County Line which separates Napa and Lake Counties. Hwy 29 is the main artery where the majority of the vehicle traffic uses coming in and out of Lake County from the south. This section contains a beautiful valley located at the bottom of Mt Saint Helena and is a designated scenic corridor which essentially is the first view upon entering Lake County. There is a large beautiful rock sign on the proposed property which says "Welcome to Lake County" (see attached photo of sign). We believe a large cannabis grow at this site immediately brings a negative association upon entering our beautiful county.
- 2) We have owned our home for over 18 years and we believe that the proximity of such a large cannabis operation directly across the street from us will negatively impact our property value. It's not fair that our property value should decrease in order for another landowner to make an exorbitant amount of income on selling their marijuana.
- 3) Cannabis grows are commonly known and recognized by their unsightly operations with high ugly fences that negatively change the gorgeous landscape and views of the surrounding properties. The large greenhouses which in essence are large hoop tents are unsightly.
- 4) The odor that would come from such a large operation would be horrendous and offensive to the neighboring properties and the thousands of commuters that pass by this property daily.
- 5) The amount of vehicle and foot traffic coming in and out of the property would and has increased. Since the new owners have purchased the two nearby properties, they are busy night and day with loud operation of equipment, tractor work, drilling and deliveries day and night without any concern for the neighbors. They use Shady Grove Rd which connects their

two properties using heavy equipment (bulldozer) on the road with disregard to the damage they are causing to the already fragile road.

6) They have proven that they do not follow local, state and federal regulations. On a nearby property which they are also developing they were negatively impacting a creek that runs through the property. They were red tagged by government officials for redirecting the natural flow of surface water without the proper permits. They were ordered to cease the work, which they ignored and continued to work stealthy at night showing a disregard for authority and regulations.

7) Wherever large cannabis grows are established the increase in crime grows as well. Numerous accounts of attempted and actual thefts of product and use of firearms to protect against intruders is a real problem. We were personally told by a PGE representative that when they contacted the property caretaker notifying them that they needed access to the property that they were denied and told they would be shot if he attempted to access the property.

8) It is customary for these grows to exploit young and inexperienced people who tend to be immigrants as cheap labor.

9) The plan does not state that they will create any housing or lodging for their staff. Sanitary conditions for sleeping, cooking, bathing and the like for workers and removal of trash are a concern.

10) The plan does not address the increase in electrical demand needed for the operation. Generators will be used thus increasing noise and fuel consumption and increasing fire risk associated with the storage of flammable fuel. The current owners of the property have consistently shown that they DO NOT respond to repeated requests for easement access to PGE representatives who have been attempting to upgrade power poles and fuel reduction with trimming trees and foliage. There have actually been physical threats by use of force with guns to these representatives who have attempted to come on to the property. Even in this early stage of their ownership the owners have shown contempt and disregard for rules and regulations and for government and utility representatives attempting to perform their jobs. Once their valuable crop is in full production what will make them change their attitude and response to rules and regulations?

11) The plan does not address the increase in water usage needed to sustain such a large operation. That area already experiences water shortages for household uses especially during drought seasons. Installing water storage tanks does not address where they will get the water that will fill these storage tanks. We feel that the nearby creek and aquifer will be negatively impacted. If they intend to use existing or new groundwater wells then drilling reports proving that these wells are capable of providing the required water for irrigation and will not negatively impact neighboring wells should be required, monitored and documented for many years into the life of the project.

12) The use of pesticides, fertilizers and chemicals used in their operation will negatively spoil and contaminate the watershed and soil if not handled properly. Cannabis operations historically have proven their disregard for adhering to environment regulations that are designed to protect our water, soil and ecosystems. The county should require documented routine site visits to ensure that all environmental and safety regulations are being adhered to.

I've already mentioned above that they have shown that site visits will more than likely be denied as is their current response.

We have a beautiful view of the valley from our property and feel that every part of this project will become an eyesore with unmaintained fences, hoop greenhouses and the dozens and dozens of metal containers they've already brought onto the land, all which will be a blight upon the land. We are concerned with odor, noise, sound and light pollution as well.

Please Do Not approve this project. Your responsibility is to all of Lake County residents and this project will negatively affect all of us who live and commute through the south entrance of our wonderful county.



Sincerely,  
Patrick Granzotto & Elizabeth Kershaw  
23285 West Rd  
PO Box 67  
Middletown, CA 95461  
707-291-4729

Cc:  
[CannabisCEQA@lakecountyca.gov](mailto:CannabisCEQA@lakecountyca.gov)  
[sateur.ham@lakecountyca.gov](mailto:sateur.ham@lakecountyca.gov)  
[Moke.Simon@lakecountyca.gov](mailto:Moke.Simon@lakecountyca.gov)  
[PlanningCounter@lakecountyca.gov](mailto:PlanningCounter@lakecountyca.gov)  
[cdd@lakecountyca.gov](mailto:cdd@lakecountyca.gov)  
attachments

December 18, 2023

County of Lake CA Community Development Department  
Email: Mary.Claybon@lakecountyca.gov  
Planning Division  
255 North Forbes St  
Lakeport, CA 95453

To the County of Lake CA, Planning Division,

We are property owners and reside at 23285 West Rd, Middletown Ca. We are again responding to a letter we received in the mail from the County of Lake titled, Notice of Intent to Adopt A Mitigated Negative Declaration APN No #014-006-16, Project Title Nina Star Farms (attached). This is our third response to this proposal, the first was an email we sent in October 2021 vehemently opposing this proposal (attached). We again received another letter stating a study that will end on August 24, 2022 (attached). And again, in Dec 2023 we received another letter regarding the same intent and again we are responding in writing with our response (attached).

We want to go on record again that we are Absolutely NOT IN FAVOR of this project due to numerous negative impacts to our property and the surrounding community. Our home is located directly across the highway from the proposed cannabis operation.

Here is a list of negative impacts that our community will face if this venture is approved:

- 1) This project is located on the frontage road of CA State Hwy 29, only a few miles north of the Lake County Line which separates Napa and Lake Counties. Hwy 29 is the main artery where the majority of the vehicle traffic uses coming in and out of Lake County from the south. This section contains a beautiful valley located at the bottom of Mt Saint Helena and is a designated scenic corridor which essentially is the first view upon entering Lake County. There is a large beautiful rock sign on the proposed property which says "Welcome to Lake County" (see attached photo of sign). We believe a large cannabis grow at this site immediately brings a negative association upon entering our beautiful county.
- 2) We have owned our home for over 19 years and we believe that the proximity of such a large cannabis operation directly across the street from us will negatively impact our property value. It's not fair that our property value should decrease in order for another landowner to make an exorbitant amount of income on selling their marijuana.
- 3) Cannabis grows are commonly known and recognized by their unsightly operations with high ugly fences that negatively change the gorgeous landscape and views of the surrounding properties. The large greenhouses which in essence are large hoop tents are unsightly.
- 4) The odor that would come from such a large operation would be horrendous and offensive to the neighboring properties and the thousands of commuters that pass by this property daily.
- 5) The amount of vehicle and foot traffic coming in and out of the property would and has increased. Since the new owners have purchased the two nearby properties, they are busy night and day with loud operation of equipment, tractor work, drilling and deliveries day and

night without any concern for the neighbors. They use Shady Grove Rd which connects their two properties using heavy equipment (bulldozer) on the road with disregard to the damage they are causing to the already fragile road.

6) They have proven that they do not follow local, state and federal regulations. On a nearby property which they are also developing they were negatively impacting a creek that runs through the property. They were red tagged by government officials for redirecting the natural flow of surface water without the proper permits. They were ordered to cease the work, which they ignored and continued to work stealthy at night showing a disregard for authority and regulations.

7) Wherever large cannabis grows are established the increase in crime grows as well. Numerous accounts of attempted and actual thefts of product and use of firearms to protect against intruders is a real problem. We were personally told by a PGE representative that when they contacted the property caretaker notifying them that they needed access to the property that they were denied and told they would be shot if he attempted to access the property.

8) It is customary for these grows to exploit young and inexperienced people who tend to be immigrants as cheap labor.

9) The plan does not state that they will create any housing or lodging for their staff. Sanitary conditions for sleeping, cooking, bathing and the like for workers and removal of trash are a concern.

10) The plan does not address the increase in electrical demand needed for the operation. Generators will be used thus increasing noise and fuel consumption and increasing fire risk associated with the storage of flammable fuel. The current owners of the property have consistently shown that they DO NOT respond to repeated requests for easement access to PGE representatives who have been attempting to upgrade power poles and fuel reduction with trimming trees and foliage. There have actually been physical threats by use of force with guns to these representatives who have attempted to come on to the property. Even in this early stage of their ownership the owners have shown contempt and disregard for rules and regulations and for government and utility representatives attempting to perform their jobs. Once their valuable crop is in full production what will make them change their attitude and response to rules and regulations?

11) The plan does not address the increase in water usage needed to sustain such a large operation. That area already experiences water shortages for household uses especially during drought seasons. Installing water storage tanks does not address where they will get the water that will fill these storage tanks. We feel that the nearby creek and aquifer will be negatively impacted. If they intend to use existing or new groundwater wells then drilling reports proving that these wells are capable of providing the required water for irrigation and will not negatively impact neighboring wells should be required, monitored and documented for many years into the life of the project.

12) The use of pesticides, fertilizers and chemicals used in their operation will negatively spoil and contaminate the watershed and soil if not handled properly. Cannabis operations historically have proven their disregard for adhering to environment regulations that are designed to protect our water, soil and ecosystems. The county should require documented



routine site visits to ensure that all environmental and safety regulations are being adhered to. I've already mentioned above that they have shown that site visits will more than likely be denied as is their current response.

We have a beautiful view of the valley from our property and feel that every part of this project will become an eyesore with unmaintained fences, hoop greenhouses and the dozens and dozens of metal containers they've already brought onto the land, all which will be a blight upon the land. We are concerned with odor, noise, sound and light pollution as well.

Please Do Not approve this project. Your responsibility is to all of Lake County residents and this project will negatively affect all of us who live and commute through the south entrance of our wonderful county.



Sincerely,  
Patrick Granzotto & Elizabeth Kershaw  
23285 West Rd  
PO Box 67  
Middletown, CA 95461  
707-291-4729

Cc:  
[Mary.Claybon@lakecountyca.gov](mailto:Mary.Claybon@lakecountyca.gov)  
[CannabisCEQA@lakecountyca.gov](mailto:CannabisCEQA@lakecountyca.gov)  
[Moke.Simon@lakecountyca.gov](mailto:Moke.Simon@lakecountyca.gov)  
[PlanningCounter@lakecountyca.gov](mailto:PlanningCounter@lakecountyca.gov)  
[cdd@lakecountyca.gov](mailto:cdd@lakecountyca.gov)  
attachments

We are next-door neighbors of the property applying for a grow permit at 23180 Shady Grove Rd, Middletown, and we have several objections:

- Water. The primary source of water for residents of this valley is St. Helena Creek. While in normal years it flows year-round, in dry years it does not. The creek is currently dry and we are going to have to haul in water for our own use, as are other residents of the area. A well has recently been drilled on the subject property, but it is within 100 yards of the creek and would affect the water level. Residents have riparian rights to the creek. There is no way there is enough water to support a commercial grow.
- Location of the grow. The property borders Highway 29 and has hosted the "Welcome to Lake County" sign for many years now. This stretch of highway is designated a "scenic corridor". If the grow will be in view of the highway, is this how the county wants to welcome visitors to our area? We do not want to a cannabis grow in this corridor.
- Odor. We don't want to have to smell it. Cannabis stinks.
- Property lines. The former owner was a bit vague about the boundaries. The property has to be properly surveyed and fenced.
- Our property is now surrounded on three sides by this landowner, and unpermitted dirt work was already done on the property directly to the south of ours, which was subsequently red-tagged. We have little faith that this landowner will respect the law if allowed to grow on the subject property directly to the north.
- Property values. This operation would negatively impact the value and marketability of our property. Families won't buy next to a commercial cannabis operation.
- Crime. A commercial grow will draw increased crime, as has happened in other areas such as Mendocino County.

Revenues to the County from this source are not worth the losses and negative impacts to other residents.

Kevin and Barbara Vallauri  
23250 Shady Grove Road  
Middletown

**From:** [Donna Mackiewicz](#)  
**To:** [Andrew Amelung](#)  
**Subject:** [EXTERNAL] Comments: Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)  
**Date:** Friday, July 29, 2022 5:11:45 PM

---

**Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)**

Project Title: Nina Star Farms; Major Use Permit (UP 20-14); Initial Study (IS 20-16)

Thank you for considering my comments for Nina Star Farms. Permitting should not be considered until a thorough report can be prepared.

This report seems to be presented as having a full Biological Assessment and was also written for the smaller canopy size limits that were in place in 2019 before the County ordinance was changed and CEQA became required.

The Biological Assessment clearly says “reconnaissance-level” and does not include any discussions of square footages or impact calculations, and indeed could not have done so since the ordinance did not allow large grows at that time.

There is a typo in the address in Section 1.2.1.

Donna Mackiewicz

576 Surf Lane, Clearlake Oaks, CA 95423

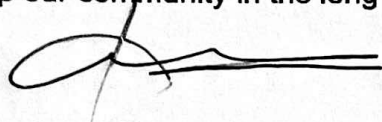
## Support for Proposed Project

8/21/2024

Hello Community members,

Having lived here for many years, I see this cannabis project as a positive step forward for our area. It's not just about the jobs and economic benefits, though those are important. This project can turn unused land into something that brings in revenue and benefits the entire community. You travel around the lake and you can see just how much land is unused, or is run down. It's a way to make our community more lively. I think the planning commission should approve this project because it's a smart move that will help our community in the long run.

Sincerely,



ZARRO SABEV

6245 Gold Rush Ave.

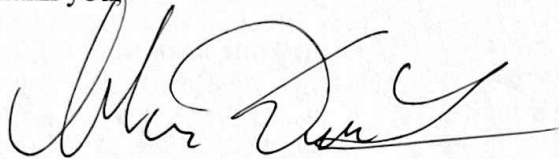
Walpole, MA, CA 95451

**Support for Ninastar Project**

**8/26/2024**

As a property owner in Lake, I'm in favor of this project and believe it should be approved. This project is a chance for our community to grow by bringing in new businesses and taxes for our community. It will help boost the local economy, which is something we really need! The cannabis industry, with the right owners, has an opportunity to be part of the good growth we want to see. I believe this project will make our community stronger, and I hope the planning commission sees the value in approving it.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Donygan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Donygan  
8959 Wight Way  
Kelseyville, CA 95451

**From:** [Lia](#)  
**To:** [Mary Claybon](#)  
**Subject:** [EXTERNAL] Public Hearing MUPUP 20-14  
**Date:** Wednesday, December 4, 2024 2:45:12 PM

---

Hello Ms. Claybon

I am writing to represent residents at 22970 Shady Grove regarding the commercial cannabis cultivation at 23180 Shady Grove Road in Middletown. They have expressed concern that this project will be a substantial drain on water resources in the area. Water is limited in this area and during most summers, we have had to truck in water.

Please add our objection to this cultivation to your list of public comments.

Thank you for your attention,  
Lia Findley Jennings  
Managing Director  
Heart Consciousness Church  
Dba Harbin Hot Springs  
18424 Harbin Springs Road  
Middletown, CA 95426-0782  
[lia@harbin.org](mailto:lia@harbin.org)  
707-295-8807

---

**From:** Mireya Turner  
**Sent:** Thursday, December 12, 2024 12:34 PM  
**To:** Beth Kershaw  
**Cc:** Beth Kershaw; Danae LoDolce  
**Subject:** Re: [EXTERNAL] Fwd: Cannabis Farm

Hi Beth,

Thank you for your comments. Since I received them after the meeting started, I did not have an opportunity to forward it to the PC, but I read it into the record.

Cordially,

Mireya G. Turner, MPA

Director

Community Development Department

County of Lake

255 N. Forbes St.

Lakeport, CA. 95453

707.263.2221

---

On Dec 12, 2024, at 10:12 AM, Beth Kershaw <[kershaw.beth@gmail.com](mailto:kershaw.beth@gmail.com)> wrote:

----- Forwarded message -----

**From:** Denise McDowell <[denise.mcdowell217@gmail.com](mailto:denise.mcdowell217@gmail.com)>

**Date:** Thu, Dec 12, 2024, 9:09 AM

**Subject:** Cannabis Farm

**To:** [kershaw.beth@gmail.com](mailto:kershaw.beth@gmail.com) <[kershaw.beth@gmail.com](mailto:kershaw.beth@gmail.com)>

Dear Lake County Planning Department,

As a 50+ yr resident of Lake Co, I am writing in protest of the proposed Cannabis Farm that will border my property at 23040 Shady Grove Rd, Middletown. I have serious concerns re: the integrity of St Helena Creek which borders my property as well as the proposed Cannabis Farm. Have ALL of the new requirements put in place by California State in January of 2024 been met?

What protections will ensure that herbicides and pesticides will not contaminate the creek. At this time there are Steelhead in the creek.

The 23 connex containers sit in the flood plain.

The well they have will deplete the aquifer, which is fragile due to inconsistent rainfall amounts. We residents south of Twin Pines are dependent on wells for our water supply. Our residential use well ran dry for 3 yrs in a row costing us thousands to have water delivered.

Contamination of soil is also an issue.

I am also very concerned about air quality. My Senior Citizen husband has chronic asthma which will be exacerbated by exposure to the noxious odors that we will experience.

Shady Grove Rd is in a terrible state of disrepair that frequent commercial trucks will destroy all the more.

9:35 a.m.

December 12, 2024

**From:** [Linda Miller](#)  
**To:** [Mary Claybon](#)  
**Cc:** [Lia Findley-Jennings](#); [Anke Ihnken](#); [Resident Accounting](#); [Sajjad Mahmud](#); [Janelle Moco](#); [Chuck Cummings](#)  
**Subject:** [EXTERNAL] Nina Star Farms Major Use Permit (UP 20-14) 23180 Shady Grove Rd., Middletown, 95461 (APN 014-006-16)  
**Date:** Thursday, December 5, 2024 7:56:04 AM

---

I am writing with concerns about the above use permit. I live at 22970 Shady Grove Road, in cabin#2. There are several cabins on our property with multiple tenants. We already deal with water shortages in the dry months, and are very concerned that the proposed water usage on this cannabis grow application would further compromise our water supply. Please take this is consideration when dealing with this application. Thank you, Linda Miller, 707-339 3751



**Danae LoDolce**

---

**From:** noreply@granicusideas.com  
**Sent:** Wednesday, December 11, 2024 5:39 AM  
**To:** Danae LoDolce; Mireya Turner; jhh2358@yahoo.com; everardo2797@gmail.com; eaglebrown19@gmail.com; christina.nexthome@gmail.com; szoller@hotmail.com  
**Subject:** [EXTERNAL] New eComment for Planning Commission on 2024-12-12 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

[Lake County](#)

## New eComment for Planning Commission on 2024-12-12 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Bobby Dutcher submitted a new eComment.

Meeting: Planning Commission on 2024-12-12 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Item: 6c 24-12359:35 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (UP 20-14) and Mitigated Negative Declaration (IS 20-16), for commercial cannabis cultivation of two (2) A-Type 3B licenses for 37, 446 square feet(sf) of mixed-light canopy within a 48, 529sf cultivation area and Type 13 Distributor, Self-Distribution Transport Only License; Applicant: Nina Star, LLC/Nina Bogdanova; Location: 23180 Shady Grove Road, Middletown (APN 014-006-16).

eComment: This is a very well designed project and is a good fit for the location. The property has some old trailers that will be removed and replaced with new commercial buildings. Lake County needs more upgrades of neglected properties like this. County staff has done an excellent job vetting this project and I urge the Planning Commission to follow staffs recommendation and approve it.

[View and Analyze eComments](#)

This email was sent from <https://lakecounty.granicusideas.com>

[Unsubscribe](#) from future mailings



9:35 AM  
Dec. 12, 2024

**From:** Mireya Turner  
**Sent:** Thursday, December 12, 2024 2:28 PM  
**To:** Mary Claybon; Danae LoDolce  
**Subject:** Fwd: [EXTERNAL] Fwd: Cannabis Farm

For public input, not sure which project.

Cordially,  
Mireya G. Turner, MPA  
Director  
Community Development Department  
County of Lake  
255 N. Forbes St.  
Lakeport, CA. 95453  
707.263.2221

Begin forwarded message:

**From:** Beth Kershaw <kershaw.beth@gmail.com>  
**Date:** December 12, 2024 at 10:12:42 AM PST  
**To:** Mireya Turner <Mireya.Turner@lakecountyca.gov>  
**Cc:** Beth Kershaw <kershaw.beth@gmail.com>  
**Subject:** [EXTERNAL] Fwd: Cannabis Farm

----- Forwarded message -----  
**From:** Denise McDowell <[denise.mcdowell217@gmail.com](mailto:denise.mcdowell217@gmail.com)>  
**Date:** Thu, Dec 12, 2024, 9:09 AM  
**Subject:** Cannabis Farm  
**To:** [kershaw.beth@gmail.com](mailto:kershaw.beth@gmail.com) <[kershaw.beth@gmail.com](mailto:kershaw.beth@gmail.com)>

Dear Lake County Planning Department,

As a 50+ yr resident of Lake Co, I am writing in protest of the proposed Cannabis Farm that will border my property at 23040 Shady Grove Rd, Middletown.  
I have serious concerns re: the integrity of St Helena Creek which borders my property as well as the proposed Cannabis Farm. Have ALL of the new requirements put in place by California State in January of 2024 been met?  
What protections will ensure that herbicides and pesticides will not contaminate the creek. At this time there are Steelhead in the creek.  
The 23 connex containers sit in the flood plain.  
The well they have will deplete the aquifer, which is fragile due to inconsistent rainfall amounts. We residents south of Twin Pines are dependent on wells for our water supply.

Our residential use well ran dry for 3 yrs in a row costing us thousands to have water delivered.

Contamination of soil is also an issue.

I am also very concerned about air quality. My Senior Citizen husband has chronic asthma which will be exacerbated by exposure to the noxious odors that we will experience.

Shady Grove Rd is in a terrible state of disrepair that frequent commercial trucks will destroy all the more.

The owners of this property have previously been cited for illegally diverting a drainage ditch under hwy 29 for their own purposes and for pumping directly out of the creek to water the 800+ trees they planted that have since died.

It will no doubt have a negative effect on our property values as well!

I urge you to postpone voting to give this Cannabis Farm a permit until you can assure that it will not be detrimental to neighboring property owners.

Denise McDowell

[denise.mcdowell217@gmail.com](mailto:denise.mcdowell217@gmail.com)

---

**From:** Thrive95453@outlook.com  
**Sent:** Thursday, December 12, 2024 7:51 AM  
**To:** Mireya Turner; Dist3 PlanningComm; Dist2 PlanningComm; Dist4 PlanningComm; Dist1 PlanningComm; Dist5 PlanningComm  
**Cc:** Monica; kershaw.beth@gmail.com; Kenneth Gonzales; Bill Waite; Lisa Kaplan; nandedo@netzero.net; Danae LoDolce; Peter Luchetti; rtnc; Jesse Cude; lakelovinmo@protonmail.com; Helen Owen; mathtownhall@gmail.com  
**Subject:** [EXTERNAL] Major Use Permit 20-14 Nina Star Farms - Documentation of Project Well's Legal Source, Hydrology, Cumulative Impacts

Community Development Director Turner, and Planning Commissioners,

Thank you for the opportunity to comment on this Major Use Permit application. Key information is missing to adequately review the permit application. It would be premature to approve the application without addition data as described below.

A prerequisite of permit application approval should be securing documentation of the project well's legal source. The county's Water Resources Engineer identified this missing information in 2020. If documentation of the well's legal source has been found, it is not clear in the Staff Report. This documentation should be part of the application packet and the public record.

Due diligence calls for independent analysis of the applicant's hydrology data as part of the application review. For water availability, the Staff Report cites the applicant's hydrology report but does not indicate the evaluation by the county's hydrologist of the applicant's hydrology report. The county's Water Resources Engineer offered comment on the applicant's application in 2020; the applicant's water analysis by VanDerWall Engineering was completed in 2021.

In the absence of a county hydrologist, the county should seek independent evaluation by a contracted hydrologist. Lack of resources should not be an obstacle to the county's obtaining an independent hydrological or other independent evaluation by a certified subject matter expert. Other California counties fund independent biological, hydrological and other studies required for evaluating a cannabis permit by including the report preparation and analysis cost in the cannabis permit fee or otherwise charging the applicant.

Lake County's current cannabis ordinance can be improved by having the county exclusively oversee the preparation of independent reports paid by the applicant. The current cannabis permit process invites conflict of interest for the professional contracted by the applicant to complete the required reports.

The civil engineer responsible for the applicant's water analysis recommended that the canopy should not exceed one acre. The civil engineer set this canopy limit based on water availability. This canopy limitation should be added as a Condition of Approval and checked for compliance at minimum at the annual inspection required by the county's cannabis ordinance.

If the recommended canopy limit is exceeded, then another well is required, according to the author of the applicant's hydrology report. There is no mention of maximum canopy allowed if another well is

added to the project site or the process that governs that action. A Condition of Approval should be added to require the applicant to contact Community Development Department to request amending the permit should another project well be desired to support an expanded grow. Otherwise, the applicant may assume that another well can be added at will.

The county's review of water availability is basically well flow tests. A well flow test doesn't say anything about water availability in the future. A well flow test doesn't consider the impact of continuous water draw over years. (Cannabis demand for water is high\*.) The county's cannabis permit application does not require an analysis of the aquifer's capacity or safe yield ("the amount of water that can be withdrawn from it [aquifer] without producing an undesired effect" (Todd, 1959)). To better safeguard the county's groundwater supply, safe yield calculations should be factored in the water availability analysis.

In terms of cumulative impacts, the Staff Report counts the number of approved and pending cannabis projects within a mile and three miles of the proposed cannabis project. The Staff Report does not provide meaningful information on cumulative impact of cannabis projects such as impact on groundwater supply nor capacity of the aquifer. Cumulative impact analysis would consider the combined water demand of all cannabis projects within a certain area (e.g. a mile radius). Due diligence calls for reviewing data on these topics and safe yield calculation. If these data aren't available, that gives reason for pause. California Environmental Quality Act (CEQA) requires consideration of cumulative impacts.

Thank you for your consideration.

Sincerely,  
Margaux Kambara  
Lake County Resident

---

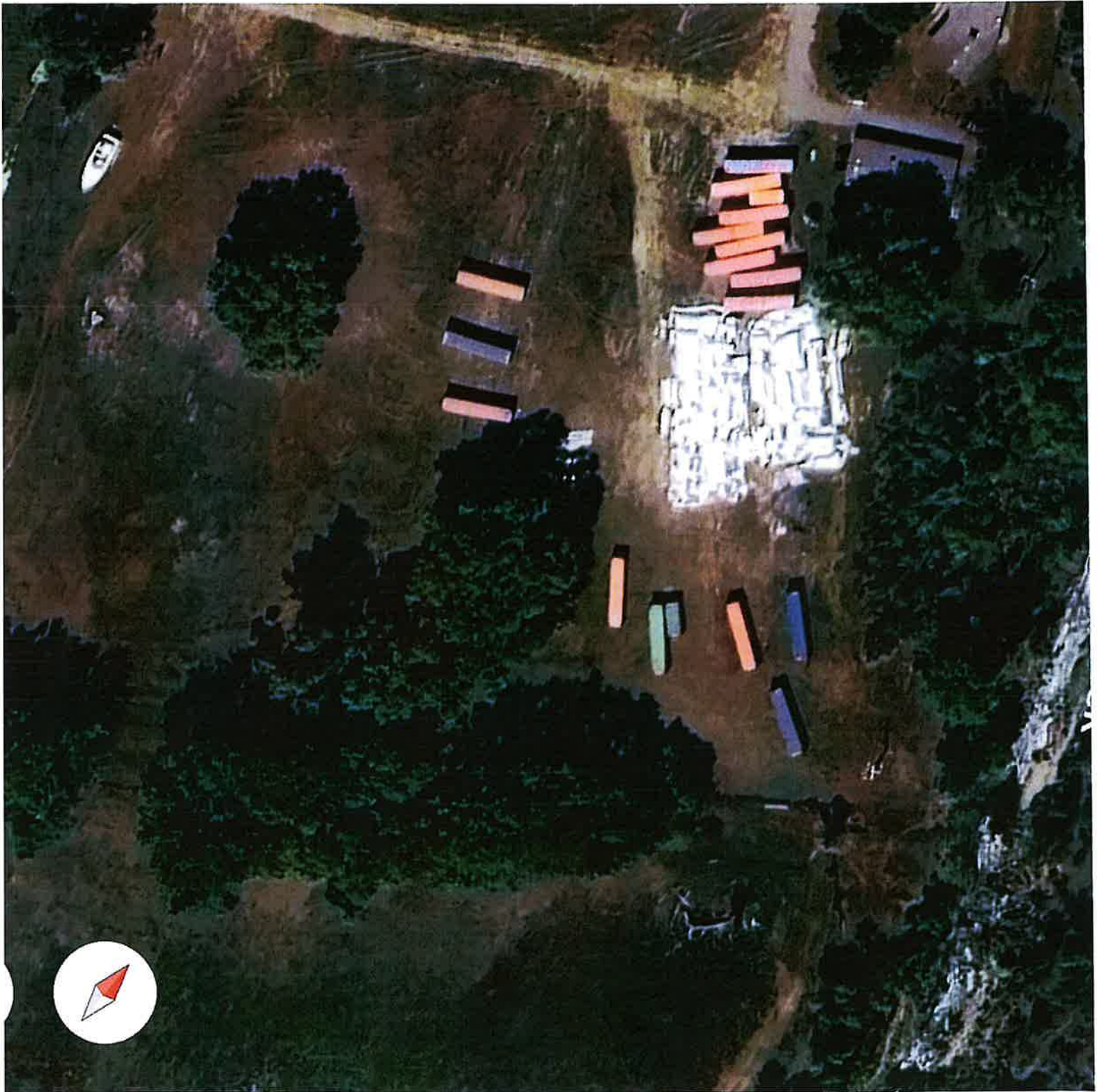
\*"Cannabis is a water- and nutrient-intensive crop (Carah et al. 2015). ... the water demand for cannabis growing far exceeds the water needs of many commodity crops. For example, cannabis in a growing season needs twice as much as the water required by maize, soybean, and wheat. On average, a cannabis plant is estimated to consume 22.7 l (6 gallons) of water per day during the growing season, which typically ranges from June to October for an approximate total of 150 days (Butsic and Brenner 2016). As a comparison, the mean water usage for the wine grapes, the other major irrigated crop in the same region, was estimated as 12.64 l of water per day (Bauer et al. 2015). " Zhonghua Zheng, Kelsey Fiddes and Liangcheng Yang, "A Narrative Review on Environmental Impacts of Cannabis Cultivation," Journal of Cannabis Research (2021).

RECEIVED

DEC 12 2024

LAKE COUNTY  
PLANNING COMMISSION

LC  
9:35 am  
Dec. 12,  
2024  
Greensheet



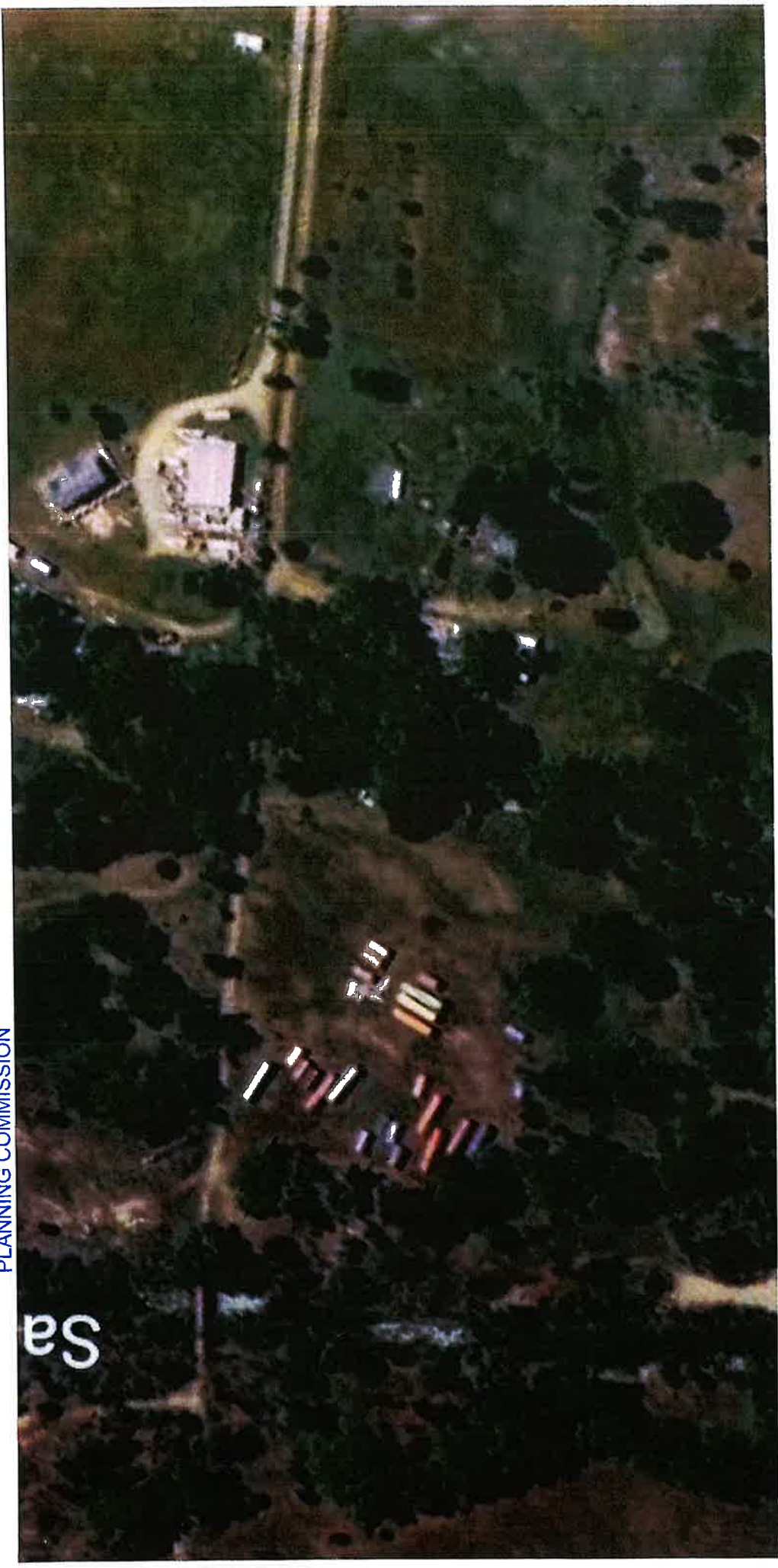
property south of Valurie Prop

23180 Shady Grove Rd - Wing Star Farm 712 containers

60C  
9:35am  
Dec. 12,  
2024  
Greenstreet

DEC 12 2024

LAKE COUNTY  
PLANNING COMMISSION



Sa

Kenneth Gonzales <kg14700@yahoo.com>, Bill Waite <wew8@att.net>, Lisa Kaplan <liskaplan@gmail.com>, nandedo@netzero.net <nandedo@netzero.net>, Danae LoDolce <Danae.LoDolce@lakecountycalifornia.gov>, Peter Luchetti <Peter@tablerockpartners.com>, rtnc <rtnc@sonic.net>, Jesse Cude <jcude@att.net>, lakelovinmo@protonmail.com <lakelovinmo@protonmail.com>, Helen Owen <owenranch@gmail.com>, mathtownhall@gmail.com <mathtownhall@gmail.com>

**Subject:** Major Use Permit 20-14 Nina Star Farms - Documentation of Project Well's Legal Source, Hydrology, Cumulative Impacts

Community Development Director Turner, and Planning Commissioners,

Thank you for the opportunity to comment on this Major Use Permit application. Key information is missing to adequately review the permit application. It would be premature to approve the application without additional data as described below.

A prerequisite of permit application approval should be securing documentation of the project well's legal source. The county's Water Resources Engineer identified this missing information in 2020. If documentation of the well's legal source has been found, it is not clear in the Staff Report. This documentation should be part of the application packet and the public record.

Due diligence calls for independent analysis of the applicant's hydrology data as part of the application review. For water availability, the Staff Report cites the applicant's hydrology report but does not indicate the evaluation by the county's hydrologist of the applicant's hydrology report. The county's Water Resources Engineer offered comment on the applicant's application in 2020; the applicant's water analysis by VanDerWall Engineering was completed in 2021.

In the absence of a county hydrologist, the county should seek independent evaluation by a contracted hydrologist. Lack of resources should not be an obstacle to the county's obtaining an independent hydrological or other independent evaluation by a certified subject matter expert. Other California counties fund independent biological, hydrological and other studies required for evaluating a cannabis permit by including the report preparation and analysis cost in the cannabis permit fee or otherwise charging the applicant.

Lake County's current cannabis ordinance can be improved by having the county exclusively oversee the preparation of independent reports paid by the applicant. The current cannabis permit process invites conflict of interest for the professional contracted by the applicant to complete the required reports.



The civil engineer responsible for the applicant's water analysis recommended that the canopy should not exceed one acre. The civil engineer set this canopy limit based on water availability. This canopy limitation should be added as a Condition of Approval and checked for compliance at minimum at the annual inspection required by the county's cannabis ordinance.

If the recommended canopy limit is exceeded, then another well is required, according to the author of the applicant's hydrology report. There is no mention of maximum canopy allowed if another well is added to the project site or the process that governs that action. A Condition of Approval should be added to require the applicant to contact Community Development Department to request amending the permit should another project well be desired to support an expanded grow. Otherwise, the applicant may assume that another well can be added at will.

The county's review of water availability is basically well flow tests. A well flow test doesn't say anything about water availability in the future. A well flow test doesn't consider the impact of continuous water draw over years. (Cannabis demand for water is high\*.) The county's cannabis permit application does not require an analysis of the aquifer's capacity or safe yield ("the amount of water that can be withdrawn from it [aquifer] without producing an undesired effect" (Todd, 1959)). To better safeguard the county's groundwater supply, safe yield calculations should be factored in the water availability analysis.

In terms of cumulative impacts, the Staff Report counts the number of approved and pending cannabis projects within a mile and three miles of the proposed cannabis project. The Staff Report does not provide meaningful information on cumulative impact of cannabis projects such as impact on groundwater supply nor capacity of the aquifer. Cumulative impact analysis would consider the combined water demand of all cannabis projects within a certain area (e.g. a mile radius). Due diligence calls for reviewing data on these topics and safe yield calculation. If these data aren't available, that gives reason for pause. California Environmental Quality Act (CEQA) requires consideration of cumulative impacts.

Thank you for your consideration.

Sincerely,  
Margaux Kambara  
Lake County Resident

---

\*"Cannabis is a water- and nutrient-intensive crop (Carah et al. [2015](#)). ... the water demand for cannabis growing far exceeds the water needs of many commodity crops. For example, cannabis in a growing season needs twice as much as the water required by maize, soybean, and wheat. On average, a cannabis plant is estimated to consume 22.7 l (6 gallons) of water

per day during the growing season, which typically ranges from June to October for an approximate total of 150 days (Butsic and Brenner [2016](#)). As a comparison, the mean water usage for the wine grapes, the other major irrigated crop in the same region, was estimated as 12.64 l of water per day (Bauer et al. [2015](#)). " Zhonghua Zheng, Kelsey Fiddes and Liangcheng Yang, "A Narrative Review on Environmental Impacts of Cannabis Cultivation," [Journal of Cannabis Research](#) (2021).