

May 4, 2022

Re: We Grow, LLC
AB 22-01
UP 20-22

Dear Board of Supervisors,

As a property owner & a business owner, I am in extreme opposition of the WeGrow cannabis project at 16750 Herrington Rd. Middletown. At this time, we are in support of your Planning Commission denial of the WeGrow permit. We hope that the Board will vote in accordance with the Planning Commission in the complete denial of this project. Please see the following items why we agree with the denial of this appeal.

Article 27 (Lake County Cannabis Ordinance)

- The illegal building and felony violation should prevent the permit from being issued according to Lake County Ordinance Chapter 21, Article 27. The felony violation is documented in a CHP report, CHP Northern ISU Case # F0005-107-20. I am aware that the Building Code Violation has been cleared, however the Cannabis Code Ordinance says that once you have been caught, you cannot have a permit approved. They began the process illegally, hence this project should be revoked (according to your own ordinance).

I - Aesthetics

- The grow location has been moved and I agree that there is less than significant impact, however there is a significant impact to aesthetics because of the location of the 4 -50'x100' processing buildings. These buildings will be an eye sore for all residents in the Dohnery Ridge, Shadows Hills, and Rim Rock Subdivisions. This was not mentioned in the IS. We bought and built our home because of the view. This will adversely affect us and our property value.
- The IS states that approximately 130 mature blue oak trees will be removed, but CEQA states that 100 mature oak trees will be removed. There is conflicting data in both documents. This hardy yet elegant tree is native to California and is essential to California's iconic oak woodland ecosystems, especially where they dot our hillsides. WeGrow stated they will replant new Blue Oaks but that will take years to establish. Blue Oaks have a slow rate of growth, about 30 cm (12 in) per year. The average height of a Blue Oak can range from 20-66ft, so in other words, it will take approximately 20 to over 60 years to mature.
- What about the initial EIR study that indicated only 2 bird species was detected but The Audubon Society came out and inspected the area and noted over 40 species in the 2hrs they did their investigation. What about the animals that may live in those 100-130 mature oak trees that are on the chopping block? And the removal of these trees may pose an environmental erosion problem if heavy rain arrives.
- The IS mis-states that this area is sparsely populated. There are approximately 45 properties that share a property line or have direct line of sight with this cannabis project site. Our homesite directly looks down on the proposed site. It will destroy the main reason why we bought our property back in 2007...was the view!

II - Air Quality

- The IS does not address the odor problem that will occur with the 4 processing facility buildings. I do not wish to smell any cannabis odor as I sit on my front porch admiring my view that may be destroyed due to these processing buildings. The processing buildings are much closer to us in the north than the cultivation area and yet there is no odor control plan for those buildings in the IS.

III - Energy Usage

- The proposed energy usage for this project at a minimum is estimated to be 30,000 amps, which is the equivalent of 150 homes. Shadow Hills and Dohnery Ridge subdivisions have experienced several blackouts and brownouts this year because the current PG&E infrastructure is insufficient. The applicant should be denied because they do not have enough power to operate. If the permit is approved, they should be forced to use solar which will help with the current power grid and help the environmental impact. The IS should state that upon approval they will need to “beef” up the power grid or use strictly solar. Currently all new residential build must have solar, so too, these new cultivation sites therefore be mitigated to solar as well to help our energy consumption. And if we do have power outages (which we frequently do) what will be their alternative power source to keep running their air filtration systems? Power outages will greatly affect the air quality in our area. As well as numerous generators to keep the operation running. That will adversely affect our quiet noise quality, at best.

IV - Hazards

- The IS states that the activities of this project will not have a substantial number of vehicle trips, but also it states that there will be up to 80 vehicles trips per day. 80 vehicles per day is excessive compared to like 20 in this Shadow Hills neighborhood. We are families with children, and I do not feel comfortable having me or my neighbors walk, jog, play with that amount of traffic running through our streets.
- Also, the residence who live on Tinilyn, Jaclyn, Frances & Nicolas pay an extra road tax for the upkeep of our streets...Will they? And if you will add that tax to them, they should pay more due to the more excessive use of our roads with their employees and delivery trucks that are heavier. Herrington Rd. was only an easement. If this will be their main entrance, they should be included in the annual county assessment fee that each resident of our subdivision already pays.
- Also, they should be asked to have a proper encroachment to their entrance as all of us residence had to get that in our initial builds. It will cut down on the destruction of the asphalt edge to their gravel road. Also during the dry months, they should pave or water down periodically on their gravel drive to cut down on dust to our neighborhood during the operation hours.
- And we will need stop signs where Tinilyn & Jaclyn intersect. The current speed limit is 45mph which is dangerously high for our little neighborhood. We should have posted speed limit signs to 25mph since it is considered residential.

- 40-80 trips a day will certainly impact the residents of Shadow Hills and Dohnery Ridge subdivisions, as well as the residents on the winding, narrow Spruce Grove Rd. That road is very narrow for large vehicles and has many areas that have holes or eroding asphalt. With the higher traffic usage with this proposed commercial grow, Spruce Grove Road should be widened & repaved to allow for more commercial traffic.
- And let us not forget we are in an extreme drought! We did not receive enough rainfall in our wet season to fill the aquifers in our area. With the number of plants, they have proposed, it is not in the best interest of this county to allow this size of a grow to pass. The Board of Supervisors should consider a moratorium of large commercial grows or vineyards that use exorbitant amount of water until we are out of a drought.

Please include my comments in the Public Record for this project.

Thank you,

Jason & Nikol Creager
Shadow Hills Subdivision