

Everett Swesey  
12391 Cerrito Drive  
Clearlake Oaks, CA 95423

Lake County Planning office  
255 North Forbes Street  
Lakeport, CA 95453

Date: June 17, 2022

**Re: UP 21-14 Monte Cristo Vineyards, LLC re: SCH 2022030675**

Dear Lake County Planning Commissioners,

I am writing in opposition to the proposed Major Use Permit for Monte Cristo Vineyards, LLC SCH 2022030675 regarding a very large cannabis operation of 22 acres to close to our neighborhood on Cerrito Dr.!

All I can think about with the increase traffic, would be the terrible accidents and injuries caused by the poor roads and no shoulders and small blinding intersection where East Lake Elementary is. I am also concerned by the potential crime aspect as pointed out by the neighbors near us who are security experts. It's scary already to have had a couple of break-ins and I cannot imagine what it would be if we have heavy traffic and an increase of workers coming to this large cannabis grow especially during a 10-week harvest time. Has anybody done Neighbor impact study? I doubt it.

This Proposed 22 Acre Use Permit is at the end of Cerritos Drive. It is being placed exceptionally close to our peaceful and tranquil neighborhood and most of our residences within 1/2 mile of it. There is also a elementary school nearby.

There is lack of water in the Lake, aquifers, and watersheds to support multiple crops annually on 22 acres, let alone residents who cannot afford already the higher cost of water right now. Our State Governor request us to reduce water usage by 15 percent of previous year. The applicant /Owner even admits there is not enough water.

There is concern for, Ecological and Potential Fire hazards in a Wildfire zone. In addition, there will be increased traffic and dust on already poor narrow

roadways (roads have not been maintained by the county for several years) with no other egresses to safely support the heavy access and turning radius of the large heavy 18-wheeler multi-trailer trucks. I am really worried about the tight blind intersection where most of the trucks have to cross off of Hwy 20 to High Valley where school kids cross. There is no traffic light or speed bumps to slow these folks down. Kids are going to get injured there.

There are absolutely NO concessions given by the applicant nor the county. For example, project not guaranteeing majority of employment for Lake county residents, nor contributing to improve roads and increasing services (fire, police, medical and utilities) to meet potential upcoming demand that this large project will quickly consume.

I understand there is no housing and very little sanitation for the workers. So, potential of hundreds of transient workers will be sleeping in cars on the street nearby and/or someone else's private property?

We have been frustrated that these Commercial Cannabis Cultivation projects happen without prior knowledge and notification of surrounding residents. There are 16 projects this year slated for approval and most residents have been caught unaware of the preapproval process and permits being obtained.

The present Vineyard owners have for 10 years done very little community involvement. They also have a terrible track record including poor Property Management, Noise, Dust, and a Service Tractor that caught on fire coming up Cerritos Road during a fire season.

You know it is quite easy with the tumble weeds along the road for a cigarette to be flicked from a stranger's car (and it has happened before) causing a massive fire threatening neighboring districts during our wildfire season. The fires come on a regular yearly basis threatening every time closer to our houses.

Already public and local government sentiment is changing against the large grows. we are seeing already several related appeals for Marijuana Use Permits due to concerns of lack of water, inadequate mitigations measures and poor or inadequate CEQA supporting documents.

Reviewing over the Monte Cristo CEQA, there is no traffic study done by a traffic engineer. The present hydrology report is very questionable to some experts already. No intent to update, nor attempt to produce an accurate hydrology report prepared by an independent engineering firm. There is an

incorrect and misleading Notice of Intent, and a CEQA document that does not specify adequate mitigation measures to reduce the project's significant traffic, water, egress, odor, dust, biological and cultural resource impacts.

The Neighbors and I are absolutely opposed to this Use Cannabis Permit to be approved for Monte Cristo Project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Everett Swesey". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Everett Swesey  
12391 Cerrito Drive  
Clearlake Oaks, CA 95423