

Kalim Winata
12307 Alta Vista Dr
Clearlake Oaks, CA 95423
Community and Firewise Leader of Clearlake Oaks Hillside

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

Date: June 18, 2022

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

Dear Lake County Planning Commissioners,

Are you, the planning commission willing to sacrifice a peaceful neighborhood? Is this project more important than the welfare of the neighborhood and livelihood of its residents?

Let's consider the rest of the concerns of this Use permit:

- Community Development failed to notify some folks within the 725-ft boundary and deceived other neighbors surrounding the applicant's border by identifying parcels set back from the property gate for the purpose of this project to minimize the number of neighbors to notify. Note, the gate is an initial point of commerce and nuisance!
- Many of the CEQA documents are incorrect, not substantiated well, failed to be completed by an independent party other than the applicant or county and/or out of date.
- Monte Cristo use permit would be one of the next biggest grows to be approved which is presently 22 acres and has the potential to expand up to 100 acres in the future.
- Use permit is located too close to a residential area and elementary school nearby.
- Clearlake Oaks area is slated with the most cannabis use permits in Lake County (over 16 use permits).

- More Public sentiment in Lake County is against the large grows.
- Several appeals have been won lately against applicants
- The water usage for this kind of crop is very significant esp during a mega drought (about 20 million gallons in one crop!).
- Owner has already cleared land and removed 40 acres of vineyards.
- No outreach to the neighborhood by applicants to satisfy and mitigate potential concerns and nuisances.
- Like many of the other proposed grows, there are conditions of narrow and poorly maintained neighborhood roads, dangerous blind intersection next to the East Lake school no other egress, just one-way-in-and-out burdened by extra road traffic.
- Monte Cristo is 1 mile away from East Lake school.
- Has there ever been a traffic study for this project especially when considering the congestion that it will cause, the narrow roads, blinding intersection while school children playing nearby?
- The ridge where the crop is planned is visible from Hwy 20 and across from the Riviera violating the scenic ordinance
- Hydrology report is very questionable to some folks and not done by an independent expert.

Planning commission, as a resident Clearlake Oaks Hillside, I am strongly encouraging you to deny approval of this large marijuana use permit project. Certainly feel free to correspond with me via email kalimwinata@yahoo.com

Please consider what we are concerned about



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