

May 11, 2022  
COUNTY OF LAKE COURTHOUSE  
BOARD OF SUPERVISORS  
255 NORTH FORBES STREET  
LAKEPORT, CA 95453  
RE: WeGrow Appeal (AB 22-01)

Major Use Permit (UP 20-22)

Initial Study (IS 20-25)

Dear Lake County Supervisors,

I am writing to encourage you to uphold the Planning Commission's decision to deny the WeGrow project located at 16750 Herrington Road, Middletown. There are many problems with this project from a technical, environmental, and logistical standpoint, which I am sure others will point out.

Following are my concerns:

**Article 27** • 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, see attached. I understand the building violation was cleared; however, the Cannabis Code Ordinance says that once you have been caught, this can be used as a reason for denial.

**Policy LU-1.3** (Prevent Incompatible Uses) • The County shall prevent the intrusion of new incompatible land uses into existing community areas. 40 to 80 trips a day will certainly impact the residents of Shadow Hills and Dohnery Ridge subdivisions, as well as the residents on the windy, narrow Spruce Grove Rd. In addition, the Public Works Director, Mr. DeLeon has written an agency comment with several concerns of his own, see attached.

**Energy Usage** • The Power Analysis by DTN Engineering shows the applicant's 15 greenhouses to use 'no power', although each greenhouse is required to have an air filtration system for odor control. Each greenhouse will also need power for air conditioning throughout the summer months. Additionally, power will be needed to run security cameras, perimeter lighting, and numerous well pumps 24 hours a day, 7 days a week.

**Exclusion Zone** • In the Final Staff Report it states that the property is 309 acres which would allow for the 15 licenses (20 acres per license). However, approximately 100 acres of the property are in the exclusionary zone and cannot be used or included in the calculation for the number of licenses. The Cannabis Cultivation Ordinance does not allow for exclusionary zone property to be included in the calculation for the number of licenses.

In conclusion, I request that you uphold the Planning Commission's decision to deny the WeGrow commercial cannabis cultivation project due to the felony violation and non-compliance of numerous local and cannabis ordinances.

Sincerely,

Olivia Cude

Shadow Hills Subdivision

Jaclyn Drive, Middletown