



At 500 signatures, this petition is more likely to be **featured in recommendations!**



Clear Lake Shoreline and Cannabis

303 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be **featured in recommendations!**



[Donna Mackiewicz](#) started this petition to CA Cannabis Control, Head of Department County of Lake, CA Planning Commission

257-acres of commercial cannabis on our Clear Lake shoreline - in Lake County's Scenic Corridor designation - is this something you support?

Join us and sign this petition for a protected shoreline community for Clear Lake. Fishermen, tourists, homeowners, children will all be impacted.

** UPDATE REMEASURED - 1200 properties within boundaries less than 1/4 mile (2000 ft) and

Sign this petition



At 500 signatures, this petition is more likely to be **featured in recommendations!**

not addressed in the initial study. Peregrine Falcons frequent the area each year and Osprey nest within sight of the project.

Cannabis studies with animals, especially birds and bats, should be a concern along with all the obvious impacts in our Scenic Corridor.

Lake County planners might be moving too fast...an Environmental Impact Study should have been completed before considering this project as the impacts are so great.

Planned are TEN minimum outdoor cultivation areas, chemical storage shed, security building. Water would come from ten 5,000-gallons tanks (which should be monitored to make sure direct lake water is not taken) Harvest storage and staging areas will be constructed and then transported.

Remember cannabis is NOT agriculture.

Please sign the petition and show your support for a Lake County we can be proud of.



Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Report a policy violation](#)

COMPANY

COMMUNITY

Sign this petition

From: [Dena B.](#)
To: [Andrew Amelung](#)
Subject: [EXTERNAL] Lamperti Project-CLEARLAKE OAKS
Date: Monday, August 1, 2022 2:12:39 PM

To Whom it may concern,

I'm sending this email to express my opinion regarding the Lamperti Farms project located at 1111 Sulphur Bank Dr, Clearlake Oaks.

I am a neighbor and have been for 21 years.

Since this project has started I have not felt or seen any negative impact. In fact they have done and managed for the project, the land and the lake with the utmost care and concern in every aspect.

I also know the money for the cleanup of the community has primarily come this and other legal projects in the sum of about \$1,000,000.00. Not only is this a good and professionally run project, it is also a great asset to our community.

I hope you take a very good look at this and not take away from how we all benefit from this project. Our county NEEDS this project and others like it.

Thank you for your time,
Dena

DENA BARRON
LAKE VILLAGE ESTATES
www.lakevillageestates.com
400 SULPHUR BANK DR
CLEARLAKE OAKS CA 95423
707*303*5785

From: [Ronald Botelho](#)
To: [Andrew Amelung](#)
Subject: [EXTERNAL] 1111 Sulphur Bank Dr
Date: Wednesday, August 3, 2022 8:19:24 AM
Attachments: [1111 Sulphur Bank Drive.docx](#)

I drive by every day and support the project. Letter attached.

From: [Donna Mackiewicz](#)
To: [Andrew Amelung](#)
Subject: [EXTERNAL] Lamperti UP 20-51 comments
Date: Friday, July 29, 2022 2:37:36 PM

Andrew,

After this week's Planning Commission hearing, knowing if there is a violation in the property and just because it was so new and not written up a project can receive its permit is very disheartening. Especially when Counsel's wording was so clear and strong on what the Commission's choices were for Bottle Rock.

By now you should have received Holly and Chuck's comments on Lamperti Ranch UP 20-51 that includes the petition signatures that are at 165 right now, Friday. Other items I would like to bring to your attention are found in Natural Investigations' Field Study report. Why wasn't the entire project land surveyed?

Tim Nosal the biologist only surveyed 8/1 acres and most of the report was: reconnaissance level survey". It would be interesting to talk to Dr. Nosal to verify if he really did these dates and the report is all his. Dr. Chris DiVittorio (Pinecrest) offered to go over the report and I should have his comments before the 8/11 hearing to add.

Fish and Wildlife said no water sources were in the study area but what about Clear Lake that is hundreds of feet away. And the two ponds and the intermittent stream? And there is no mention of the Federal Wetlands that are right at the water's edge.

And no mention of how severe the area flooded in March 2017. I think I sent you the links to the YouTube videos showing how flooded it was and in Google Pro you can use the historical data to see how close the water comes. If a boat were to drive by waves it would cover the grow area. The fertilizer and chemicals would go directly into the lake. No water testing has been done according to Tony Lamperti and he mentioned there would be no need because no" fertilizer would seep down and get into the lake".

In the survey Dr. Nosal states the same plants were seen on the three site visits 3/20/2020, 4/6/2021 and 7/7/2021. I sent Dr. Nosal and Geo Graening emails but I have not heard back as to the accuracy of this. I'm just a naturalist but there again it would be hard to see all the same plants in March as in July.

Did you notice Pine Hill is mentioned #7 pg. 56 of the bio? Pine Hill is nowhere near Lake County which made me think a lot of this might not be from the Natural Investigation real report done for the site but copied by someone just for this report. Chris from Pinecrest says this misuse of reports has been done before by more than one applicant's submissions.

They also mention Stebbins Morning Glory and it is not an endangered plant in Lake County even.

Pg. 25 for 75 shows map project site with rare finds but they are not mentioned in the report,

And as a bird watcher there was a really big red flag that this may not actually be Tim Nosal's report of the study area... Page 12 of 75 states there are Yellow-billed Cuckoos in the study area. This would be impossible. Never a sighting even found in recorded history at Cornell Lab of this bird here in Lake County. I know the bird well as I had them nesting every year in Oklahoma.

It looked like they wanted to stress in the bio that Geo taught at Sacramento State. He hasn't been heard from by any one there since 2020. Email: Angell, Nancy A nancyp@csus.edu Mon, Jul 11, 7:30 AM "Hi Donna, unfortunately since the Covid quarantine, we have lost contact with Dr. Graening. He has not taught for the Biological Sciences department for several years. Nancy"

Thank you for considering my comments. This is a project in the wrong place for everyone.

Donna Mackiewicz

Board of Supervisors Lake County CA

Lake County Planning Commission

Ronald J. Botelho, MD

9577 Windflower Point

Clearlake, CA 95422

To whom it may concern:

I am a resident here in Clearlake and am in support of the project at 1111 Sulphur Bank Drive, Clearlake Oaks, CA 95423. I have been here since 1990 at the current above residence and drive by the project almost daily. There has never been a problem with either visual or osmic issues. I support the legal cultivation which produces revenue for other projects and would support elimination of the illegal cultivation which has no regulatory oversight and draws potential criminal activity to our community.

Thank you for your consideration,

Ronald J. Botelho, MD

From: [Lake County Community Development - Cannabis](#)
To: [Andrew Amelung](#)
Subject: FW: LAMPERTI RANCH-CLEARLAKE OAKS
Date: Friday, August 5, 2022 8:05:33 AM

From: Dena B. [mailto:lvestates@mchsi.com]
Sent: Thursday, August 4, 2022 9:57 AM
To: Lake County Community Development - Cannabis <cannabis@lakecountyca.gov>
Subject: [EXTERNAL] LAMPERTI RANCH-CLEARLAKE OAKS

To Whom it may concern,

I'm sending this email to express my opinion regarding the Lamperti Farms project located at 1111 Sulphur Bank Dr, Clearlake Oaks.

I am a neighbor and have been for 21 years.

Since this project has started I have not felt or seen any negative impact. In fact they have done and managed for the project, the land and the lake with the utmost care and concern in every aspect.

I also know the money for the cleanup of the community has primarily come from this and other legal projects in the sum of about \$1,000,000.00. Not only is this a good and professionally run project, it is also a great asset to our community.

Another positive of this project is, we appreciate as neighbors the fact that it acts as a fire break. Between them and the vineyards surrounding our property, these ranches have made our 170 residents feel more safe. And trust me, we have had fires and they always blow from the south to the north, so this projects location is prime to us. I hope you take a very good look at this and not take away from how we all benefit from this project. Our county NEEDS this project and others like it.

Thank you for your time,
Dena

DENA BARRON
LAKE VILLAGE ESTATES
www.lakevillageestates.com
400 SULPHUR BANK DR
CLEARLAKE OAKS CA 95423
707*303*5785

To: Lake County Planning Commissioners

CC: Director Darby, Deputy Director Turner, Andrew Amelung, Jim Feenan, Supervisor Crandell.

Date: 8/4/22

Re: Lamperti Farms UP 20-51, Major Use Permit Hearing Scheduled for 8/11/22

We have the following concerns as residents of Clearlake Oaks for the proposed Lamperti Farms cannabis Major Use 10 year project, UP 20-51:

Aesthetics: This project will be highly visible from our house, roadway and affects our scenic view of the Lake. The 20-acre project (and 10 acres are canopy) poses a question if this 10-year use permit complies with the Scenic Combining District Ordinance? In addition, the project sits along the edge of the lake, making it very difficult to shield the view from the surrounding.

Noise and Odor: The project being in a flat area, close to 1200 residents, the Noise and Odor issues will easily travel further across open flat space and water.

Water usage: From the information from the study water usage is between 68% to 77% of the available water during drought conditions, as opposed to 4% for grazing/livestock. In addition, the hydrology report does not have a study from this year which does not account for California's 1200 year drought we are in.

Wetlands and Flooding: This project is extremely close to wetlands and this low land is subject to flooding which could easily leach into the wetlands and leaching from the Sulfur Bank environmental clean-up site.

Proximities to Communities and Growth Boundaries: The cultivation project is located roughly 1250 feet from the south/southeast corner of the Clearlake Oaks. Community Growth Boundary. Clearlake Oaks has three major housing neighborhoods near this border-Keys POA, Orchard Shores and Lake Village Estates - with approximately 1000 parcels: while Lake Village. Estates is one parcel; it is comprised of 159 spaces. Additionally, the Elem Tribal properties are located ½ mile from the project and contains roughly 20 residences. Clearlake Oaks has a population around 2,194. This comprises a large percentage of Clearlake Oaks residents just over the "minimum" setback.

Previous Citations and recent illegal activity witnessed, questions whether this applicant would comply even with the permit of up to 20 acres, who is to say they will try to creep into growing 60 acres later or commit further violations? Please note that the applicant was given two Air Quality Notice of Violations on 1/24/2022 for burning vegetative waste, including cannabis. This week, Code enforcement witnessed several plants and hoops on site still! And how is liability of this project handled for this lease land by an outside third-party? Is this another Sourz/High Valley project with no accountability?

Nearby Recreation Concerns: At various times of the year, dozens of fishing boats can be seen between Rattlesnake Island and the very nearby proposed project area. Additionally, Lake County's Konocti Regional Trail System directs kayakers/paddleboarders around Rattlesnake Snake Island and the perimeter of Clear Lake via the popular Water Trail #1.

Security Issues and Access: Per the Security Plan. While it appears, there will be security cameras around the perimeter of the cultivation area, and on road gates, it does not address the possibility of access via boat from Clear Lake.

Narrow Roads: Drive in the vicinity of the project. Sulphur Bank Drive is a two-lane road with narrow shoulders unsuitable for pedestrian or bicycle traffic.

For the above reasons, we are requesting that the Planning Commission deny the Major Use Permit 20-51 for Lamperti Farms.

Randy Wilk / Kalim Winata - Clearlake Oaks Residents

13245 Surf Lane
Clearlake Oaks, CA 95423

August 4, 2022

Lake County Planning Commission
c/o Lake County Community Development Dept.
Via Email

Subject: Lamperti Cannabis Permit Request

Dear Planning Commissioners:

I am writing in opposition to the request to permit a commercial cannabis operation on Sulphur Bank Road, Clearlake Oaks. This property is very close to the Clear Lake shoreline and is within easy view of boaters and some residents of the Clear Lake Oaks Keys.

My wife and I have been property owners in the Clear Lake Oaks Keys for 19 years and full-time residents for the past 8 years. I am an avid recreational kayaker and during these years I have enjoyed year-round, frequent kayaking the Oaks Arm of Clearlake, especially between Rattlesnake Island the east end of the Oaks Arm. This area is beautiful and I have enjoyed seeing the many bird, mammal and aquatic species that call this part of the lake home.

In the summer of 2020, I was surprised to see from my kayak that a tent city of sorts was being erected in the shoreline property just to the north of the Lamperti cannabis operation. There were 6 to 8 large tents, each approximately 80 ft. by 40 ft. in size. At first, I wondered if the National Guard was setting up a field hospital to assist with the Covid epidemic in Lake County, but I soon learned that this was a cannabis drying operation.

Then in mid-2021 I saw the current Lamperti cannabis development under construction and have observed it from the lake ever since. I oppose the Lamperti cannabis permit application for this property for 2 reasons:

1. This is an inappropriate location for this type of commercial operation because it is so visible to recreational users of Clear Lake. Clear Lake is a wonderful natural resource that is appreciated by residents and visitors to our county. Isn't one of the County's goals to increase tourism to Lake County? If so, why are we

allowing commercial operations such as this cannabis factory to be approved that are clearly visible from the lake?

2. Again, as a frequent kayaker of the Oaks Arm, during the flood years, such as in 2017, I have paddled far inland into areas that normally are not flooded, including close to the current Lamperti operation. This first- person observation, plus now knowing that the subject site is within FEMA's 100 year flood zone, makes me again think that this is the wrong location for this use. What will happen if this property and its contents are flooded? I don't know, but I don't think we should risk possible pollution of Clear Lake by this use.

As a final thought, although I oppose this permit for the above reasons, if it is to be approved I would suggest the following conditions be added to the permit:

1. The property owner must plant and maintain a row of screening vegetation (trees) between the cannabis operation and the lake shore to shield it from view.
2. The property owner must take specific measures to harden the cannabis operation to prevent possible flooding of the property and the release of harmful materials into Clear Lake.

Sincerely,

Paul S Branson

Paul S. Branson

From: [Diane Butler](#)
To: [Lake County CannabisCEQA](#)
Cc: [Diane Butler](#)
Subject: [EXTERNAL] 1111 Sulphur Bank Road Commercial Cannabis Cultivation
Date: Wednesday, June 8, 2022 3:45:12 PM

As a resident of Clearlake Oaks in Lake County, I have several concerns regarding the marijuana grow site at 1111 Sulphur Bank Road:

1. We're in the midst of a serious water shortage. Marijuana grows consume an excessive amount of water. We're being encouraged to conserve water and it seems contradictory to me to ask private citizens to conserve but give our blessing to a marijuana grow to use an excessive amount of water.
2. I am concerned about the criminal activity that this grow might be attracting to our little community.
3. Fertilizers are imported to amend local soils, and toxic pesticides are often used. What effect will this have on our lake and the animal life in and around our lake.
4. Is there danger of air pollution from the growing and harvesting of marijuana.

Thank you,
Diane Butler
Island Circle
Clearlake Oaks

From: [Cissy Brazil](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] Against!
Date: Monday, June 20, 2022 12:27:55 PM

The water usage is my main concern. We cannot afford to loose our water for can I use!

Cissy Brazil
Long Days and Pleasant Nights

From: butlerskeet1194@yahoo.com
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] Cannabis Grow 1111SulpherBank Road
Date: Wednesday, June 8, 2022 4:05:49 PM

As a resident of Clearlake Oaks in Lake County, I have concern with the atmosphere and activity Cannabis has introduced into our community. The smell, the crime and transients are my major concerns. I understand that cannabis cultivation could be a major source of revenue; however it requires an excessive amount of water and our community is already paying a premium and being pressured to conserve our water. How can large amounts of future water be allocated to future cannabis grows and expansion?

Our beautiful lake resource could be a wonderful recreation draw and was what brought me to this community and Cannabis farms should not be visible from our neighbourhoods or the waterways.

James Butler
12850 Island Cir

From: [Wayne Joseph](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] cannabis grow on Sulphur Bank rd.
Date: Wednesday, June 8, 2022 1:53:53 PM

To whom it may concern:

I can't believe Lake Co would allow a cannabis grow this close to the lake. I would think you should know the high amount of fertilizer that is used for cannabis grow would be extremely detrimental to the water in the lake.

The runoff when it rains goes directly into the lake (don't even mention sediment ponds to capture the runoff, I have yet to see any downhill from any vineyards, etc.) increasing the amount of sulfates and nitrates in the water. Anyone who lives in Lake county knows how this increases algae growth. It's already bad enough with toxic algae and other types of algae.

I am not anti cannabis, but this is one of the worst places to cultivate marijuana. The smell alone should be a reason not to allow it.

Wayne Joseph

From: [Pamela Kicenski](#)
To: [Andrew Amelung](#)
Subject: [EXTERNAL] Fwd: 1111 Sulphur Bank Road Commercial Cannabis Cultivation
Date: Thursday, June 9, 2022 4:39:48 PM

Sent from my iPad

Begin forwarded message:

From: Steve Robin <steve.robin.sfo@gmail.com>
Date: June 9, 2022 at 4:17:43 PM PDT
To: Eddie.Crandell@lakecountyca.gov
Subject: Fwd: 1111 Sulphur Bank Road Commercial Cannabis Cultivation

Hi Eddie,

Just wanted to let you know that I sent an email with my opposition to this project.

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

From: **Steve Robin** <steve.robin.sfo@gmail.com>
Date: Thu, Jun 9, 2022 at 7:00 AM
Subject: 1111 Sulphur Bank Road Commercial Cannabis Cultivation
To: <CannabisCEQA@lakecountyca.gov>

I am writing in opposition to the project. This is too close to the lake and allows for environmental contamination from runoff directly into the lake. It is too close to neighboring residential areas and directly impacts not only their quality of life but also the negative effects on the real estate values, creating further economic stagnation in the area. Lake County will only grow economically by developing access for tourism and use of the lake. This area is prime for the development of tourism-related lake access such as hotels, restaurants, etc. so the development can be controlled to ensure both lake access and environmental protection during the construction. The use of this property for cannabis cultivation will only further stagnate the economic growth of Lake County, specifically in the Clearlake Oaks area.

From: [Pamela Kicenski](#)
To: [Lake County CannabisCEQA](#)
Cc: [Andrew Amelung](#)
Subject: [EXTERNAL] Fwd: Deadline June 25, 2022 - 1111 Sulphur Bank Road Commercial Cannabis Cultivation
Date: Wednesday, June 8, 2022 7:34:56 AM

Sent from my iPhone

Begin forwarded message:

From: amarsvenus <amarsvenus@aol.com>
Date: June 7, 2022 at 5:32:59 PM PDT
To: Pamela <pkicenski@aol.com>
Subject: RE: Deadline June 25, 2022 - 1111 Sulphur Bank Road Commercial Cannabis Cultivation

I am against the location of this grow. I also feel there is plenty of marijuana currently growing & being processed for everyone that wants it. In addition, we are in a drought of monumental proportion, not seen in hundreds of years. Our water is needed for our survival for food crops and drinking, not a niche crop that is grown mostly for people to get high.
- Heidi Aragon

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Pamela <pkicenski@aol.com>
Date: 6/7/22 11:32 AM (GMT-08:00)
To: debbybensonmiller@gmail.com, michael_1_herman@msn.com, bigd48@me.com, donnammackiewicz@gmail.com, jndbligh@silcon.com, bassn@mchsi.com, sandyedgington@gmail.com, elaineberrin@yahoo.com, gullimoore@comcast.net, ronald.moore@comcast.net, dmoore3184@yahoo.com, bassn@mchsi.com, gowinos@comcast.net, barbgill58@gmail.com, basurtoandrew@hotmail.com, corkeylb@sbcglobal.net, marycrewking@gmail.com, catfishkeith@att.net, garnerrealtor@yahoo.com, peter@realplumbing.net, amarsvenus@aol.com, pcazimuth@gmail.com, swdrew@att.net, maryann.strong@att.net, jimjonas1@yahoo.com, jsburton3@mchsi.com, themagroup@themagroup.biz, benandjulie@mchsi.com, pattimac01@sbcglobal.net, tomamiller46@gmail.com, rvineyards@sonic.net, roberta.lyons@att.net, steve.robin.sfo@gmail.com, dave.sandino@gmail.com, debesemon@yahoo.com, lindaswesey@gmail.com
Subject: Deadline June 25, 2022 - 1111 Sulphur Bank Road Commercial Cannabis Cultivation

Hello all,

The 10 acre Commercial Cannabis Grow on 1111 Sulphur Bank Road is undergoing the California Environmental Quality Act Review process. The grow operated 2020 and 2021 under just the Early Activation Permit.

If this application is approved by the Lake County Planning Commission they can grow every April through harvest in November for 10 YEARS. if this passes, Lamperti will submit another application to further expand the acreage. He is waiting to see if this passes.

The grow is visible from the bay at the entrance to the keys where many kayak, peddle boat and fish. It can be seen from Ben Lawson's house! 10 acres of white plastic.

A 10 acre + mega grow does not belong on the beautiful shoreline of Clear Lake!

Attached is a link to submit comments about this project with a QR code. Also attached is a photo of what this looked like for the past two years from the water.

The Wegrow project in Hidden Valley, the Sourz project in High Valley and the project in Ogulin Canyon were defeated but it required a lot of work and the input of the residents.

Please let me know if you are unable to open the link to submit your comments.

Thanks,

Pam

From: [amarsvenus](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] Lamperti cannibas grow
Date: Wednesday, June 8, 2022 8:20:10 AM

I am against the location of the Lamperti grow located at 1111 Sulphur Bank Rd. It is unsightly from many angles of the lake and shoreline. These types of grows should be hidden from public view. Other crops do not require acres of tacky white tents. Other crops blend in with the surrounding scenery.

I also feel that there is plenty of marijuana currently being grown & processed for everyone that wants it.

In addition, we are in a drought of monumental proportion, not seen in hundreds of years. We need to conserve our water for drinking, crops and livestock necessary for survival, not a niche crop that overuses water, attracts crime and is grown mostly for a minority of people to get high.

I realize that the tax revenue generated from marijuana is very tempting. However, the negatives outweigh the positives.

To continue approval of marijuana grows will further deplete water resources, increase crime and ruin the natural beauty of Clear Lake.

Please do the right thing and discontinue this bad practice.

Sincerely, Heidi Aragon, P. O. Box 1194, Clearlake Oaks.
707-533-5798, amarsvenus@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

From: Denise Moore
To: Lake County CannabisCEQA
Cc: Eddie Crandell; Andrew Amelung; Pamela
Subject: [EXTERNAL] No to Commercial Cannabis grow on 1111 Sulphur
Date: Tuesday, June 21, 2022 9:52:14 AM

Committee,

We are residents in Clearlake Oaks/The Keys, in the first channel and have a clear view from our deck of 1111 Sulphur Bank Road. We are adamantly against the 10 acre plus obtrusive and unsightly commercial cannabis grow on our shoreline. Had there been a commercial grow within sight of our property we would never have purchased the property.

The impact of the many to serve the few, these are the issues:

1. Environmental Issues

a. Water, water and water. I will not list all relative articles, the below is just one. The natural resource, water from the lake, is being stolen for personal gain/wealth of a few. In the last few years we understand the effects of drought and impact on the lake.

<https://mjbizdaily.com/cannabis-requires-more-water-than-commodity-crops-researchers-say/>

“Whiskey is for drinking. Water is for fighting.” MARK TWAIN

b. Climate Change-Hot, hot and hotter will equal the need for more water in the future. I have attached an article reviewing the impact on climate change for Napa Valley as to demonstrate the concern and validity of studying climate change on a nearby agricultural area.

<https://www.climatehotmap.org/global-warming-locations/napa-valley-ca-usa.html>

b. Wildlife

Birds, mammals and fish all potential victims of poorly managed crops.

"Poor planning may result in instream sedimentation and pollution, habitat loss and fragmentation, and decreased stream flows. With proper planning, cultivators can manage their cultivation site for a high-quality product, while providing protections to California's valuable natural resources (from below article)."

My question to you: Does the county have the resources to manage, implement and secure actions that things are done as per the suggested requirements of the state of California?

<https://wildlife.ca.gov/Conservation/Cannabis/Environment>

2. Crime Potential

When you have a commodity worth so much the criminal threat is a reality. This particular location is open and exposed with close proximity to residents and shoreline access via water/lake, making for an easy target.

<https://news.ucdenver.edu/do-marijuana-dispensaries-increase-neighborhood-crime/>

3. Reputation

The league to save Lake Tahoe is an example of a community organized by a mission to address environmental challenges and protect the lake. They have successfully declared for the present and most importantly the future the need to "Keep Tahoe Blue." What is this commercial cannabis culture saying to the present and how is this reputation going to effect the future? It will indeed be effected one way or another. You have the ability to decide.

<https://www.keeptahoeblue.org>

4. Personal

a. Quality of Life

Last but not least is the impact for us, which of course is very personal. We see it. We smell it. We hear it. It is not neutral. The fence is topped with razor wire for security which adds to the constant reminder of what is growing in that gated, highly protected area. Everything about the area, says "Stay Out."

<https://razorfencewire.com/razor-wire-vs-barbed-wire/>

b. Property Value

There is a direct correlation between the commercial cannabis growth at 1111 Sulphur Bank Road and the property value of our homes. Frankly, we were here first.

From article: <https://www.cannabisbusinessexecutive.com/2020/12/legal-cannabis-affects-property-values/>

"In Sacramento, California, strict guidelines for security, safety, proximity to schools, and even odor control exist. Grows are primarily located on industrial properties, where the closest neighborhoods have lower values.

When states first began legalizing cannabis, cultivation laws like those in Oregon had loose ends that enabled people to grow unregulated, which created disputes among residents. In the future, governments can learn from the mistakes made by the pioneers. The cannabis industry as a whole is significantly more regulated, with greater security concerns than other industry's marijuana is often compared to, like liquor.

To truly understand how cannabis affects property values and taxation on a more detailed level, we'll need to wait until more data is quantified. Until then, it is clear cannabis has a profound effect on economies, but just how beneficial that impact depends on the policies and regulations in place."

Thank you for your time.

Please consider deeply the cost of moving forward to the environment, the community and the individual.
Denise and Ron Moore

From: [sally west](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] Pot grow
Date: Thursday, June 9, 2022 7:41:11 AM

To whom it may concern:

I am DEAD set against any more grows in this county! Talk about out of touch with environmental concerns!!

Where is the water

Coming from?

Please NO MORE GROWS period.

Best regards

Sally West

From: [Leonard Valente](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] Proposed Mitigated Negative Declaration
Date: Monday, June 13, 2022 9:52:16 PM

Ref.:Project Title: Lamberti Farm/Anthony Lamberti;Major Use Permit(UP20-51);Initial Study (IS 20-75)

Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks,California

APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-002-37 & 53 (Clustering)

June 13,2022

Dear Lake County Planning Commission:

The beauty of Clearlake and its shoreline is what made us decide to purchase a home on a canal in the Keys eleven years ago.

We are asking you the members of the Planning Commission to deny the Major Use Permit to Lamberti Farm/Anthony Lamberti.

Our reasons are as follows:

- 1) Cannabis gives off a smell. The weather can also influence the scent, with heat intensifying the odor. The smell will be more intensified on hot days. Once a cannabis plant is fully grown it's smell can be overwhelming.
- 2) 120 foot Pesticide and Agricultural Chemicals Storage Area (proposed wooden shed). These Chemicals can seep into the soil and pollute Clearlake where our Drinking Water is supplied from.
- 3) A Cannabis Farm does not belong in a populated Residential Area.
- 4) The Grow is visible from the Bay at the Entrance to The Keys. We moved to the Keys because of the beauty that Clearlake offers; Not to See 10A-Type 3 "Medium Outdoor Cultivation Areas covered in White Plastic Mulch which will affect our Property Value.

In Conclusion we implore you to deny the Use Permit to Lamberti Farm/Anthony Lamberti: Major Use Permit (UP 20-51).

Sincerely,
Leonard and Gioia Valente
13345 Ebbtide Village, Clearlake Oaks, California

From: [Steve Robin](#)
To: [Andrew Amelung](#)
Cc: [Eddie Crandell](#)
Subject: [EXTERNAL] Re: FW: Lamperti Farm
Date: Tuesday, June 21, 2022 10:28:00 AM
Attachments: [image001.png](#)

Hi Andrew,

Thank you for the response. My concern continues as it appears that the only study that was done is looking at a satellite view of the area. Has soil testing been done in and around the grow site to determine if contamination has migrated to the area? With the potential for contamination of a consumable product, does the applicant have liability insurance that adequately covers the potential liability of a defective consumer product?

On Mon, Jun 20, 2022 at 3:13 PM Andrew Amelung <Andrew.Amelung@lakecountycalifornia.gov> wrote:

Hello Steve,

Thank you for your comments and concerns about this issue, as I had similar concerns myself.

I am forwarding you an email chain (see below) that contains a dialogue I had with Gavin McCreary, the Project Manager from the Site Evaluation and Remediation Unit with the Department of Toxic Substances Control, as I was also concerned with the project's proximity to a super fund site. Apparently they looked into it and due to the topography they do not have any further concerns, but they did have some concern with what appears to be mining activity on the other side of Highway 20, which I will be looking into as time warrants.

When you read the email chain below, it may be helpful to start at the bottom and read your way up.

Thanks again for your comments and concerns, and feel free to reach out to me with any further questions you may have.

Sincerely,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: Andrew Amelung

Sent: Thursday, June 9, 2022 1:35 PM

To: 'McCreary, Gavin@DTSC' <Gavin.McCreary@dtsc.ca.gov>

Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirasan@DTSC <Amirsasan.Mahjoor@dtsc.ca.gov>

Subject: RE: Lamperti Farm

Hi Gavin,

Thanks for the update, and with that in mind I do not think the phone call is needed at this point. I will follow up on the nearby mining activity and should I have any further concerns I will reach out to you.

Thanks again,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountycalifornia.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 11:51 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirsasan@DTSC <Amirsasan.Mahjoor@dtsc.ca.gov>
Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

I communicated with DTSC's Project Manager for the Sulphur Bank Mercury Mine (cc'd) yesterday and it did not seem like there would be an issue with the Lamperti Farms project since it seems to be upgradient from the mine. However, satellite imagery of the project area seems to show mining activities across Highway 20 from the proposed Lamperti Farms site. Are you familiar with these activities?

Let me know if you would still like to have a call. I am available at 2pm today.

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Sent: Thursday, June 9, 2022 9:30 AM
To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RE: Lamperti Farm

EXTERNAL:

Hi Gavin,

Would 2pm work for you? And should I reach you at (916) 255-3710?

Based on your comments and knowing that the project is near the Sulphur Bank Mercury Mine Superfund site, I was interested in seeing if you had any particular concerns that might not be able to be mitigated, or any suggestions on things to avoid as the proposal moves forward.

Thanks,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 7:17 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

Good morning. I would be happy to discuss the project. I am scarce this morning, but have availability in the afternoon until 3pm and most of tomorrow.

Can you let me know what your specific concerns are?

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Sent: Wednesday, June 8, 2022 3:33 PM
To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RE: Lamperti Farm

EXTERNAL:

Hello Gavin,

Thank you, your comments have been received and added to the project file. Your comments do raise some concern for the project, and I was wondering if you would like to arrange a time to discuss the project further with myself and our Principal Planner, Michael McGinnis. Let me know what you think.

Thanks,



Andrew Amelung

Program Manager

Community Development Department

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Wednesday, June 8, 2022 2:01 PM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Subject: [EXTERNAL] Lamperti Farm

Mr. Amelung,

Please see the attached comments for Lamperti Farm.

Thank you.

Gavin McCreary

Project Manager

Site Evaluation and Remediation Unit

Department of Toxic Substances Control

8800 Cal Center Drive

Sacramento, CA 95826

(916)255-3710

Gavin.McCreary@dtsc.ca.gov

From: [Debe Semon](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL]
Date: Wednesday, June 8, 2022 7:17:47 AM

This is an absolute attack on the beautiful shoreline of Clearlake. Environmentally and aesthetically dangerous for generations to come. Who has not done the environmental impact research necessary... or is avoiding the results to favor their own personal gain?

I have never commented on any other issue in my life, but this is an obvious cover up of potential damage to the health of our beautiful lake and shoreline. Please deny this outrageous request on our gorgeous shoreline.

Deborah Semon property owner in Lake County.

[Sent from Yahoo Mail for iPhone](#)

Fred & Pamela Kicenski
PO Box 1495
13137 Keys Boulevard
Clearlake Oaks, CA 95423
pkicenski@aol.com

June 7, 2022

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

RE: Use Permit 20-51, Lamperti Farms, 1111 Sulphur Bank Road

This letter is in opposition to the application for the 10-acre Commercial Cannabis Grow on the shoreline of our beautiful Clear Lake. The grow operated 2020 and 2021. We have had firsthand experience of a grow of this size in this location. It is our understanding that the grow was raided by the DEA November 2020. At that time, we felt that this would not return but it did in 2021.

April 13, 2021, I noticed the plants and white plastic. At that time, I submitted Code Enforcement Complaint SR21-00362. I was advised that the operator, Anthony Lamperti did not have a permit to grow but that the County would assist him in becoming compliant. This was prior to our new CDD Director and the improvements now in place.

During November 2021 Anthony Lamperti rented large white event tents for the harvest and drying which were also on the shoreline. Until harvest was complete, he placed flood lights facing away from the temporary structures running every night, all night.

On January 23-24, 2022, the 1111 Sulphur Bank grow was burning piles of cannabis damaged by the early rain in October. I submitted Code Enforcement Complaint SR22-0048. Code Enforcement referred my complaint to Air Quality Control who immediately visited the site, confirmed the open burn of cannabis and took samples. In addition, these were high wind days, and the grow did not even possess a burn permit. Open burning of cannabis is a severe violation and the grower specified in his own management plan that any debris would be composted.

I have attached a photo of the grow clearly visible from the Lake which is considered Public Lands. A six-foot fence with the mesh screening is in place but due to the topography the grow is completely visible from the water and from residents in the Clearlake Oaks Hills. The Bay, where the grow is located, is at the entrance to the Clearlake Oaks Keys is shallow and calm making it a popular area for kayaks, peddle boats and fishermen.

No Commercial Cannabis Cultivation should be on the shoreline of Clear Lake. We need to protect this beautiful resource for all to enjoy.

Sincerely,

Pamela L. Kicenski
East Region Town Hall Board Member
Vice President Northshore Fire Fund
Lake County Certified Tourism Ambassador
Keys POA FireWise Leader



From: [Donna Mackiewicz](#)
To: [Lake County CannabisCEQA](#)
Cc: [Pamela Kicenski](#); [rtnc](#)
Subject: [EXTERNAL] Project Title: Lamperti Farm / Anthony Lamperti; Major Use Permit (UP 20-51); Initial Study (IS 20-75) Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks, CA APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-...
Date: Wednesday, June 8, 2022 12:42:01 PM

RE: Project Title: Lamperti Farm / Anthony Lamperti; Major Use Permit (UP 20-51); Initial Study (IS 20-75)

Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks, CA

APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-002-37 & 53 (Clustering)

Dear CDD and County Planners,

As a Lake County homeowner with a desire to make Lake it's best, with sustainable projects being passed, I wish to voice my objection to the cannabis application at 1111 Sulphur Bank.

There are a couple of reasons we should step back and really look at the long-term impacts the project will have on the environment, and most importantly, the health of Clear Lake.

As you monitor the cyanobacteria levels right off shore to the project, you can see the danger levels are showing now even though the warm weather has not set in. The proximity to the EPA SuperFund site should not be ignored.

True we are in a drought and it is beyond (now at least) the current legal setback, but when lake levels rise like they did a few years ago the lake will be at the fenceline. Please explore images from that time period when the neighboring Keys addition streets flooded so severely.

It is a scenic corridor and as we kayak – even at the low levels – the fencing can be seen now. I invite CDD to use a couple of our kayaks to view the grow from the water's edge. It also can be seen as you come into Clearlake Oaks on Hwy 20 and in all streets up the hills.

Water, air quality, noise, aesthetics, having a responsible applicant with no prior convictions (please reference the illegal burning this past year on top of the drug raids – 2 that I know of) and a cannabis operation in the right place – not near neighborhoods and main county roads, are just a few reasons to deny the Lamperti's 1111 Sulphur Bank application. His misuse of the EA process shows the character of this operator.

Thank you for your consideration and careful investigations.

Donna and Richard Mackiewicz
576 Surf Land- 1612
Clearlake Oaks, CA 95423
405-227-6020
donnamackiewicz@gmail.com

Sent from [Mail](#) for Windows

November 12, 2021

Lake County Board of Supervisors
255 N. Forbes St.
Lakeport CA 95453

Attn: Honorable Board Chairman Sabatier
Supervisor Crandell, Supervisor Simon,
Supervisor Scott and Supervisor Pyska

Dear Honorable Board Chair and Members of the Lake County Board of Supervisors;

Former Lake County Board Member Steele established the East Region Town Hall, or EaRTH Committee during his term and we have continued serving the county and Supervisor Crandell. The EaRTH Committee is very concerned by the immediate actions and apparent disregard to the citizens' concerns, particularly as it involves significant changes with Commercial Cannabis Cultivation in our district; Supervisorial District 3. Our growing concern has expanded among many residents with District 3, but the largest concentrations of your constituents live in the communities of Clearlake Oaks, Spring Valley and Southern border of the District 3 near Sulphur Bank Mine and North Dr areas and it is those areas that EaRTH represents.

The primary concerns of our residents consist of Commercial Cannabis Cultivation related to odor(s), increased traffic, pesticides and or chemicals being used on the lands and in nearby waterways that impact Clear Lake and local wells. Property owners and residents are concerned about their safety of local water consumption, both the immediate and long-term water shed, as well as issues that we expect will increase particularly near the large, approved cannabis grows your board has already approved. Citizens and residents near these large grows have reported cases of excessive noise and light disturbances. Families have noted commercial security elements near their homes that are apparently now needed to protect this newest classification of crop being grown near homes.

EaRTH has identified these initial large commercial cannabis operations:

Sourz HVR, Inc.;	11650 High Valley Road – 140 acres cannabis cultivation*
Anthony Lamperti;	1111 Sulphur Bank Road – 11 acres cannabis cultivation*
NEW APPLICANTS Kelli Partners LLC;	11315 High Valley Road – 119 acres proposed cultivation*
Monte Cristo Vineyards LLC;	744 Longridge Road – 22 acres proposed cultivation*

* Converted from square feet to acres per Lake County cannabis applications.

EaRTH is also aware that the Early Activation Permit process, as it is used only requires the approval of the Zoning Administrator/CDD Director. If this is now the case, we would request immediate intervention as there is clearly no provision for public input and since we have listed a number of issues impacting the quality of life for our homes, within our neighborhoods and now in our communities. EaRTH believes that had there been a process by which "Public Input" were solicited or required, this would have mitigated the number of complaints received by EaRTH and requiring the members to request I provide this notice.

Furthermore, EaRTH understands that both of the larger Commercial Cannabis Cultivation operations, specifically the Sourz and Lamperti cultivations were approved via The Early Activation Permitting process and have now been in operation from April – November, 2021. Please consider this as a strong request from the

citizens in District 3, the area most impacted by these decisions, that the Early Activation Permitting be immediately terminated due to the lack of notification and lack of public input prior to allowing the permit.

Below are just a few of the observed offenses that have been brought to our (EaRTH) attention:

- I. From Spring Valley with citizens:
 - A. Theft and contamination of water - specifically at N. Cache Creek and Wolf Creek.
 - B. Pesticide and Herbicide usage.
 - C. An uptick in crime (i.e. theft of gasoline, theft of water/utilities, the shooting of guns in a residential community, speeding and reckless driving in the neighborhoods.
 - D. Other issues include, but are not limited to; loud generators running both day and night, offensive odor of marijuana and illegal fencing contributing to blight.

The above issues were brought to our attention and we are the local committee representing them. These residents believe that the Board of Supervisors for the Lake County need to address these issues immediately. Your EaRTH Committee requests that your Honorable Board see these issues as more than just revenue that cannabis will bring to the county, but to the quality of life for our families, neighborhoods and communities of the county. We all understand that commercial cannabis could bring large economic increase, as well as tax base for Lake County, but we ask at what cost? Please reconsider the process and more importantly readdress the need for public input as if these commercial cannabis cultivation farms were a few feet or yards from your home.

EaRTH is concerned about the quality of life of our citizens of today and our families of tomorrow. Furthermore, we are concerned about the impacts to the business owners, visitors and of course the families have already lost their quality of life in our community and should not be expected to tolerate these significant changes with no means of input.

Therefore, as the EaRTH Committee Chair, I personally ask that these significant concerns are no longer overlooked, or worse that individual's complaints are "swept under the rug" due to potential revenue that could be generated by these large commercial cannabis farms. Our fear is that if things don't get fixed soon, further action including but not limited to legal action could be considered by anyone that feels they could. Thank you for this time and for the time required to resolve this very important matter.

Respectively Submitted,

Denise Loustalot
Chairman East Region Town Hall

James Burton
Vice Chairman East Region Town Hall

Pamela Kicenski
Committee Member East Region Town Hall

Tony Morris
Committee Member East Region Town Hall

From: [Steve Robin](#)
To: [Lake County CannabisCEQA](#); [Eddie Crandell](#); [Andrew Amelung](#)
Subject: [EXTERNAL] 1111 Sulphur Bank Road Commercial Cannabis Cultivation
Date: Monday, June 20, 2022 2:55:23 PM

I have previously submitted comments regarding this project but had an additional concern to address.

This marijuana grow is near the super fund site of the old Sulphur Bank mine. Does the potential contamination from the super fund site leaching contaminants into the soil over the previous years, that contamination migrating into the surrounding soil, and the plants grown on the property absorbing those contaminants from the soil, create a health hazard to the consumer using a product grown in the soil of this site and as such is either the federal or state regulatory authority that controls the safety of products consumed aware of this potential contamination and ultimate consumption of that contamination? Has soil testing on the marijuana grow site been done to look for these contaminants?

Steven Robin
12957 Keys Blvd.
Clearlake Oaks, CA 95423
415-936-4564
steve.robin.sfo@gmail.com

From: [Steve Robin](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL] 1111 Sulphur Bank Road Commercial Cannabis Cultivation
Date: Thursday, June 9, 2022 7:00:54 AM

I am writing in opposition to the project. This is too close to the lake and allows for environmental contamination from runoff directly into the lake. It is too close to neighboring residential areas and directly impacts not only their quality of life but also the negative effects on the real estate values, creating further economic stagnation in the area. Lake County will only grow economically by developing access for tourism and use of the lake. This area is prime for the development of tourism-related lake access such as hotels, restaurants, etc. so the development can be controlled to ensure both lake access and environmental protection during the construction. The use of this property for cannabis cultivation will only further stagnate the economic growth of Lake County, specifically in the Clearlake Oaks area.

From: [Mike Sousa](#)
To: [Lake County CannabisCEQA](#)
Subject: [EXTERNAL]
Date: Wednesday, June 8, 2022 12:49:18 PM

I live at 720 Pebble Way in Clearlake Keys. My name is Michael W. Sousa and I am against this use of the land.

From: Denise Moore
To: Lake County CannabisCEQA
Cc: Eddie Crandell; Andrew Amelung; Pamela
Subject: [EXTERNAL] No to Commercial Cannabis grow on 1111 Sulphur
Date: Tuesday, June 21, 2022 9:52:02 AM

Committee,

We are residents in Clearlake Oaks/The Keys, in the first channel and have a clear view from our deck of 1111 Sulphur Bank Road. We are adamantly against the 10 acre plus obtrusive and unsightly commercial cannabis grow on our shoreline. Had there been a commercial grow within sight of our property we would never have purchased the property.

The impact of the many to serve the few, these are the issues:

1. Environmental Issues

a. Water, water and water. I will not list all relative articles, the below is just one. The natural resource, water from the lake, is being stolen for personal gain/wealth of a few. In the last few years we understand the effects of drought and impact on the lake.

<https://mjbizdaily.com/cannabis-requires-more-water-than-commodity-crops-researchers-say/>

“Whiskey is for drinking. Water is for fighting.” MARK TWAIN

b. Climate Change-Hot, hot and hotter will equal the need for more water in the future. I have attached an article reviewing the impact on climate change for Napa Valley as to demonstrate the concern and validity of studying climate change on a nearby agricultural area.

<https://www.climatehotmap.org/global-warming-locations/napa-valley-ca-usa.html>

b. Wildlife

Birds, mammals and fish all potential victims of poorly managed crops.

"Poor planning may result in instream sedimentation and pollution, habitat loss and fragmentation, and decreased stream flows. With proper planning, cultivators can manage their cultivation site for a high-quality product, while providing protections to California's valuable natural resources (from below article)."

My question to you: Does the county have the resources to manage, implement and secure actions that things are done as per the suggested requirements of the state of California?

<https://wildlife.ca.gov/Conservation/Cannabis/Environment>

2. Crime Potential

When you have a commodity worth so much the criminal threat is a reality. This particular location is open and exposed with close proximity to residents and shoreline access via water/lake, making for an easy target.

<https://news.ucdenver.edu/do-marijuana-dispensaries-increase-neighborhood-crime/>

3. Reputation

The league to save Lake Tahoe is an example of a community organized by a mission to address environmental challenges and protect the lake. They have successfully declared for the present and most importantly the future the need to "Keep Tahoe Blue." What is this commercial cannabis culture saying to the present and how is this reputation going to effect the future? It will indeed be effected one way or another. You have the ability to decide.

<https://www.keeptahoeblue.org>

4. Personal

a. Quality of Life

Last but not least is the impact for us, which of course is very personal. We see it. We smell it. We hear it. It is not neutral. The fence is topped with razor wire for security which adds to the constant reminder of what is growing in that gated, highly protected area. Everything about the area, says "Stay Out."

<https://razorfencewire.com/razor-wire-vs-barbed-wire/>

b. Property Value

There is a direct correlation between the commercial cannabis growth at 1111 Sulphur Bank Road and the property value of our homes. Frankly, we were here first.

From article: <https://www.cannabisbusinessexecutive.com/2020/12/legal-cannabis-affects-property-values/>

"In Sacramento, California, strict guidelines for security, safety, proximity to schools, and even odor control exist. Grows are primarily located on industrial properties, where the closest neighborhoods have lower values.

When states first began legalizing cannabis, cultivation laws like those in Oregon had loose ends that enabled people to grow unregulated, which created disputes among residents. In the future, governments can learn from the mistakes made by the pioneers. The cannabis industry as a whole is significantly more regulated, with greater security concerns than other industry's marijuana is often compared to, like liquor.

To truly understand how cannabis affects property values and taxation on a more detailed level, we'll need to wait until more data is quantified. Until then, it is clear cannabis has a profound effect on economies, but just how beneficial that impact depends on the policies and regulations in place."

Thank you for your time.

Please consider deeply the cost of moving forward to the environment, the community and the individual.
Denise and Ron Moore

From: [Yuliya Osetrova](#)
To: [Andrew Amelung](#)
Subject: FW: NOTICE OF INTENT – Mitigated Negative Declaration; UP 20-51 Lamperti Farm I: Commercial Cannabis Cultivation
Date: Friday, June 10, 2022 4:11:18 PM
Attachments: [RE FW UP 20-51 1111 Sulphur Bank Drive.msg](#)

Andrew,

At the time when this project was initially distributed for the review, the comments that had been made were addressed by the consultants and accepted.

There would be no further comments.

Yuliya Osetrova
Senior Water Resources Engineer
Lake County Water Resources Department
(707) 263-2344

From: Andrew Amelung [<mailto:Andrew.Amelung@lakecountyca.gov>]
Sent: Friday, May 27, 2022 2:09 PM
To: Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; jacob.rightnar@dot.ca.gov; jesse.robertson@dot.ca.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; mvigil@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; info@middletownareamerchants.com; Tina Rubin <Tina.Rubin@lakecountyca.gov>; larrythompson956@gmail.com; localverification@cannabis.ca.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aaroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com
Subject: NOTICE OF INTENT – Mitigated Negative Declaration; UP 20-51 Lamperti Farm I: Commercial Cannabis Cultivation

Hello Fellow Agencies,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use

Permit (UP 20-51), and Initial Study (IS 20-75) located on ADDRESS. I have attached a copy of the Notice of Intent (NOI) above, to review the Initial Study please visit Query the CEQAnet Database (ca.gov).

COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Lamperti Farm / Anthony Lamperti; Major Use Permit (UP 20-51); Initial Study (IS 20-75)
Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks, CA
APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-002-37 & 53 (Clustering)

Project Description:

Mr. Anthony Lamperti is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 1111 Sulphur Bank Drive, near Clearlake Oaks, California on Lake County APNs 006-520-11 (Project Parcel). The Project is being proposed with five additional contiguous parcels, APNs 006-520-10, 006-540-02 & 08, and 010-002-37 & 53, which with the Project Parcel comprise the entire 257-acre Project Property.

The proposed commercial cannabis cultivation operation would be composed of ten (10) A-Type 3 "Medium Outdoor" cultivation areas (ranging from 43,200 ft2 to 43,500 ft2 in size), a 120 ft2 Pesticide & Agricultural Chemicals Storage Area (proposed wooden shed), and a 120 ft2 Security Room/Building (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas would be native soil amended with compost, worm castings, and organic dairy manure, with drip irrigation systems covered in white plastic mulch to conserve water resources. All water for the proposed cultivation operation would come from an existing onsite groundwater well and ten 5,000-gallon water storage tanks.

Only outdoor cannabis cultivation, harvesting, and preservation activities would be conducted onsite. Cannabis cultivated on and harvested from the Project Parcel, will be dried within Harvest Storage & Staging Areas (engineered fabric structures), then transported to State of California-licensed processing and manufacturing facilities for processing and/or extraction.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-75 will begin on May 25, 2022 and end on June 25, 2022. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email at CannabisCEQA@lakecountyca.gov.

Files attached to this message

Filename	Size	Checksum (SHA256)
01 - Initial Study for UP 20-51 Lamperti Farms (UP 20-51, IS 20-75).pdf	1.92 MB	be9eed4eb804aecbca1c265e09ce22d8675f16ee4c7f0030143da0f7a2741cc1
02 - Summary Form - Lamperti Farm (UP 20-51, IS 20-	602 KB	e26d0c244631bc6c05c104fd094956b6191b5f1ed701810415a7842960e50d6d

75).pdf

03 - Notice of Completion Form - UP 20-51 Lamperti Farms - Signed.pdf	249 KB	be6884761ec811cc22b2b4666c90a792be7c88f52c54afbc8c348c93b4c194a
Attachment A - Property Management Plan (UP 20-51).pdf	26.8 MB	8798b88d6bae794ab7482dca0807344ea4f8578953affbad77a63435b823a37a
Attachment B - Site Plans (UP 20-51).pdf	1.88 MB	f16fb869e839d6beb740e100e33364b5238f3e480d5962248c7a1c2bee7c9ba8
Attachment C - Hydrology Study & Drought Management Plan.pdf	12.2 MB	a927588b9a4a771c085d23cda256f08dd294686c38d585455f8a15c50a2d4755
Attachment D - Biological & Botanical Reports.pdf	12.7 MB	2050bd44c4859cc4eddda385d3558edea16418e46715461cfe15a9d5381eee4b
Attachment E - Mitigation Monitoring Reporting Program (MMRP).pdf	209 KB	16c528b4b17352b82712e835e69c7c6cf0932aad67854c22b2a942c2d53d48c3

Please click on the following link to download the attachments:

<https://filetransfer.co.lake.ca.us/message/lCKgGQdmPhEcm8jH0zozZT>

This email or download link can be forwarded to anyone.

The attachments are available until: **Friday, 10 June.**

Message ID: lCKgGQdmPhEcm8jH0zozZT

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Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 8, 2022

Mr. Andrew Amelung
County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA 95451
andrew.amelung@lakecountyca.gov

MITIGATED NEGATIVE DECLARATION FOR LAMPERTI FARM – DATED
MAY 20, 2022 (STATE CLEARINGHOUSE NUMBER: 2022050515)

Dear Mr. Amelung:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Lamperti Farm (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to mining or suspected mining or former mining activities, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the MND:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. If any sites within the Project area or sites located within the vicinity of the Project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any Project sites with current and/or former mining operations onsite or in the Project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).
3. If any sites included as part of the proposed Project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 [Interim Guidance for Sampling Agricultural Properties \(Third Revision\)](#).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning
and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

From: [Steve Robin](#)
To: [Andrew Amelung](#)
Cc: [Eddie Crandell](#)
Subject: [EXTERNAL] Re: FW: Lamperti Farm
Date: Tuesday, June 21, 2022 10:28:00 AM
Attachments: [image001.png](#)

Hi Andrew,

Thank you for the response. My concern continues as it appears that the only study that was done is looking at a satellite view of the area. Has soil testing been done in and around the grow site to determine if contamination has migrated to the area? With the potential for contamination of a consumable product, does the applicant have liability insurance that adequately covers the potential liability of a defective consumer product?

On Mon, Jun 20, 2022 at 3:13 PM Andrew Amelung <Andrew.Amelung@lakecountycalifornia.gov> wrote:

Hello Steve,

Thank you for your comments and concerns about this issue, as I had similar concerns myself.

I am forwarding you an email chain (see below) that contains a dialogue I had with Gavin McCreary, the Project Manager from the Site Evaluation and Remediation Unit with the Department of Toxic Substances Control, as I was also concerned with the project's proximity to a super fund site. Apparently they looked into it and due to the topography they do not have any further concerns, but they did have some concern with what appears to be mining activity on the other side of Highway 20, which I will be looking into as time warrants.

When you read the email chain below, it may be helpful to start at the bottom and read your way up.

Thanks again for your comments and concerns, and feel free to reach out to me with any further questions you may have.

Sincerely,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: Andrew Amelung

Sent: Thursday, June 9, 2022 1:35 PM

To: 'McCreary, Gavin@DTSC' <Gavin.McCreary@dtsc.ca.gov>

Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirasan@DTSC <Amirasan.Mahjoor@dtsc.ca.gov>

Subject: RE: Lamperti Farm

Hi Gavin,

Thanks for the update, and with that in mind I do not think the phone call is needed at this point. I will follow up on the nearby mining activity and should I have any further concerns I will reach out to you.

Thanks again,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 11:51 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirsasan@DTSC <Amirsasan.Mahjoor@dtsc.ca.gov>
Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

I communicated with DTSC's Project Manager for the Sulphur Bank Mercury Mine (cc'd) yesterday and it did not seem like there would be an issue with the Lamperti Farms project since it seems to be upgradient from the mine. However, satellite imagery of the project area seems to show mining activities across Highway 20 from the proposed Lamperti Farms site. Are you familiar with these activities?

Let me know if you would still like to have a call. I am available at 2pm today.

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Sent: Thursday, June 9, 2022 9:30 AM
To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RE: Lamperti Farm

EXTERNAL:

Hi Gavin,

Would 2pm work for you? And should I reach you at (916) 255-3710?

Based on your comments and knowing that the project is near the Sulphur Bank Mercury Mine Superfund site, I was interested in seeing if you had any particular concerns that might not be able to be mitigated, or any suggestions on things to avoid as the proposal moves forward.

Thanks,



Andrew Amelung

Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 7:17 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

Good morning. I would be happy to discuss the project. I am scarce this morning, but have availability in the afternoon until 3pm and most of tomorrow.

Can you let me know what your specific concerns are?

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Sent: Wednesday, June 8, 2022 3:33 PM
To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RE: Lamperti Farm

EXTERNAL:

Hello Gavin,

Thank you, your comments have been received and added to the project file. Your comments do raise some concern for the project, and I was wondering if you would like to arrange a time to discuss the project further with myself and our Principal Planner, Michael McGinnis. Let me know what you think.

Thanks,



Andrew Amelung

Program Manager

Community Development Department

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Wednesday, June 8, 2022 2:01 PM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Subject: [EXTERNAL] Lamperti Farm

Mr. Amelung,

Please see the attached comments for Lamperti Farm.

Thank you.

Gavin McCreary

Project Manager

Site Evaluation and Remediation Unit

Department of Toxic Substances Control

8800 Cal Center Drive

Sacramento, CA 95826

(916)255-3710

Gavin.McCreary@dtsc.ca.gov

RE: Project Title: Lamperti Farm / Anthony Lamperti; Major Use Permit (UP 20-51); Initial Study (IS 20-75)

Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks, CA

APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-002-37 & 53 (Clustering)

Dear CDD and County Planners,

As homeowners in the Clearlake Oaks Keys development, my husband and I wish to voice our objections to the cannabis application at 1111 Sulphur Bank. In the interest of sustaining the tourism industry of the lake as well as careful management of the environmental impact of agriculture on the lake, we do not support granting the Lamperti Farm a Major Use Permit that will allow the cultivation of cannabis for the long term.

Our first concern is the environmental safety and compliance track record of the farm owner thus far. We are aware that the location has warranted visits and corrective action taken by the DEA and that the owner did not secure the correct permits to begin with, but was later guided in how to do so after being found out of compliance. Despite that intervention, the owner was again cited for burning a damaged crop without a burn permit during a high wind time, despite his new promises in the Major Use Permit application to dispose using compost methods. Over a period of 2 years from 2020 to today, trust has clearly not been built that Anthony Lamperti's interests are in alignment with a community who values the delicate ecosystem of the lake and ever-growing fire danger. With the cyanobacteria presence and the EPA Superfund site in this same part of the lake, we already battle acute environmental threats and simply do not need yet another one to monitor with our already-limited resources.

It should also be noted that this farm is near to 3 housing developments. While Lake County prides itself and relies on various agricultural industries alongside the people who make their homes in the county and along the lake, the location of this particular farm and its accompanying aesthetics are an invasion on the shoreline. The white plastic tenting for irrigation, and the tenting used during the harvest season along with floodlights pointed at the lake 24/7 mar the natural beauty and create an environmental nuisance that surely will deter visitors and residents from enjoying this natural resource.

My husband was born in Lake County and his parents have lived in the Keys for more than 40 years. Eventually we became homeowners in the Keys as well. We have seen how the county has developed over the years, and we do support the growing cannabis agricultural industry and recognize the benefits it can bring to the country. However, as with any new industry, careful and responsible development is crucial, or we risk watching Lake County take a giant step backwards when what it is desperate for is steady movement forwards. Clear Lake is at the center of all of this and demands our protection.

Thank you for your consideration of our opinion and we urge you to gather your own evidence and come to the conclusion that this permit should not be granted.

Sincerely,

Julie Clarkson and Brian Garner

622 Bass Lane

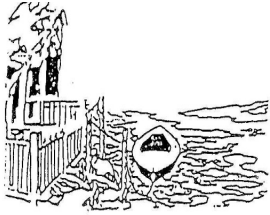
Clearlake Oaks, CA 95423

707-998-3755

julieclarksongarner@gmail.com

brianmatthewgarner@gmail.com

10 June 2022



Clear Lake Keys Property Owners Association Inc.

Preserving the Keys

January 12, 2022

RE: 1111 Sulphur Bank Drive, Anthony Lamperti
11650 High Valley Road, Sourz HVR, Inc

Eddie Crandell, Lake County Supervisor, District 3 Eddie.Crandell@lakecountyca.gov
Mary Darby, Director, Lake County Community Development Dept. Mary.Darby@lakecountyca.gov

The Clear Lake Keys Property Owners Association (POA) represents the 828 properties in the Clear Lake Keys Subdivision in Clearlake Oaks. Over the past few months, we have received many complaints about the Commercial Cannabis Operation at 1111 Sulphur Bank Drive. The POA also held a Special Meeting on January 4, 2022 to hear the concerns of our residences. The POA Board of Directors also has concerns about the 11650 High Valley Road project. The concerns are different for each project, and will be addressed below.

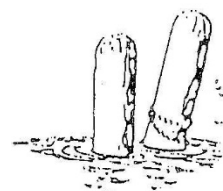
1111 Sulphur Bank Drive, Anthony Lamperti:

This Project is operating under an Early Activation Permit (EAP) The grow site is on a 72 acre parcel and includes 7 additional parcels totaling approximately 411 acres which would allow a grow area of approximately 20 acres. There appears to be another project planned on another 4 or 5 parcels in the same area. One 159 acre parcel appears to be counted in both projects, these 4 additional parcels add another 311 acres and would allow another 15 acres of grow area.

These sites are in plain view from Clear Lake, some parts of the Keys Subdivision, Sulphur Bank Drive, State Highway 20 and the hills just north of Clearlake Oaks.

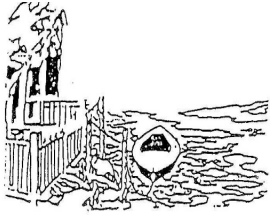
The resident's complaints and concerns were as follows:

- County documents are in disagreement:
Article 27 lists Commercial Cannabis Exclusion Areas that do not include the 1000 foot Buffer from Public or Private Water District Properties. The Commercial Cannabis Exclusion Zone GIS Map and the map included with the required Use Permit Package do include the 1000 foot Buffer from Public or Private Water District Properties. All 7 parcels used for the 1111 Sulphur Bank Drive project would be excluded by the Exclusion Zone Maps. This discrepancy makes it impossible for residences to know where Cannabis can or cannot be grown. We realize the GIS county maps are for general information only, but this is a major error.



P.O. Box 1329, Clearlake Oaks, CA 95423
Email: info.keyspoa@gmail.com
Web: <http://www.clearlakekeyspoa.com/>

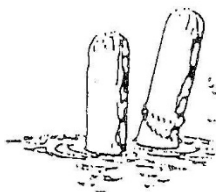
Preserving the Keys



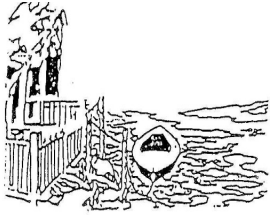
Clear Lake Keys Property Owners Association Inc.

Preserving the Keys

- Possible double counting of 159 acres at 1100 Sulphur Bank Drive:
According to the Northshore Fire Protection District letter dated June 25, 2020, 1100 Sulphur Bank Drive at 159 acres was listed as part of the 1111 Sulphur Bank Drive Project. If it is used for the 1111 Sulphur Bank Drive total area, it cannot be used again for another project.
- Proximity to Clear Lake:
Depending on where you measure to, the distance from the North-West corner of 1111 Sulphur Bank Drive is less than 1000 feet from the edge of Clear Lake
- Clear Lake Water Quality:
The Total Maximum Daily Load Update (TMDL) Report of 2012 for Clear Lake shows the effects of the conversion from pears and walnuts to wine grapes from 2002 to 2010, has this report been updated to include increased acres of wine grapes and cannabis cultivation?
- Obstructing the scenic views:
This project which is covered with white plastic during most of the grow season is located in plain view of both entry and exit channels from the Keys and from some of the Keys residences' homes. Many of our residents use to kayak in the area, but not do not because of the unsightly view of the cannabis grow. The project site is also visible from Sulphur Bank Drive, State Highway 20 just west of town and the hills just north of Clearlake Oaks. Due to the surrounding sloping terrain, it impossible to hide this grow site with fencing.
- Offensive odor from the site:
The offensive skunk smell of growing cannabis has filled the air in much of the Keys from mid August until mid November for the past two years that this project has been in place. We should not have to stay inside to breathe fresh air!
- Lighting and Noise from the site:
The residences living nearest this site have complained about generator or equipment noise and bright lights at night.
- Pesticides, herbicide and erosion runoff into the lake:
Is there a Stormwater Pollution Prevention Plan (SWPPP) in place to prevent pesticides, herbicide and erosion runoff flowing into nearby Clear Lake?



P.O. Box 1329, Clearlake Oaks, CA 95423
Email: info.keyspoa@gmail.com
Web: <http://www.clearlakekeyspoa.com/>



Clear Lake Keys Property Owners Association Inc.

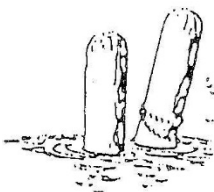
Preserving the Keys

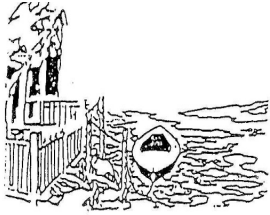
- Destruction of wildlife habitat (animals, birds and fish):
Residences of the Keys enjoy watching the small animals and birds from their boats. That is hard to do when much of the land is covered with white plastic for several months each year.
- Security:
Several residences of the Keys have been stopped and questioned by unknown people when driving on Pomo Road and taking pictures of the project site from the road.
- The difference between Vineyards and Cannabis:
We hear people question what is the difference between a Commercial Vineyard and a Commercial Cannabis Operation? There are several differences, vineyards do not need security, as people are not trying to steal their crop. Grapes vines are planted one time and last for many years, cannabis is replanted every year, and this increases the likelihood of additional sediment runoff into the creeks and lake each year.
- Groundwater:
We are aware that ground water studies are required for Commercial Cannabis Operations, but in light of the ongoing drought and the water concerns of our State and Local government, it does not seem realistic to keep adding any type of new agricultural project to the area.
- No public hearing for Early Activation Permit:
Early Activation Permits do not require public hearing for public comment. The Lake County Community Development Department makes the determination weather or not to grant an Early Activation Permit. Often times the projects are piecemealed together over a period of time without ever looking or even knowing the overall number of projects in a area.

11650 High Valley Road, Sourz HVR, Inc:

At the time of this writing, it is our understanding that the Sourz HVR project of 140 acres has lost an appeal to the Board of Supervisors and would need to reapply as a new project. However there are two additional projects in the area that have applied for Early Activation Permits these are Kelli Partners at 11315 High Valley Road at 119 acres and Monte Cristo Vineyards at 744 Longridge Road at 22 acres.

The Keys POA's concerns for these projects are different. The Clear Lake Keys is far enough away from the High Valley Road sites that most of the issues with the Sulphur Bank Drive project are not concerns of the POA. Our concern with the High Valley Road projects and any other in the area is with storm water runoff into Schindler Creek.





Clear Lake Keys Property Owners Association Inc.

Preserving the Keys

A large area of High Valley drains into Schindler Creek which becomes Schindler Channels after crossing under the bridge at Konocti View. Based on drawings included in the Schindler Creek/High Valley Watershed Report of 2000-2001, Updated 2007, The location of where the creek bed crosses the 0' Rumsey mark has moved south (into the Keys) over 400 feet between 2001 and 2007, this is the length of nine properties in just 7 years. We do not have a current location of where the creek bed crosses the 0' Rumsey, but we believe that it is now much farther south. **The Keys POA believes that there is a direct relationship between farming in High Valley and sediment entering the Keys channel.**

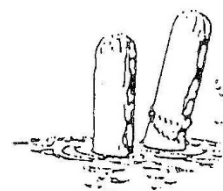
Most of the upstream possible solutions suggested in the report have never been completed.

Recommends for All Cannabis Projects:

- Correct the GIS and Use Permit Package to agree with Article 27 or correct Article 27 to agree with the maps.
- Verify that parcels are not double counted at time of submittal and reject them if they are.
- The TMDL Report needs to be updated for cannabis.
- The current rules for blocking views of cannabis are not working and need to consider that the county is not all level ground. In many locations, the view of the cannabis site is from the hill above the cannabis site and fences do no good.
- Current odor, lighting and noise control rules are not working.
- Verify if SWPPP is required.
- The current rules for Early Activation Permits System are not working. The County Community Development Department should not have the power to grant approval without public hearings and a time limit of only a few weeks should pass before a full Use Permit is granted or denied. Hoop Houses or any other structures should not be allowed with an EAP.

Recommends for High Valley Cannabis Projects:

- The Schindler Creek/High Valley Watershed Report needs to be updated before any High Valley Projects are approved.

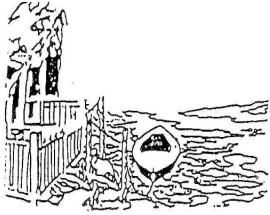


Preserving the Keys

P.O. Box 1329, Clearlake Oaks, CA 95423

Email: info.keyspoa@gmail.com

Web: <http://www.clearlakekeyspoa.com/>



Clear Lake Keys Property Owners Association Inc.

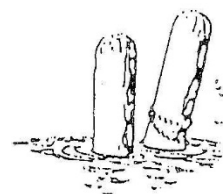
Preserving the Keys

Commercial Cannabis Farming brings a lot of tax money into the county and is much needed, however at what cost to the residences is too much? With all of the above problems it is time for the county to address them before property values start dropping and tax dollars are lost.

Respectively Submitted by the Board of Directors of the Clear Lake Keys POA,

Andrew Basurto, President
Clear Lake Keys Property Owners Association

Cc: Supervisor Sabatier Bruno.Sabatier@lakecountyca.gov
Supervisor Simon Moke.Simon@lakecountyca.gov
Supervisor Scott Tina.Scott@lakecountyca.gov
Supervisor Pyska Jessica.Pyska@lakecountyca.gov



Preserving the Keys

P.O. Box 1329, Clearlake Oaks, CA 95423
Email: info.keyspoa@gmail.com
Web: <http://www.clearlakekeyspoa.com/>

From: [Andrew Amelung](#)
To: ["Steve Robin"](#)
Cc: [Eddie Crandell](#)
Subject: RE: [EXTERNAL] Re: FW: Lamperti Farm
Date: Tuesday, June 21, 2022 10:46:37 AM
Attachments: [image001.png](#)

Hello Steve,

The County currently does not require liability insurance for these kinds of projects, but at the State level all cannabis products are chemically tested for pesticides and contaminants before being allowed to enter the retail market. If any chemical traces of contaminants are detected then the product will not be allowed to enter the retail market and will need to be destroyed.

I am adding your comments and concerns to the appropriate comment folder for this project, and I highly encourage you to bring this issue or any further concerns up at the Planning Commission when the project is presented for approval or denial. Currently the project is still under environmental review and has not been scheduled for a PC hearing at this time.

Thanks again,



Andrew Amelung
Program Manager
Community Development Department
Planning Division – 3rd Floor
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: Andrew.Amelung@lakecountyca.gov

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From: Steve Robin [mailto:steve.robin.sfo@gmail.com]
Sent: Tuesday, June 21, 2022 10:28 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Eddie Crandell <Eddie.Crandell@lakecountyca.gov>
Subject: [EXTERNAL] Re: FW: Lamperti Farm

Hi Andrew,

Thank you for the response. My concern continues as it appears that the only study that was done is looking at a satellite view of the area. Has soil testing been done in and around the grow site to determine if contamination has migrated to the area? With the potential for contamination of a consumable product, does the applicant have liability insurance that adequately covers the potential liability of a defective consumer product?

On Mon, Jun 20, 2022 at 3:13 PM Andrew Amelung <Andrew.Amelung@lakecountyca.gov> wrote:

Hello Steve,

Thank you for your comments and concerns about this issue, as I had similar concerns myself.

I am forwarding you an email chain (see below) that contains a dialogue I had with Gavin McCreary, the Project Manager from the Site Evaluation and Remediation Unit with the Department of Toxic Substances Control, as I was also concerned with the project's proximity to a super fund site. Apparently they looked into it and due to the topography they do not have any further concerns, but they did have some concern with what appears to be mining activity on the other side of Highway 20, which I will be looking into as time warrants.

When you read the email chain below, it may be helpful to start at the bottom and read your way up.

Thanks again for your comments and concerns, and feel free to reach out to me with any further questions you may have.

Sincerely,



Andrew Amelung
Program Manager
Community Development Department
Planning Division – 3rd Floor
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: Andrew.Amelung@lakecountyca.gov

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From: Andrew Amelung
Sent: Thursday, June 9, 2022 1:35 PM
To: 'McCreary, Gavin@DTSC' <Gavin.McCreary@dtsc.ca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirsasan@DTSC <Amirsasan.Mahjoor@dtsc.ca.gov>
Subject: RE: Lamperti Farm

Hi Gavin,

Thanks for the update, and with that in mind I do not think the phone call is needed at this point. I will follow up on the nearby mining activity and should I have any further concerns I will reach out to you.

Thanks again,



Andrew Amelung
Program Manager
Community Development Department
Planning Division – 3rd Floor
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 11:51 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Mahjoor, Amirsasan@DTSC <Amirsasan.Mahjoor@dtsc.ca.gov>

Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

I communicated with DTSC's Project Manager for the Sulphur Bank Mercury Mine (cc'd) yesterday and it did not seem like there would be an issue with the Lamperti Farms project since it seems to be upgradient from the mine. However, satellite imagery of the project area seems to show mining activities across Highway 20 from the proposed Lamperti Farms site. Are you familiar with these activities?

Let me know if you would still like to have a call. I am available at 2pm today.

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>

Sent: Thursday, June 9, 2022 9:30 AM

To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>

Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>

Subject: RE: Lamperti Farm

EXTERNAL:

Hi Gavin,

Would 2pm work for you? And should I reach you at (916) 255-3710?

Based on your comments and knowing that the project is near the Sulphur Bank Mercury Mine Superfund site, I was interested in seeing if you had any particular concerns that might not be able to be mitigated, or any suggestions on things to avoid as the proposal moves forward.

Thanks,



Andrew Amelung
Program Manager

Community Development Department

Planning Division – 3rd Floor

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Thursday, June 9, 2022 7:17 AM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: [EXTERNAL] RE: Lamperti Farm

Andrew,

Good morning. I would be happy to discuss the project. I am scarce this morning, but have availability in the afternoon until 3pm and most of tomorrow.

Can you let me know what your specific concerns are?

Thank you.

-Gavin

From: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Sent: Wednesday, June 8, 2022 3:33 PM
To: McCreary, Gavin@DTSC <Gavin.McCreary@dtsc.ca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RE: Lamperti Farm

EXTERNAL:

Hello Gavin,

Thank you, your comments have been received and added to the project file. Your comments do raise some concern for the project, and I was wondering if you would like to arrange a time to discuss the project further with myself and our Principal Planner, Michael McGinnis. Let me know what you think.

Thanks,

Andrew Amelung
Program Manager
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843



Email: Andrew.Amelung@lakecountyca.gov

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From: McCreary, Gavin@DTSC [<mailto:Gavin.McCreary@dtsc.ca.gov>]
Sent: Wednesday, June 8, 2022 2:01 PM
To: Andrew Amelung <Andrew.Amelung@lakecountyca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Subject: [EXTERNAL] Lamperti Farm

Mr. Amelung,

Please see the attached comments for Lamperti Farm.

Thank you.

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95826
(916)255-3710
Gavin.McCreary@dtsc.ca.gov

From: [Lori Baca](#)
To: [Andrew Amelung](#)
Subject: RE: NOTICE OF INTENT – Mitigated Negative Declaration; UP 20-51 Lamperti Farm I: Commercial Cannabis Cultivation
Date: Monday, June 6, 2022 3:36:21 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Andrew,

The properties listed are all outside of any Special Districts service area, however, the Geyser Effluent Pipeline does run through property 13405 Jensen Rd and between parcels 010-002-58 and 006-520-11. Please have the Developers reach out to our department for any marking and locating of the Geyser Effluent Line and also they need to be aware of the easements in those areas.

Have a wonderful day!

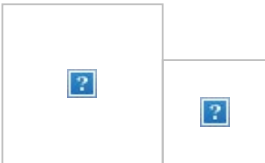
Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Andrew Amelung [mailto:Andrew.Amelung@lakecountyca.gov]

Sent: Friday, May 27, 2022 2:09 PM

To: Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseysvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; jacob.rightnar@dot.ca.gov; jesse.robertson@dot.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; mvigil@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; info@middletownareamercants.com; Tina Rubin <Tina.Rubin@lakecountyca.gov>; larrythompson956@gmail.com; localverification@cannabis.ca.gov; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; yolandatovar@koination.com; dbeltran@koination.com; sjelliott@hoplandtribe.com; cfo@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov;

lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com

Subject: NOTICE OF INTENT – Mitigated Negative Declaration; UP 20-51 Lamperti Farm I: Commercial Cannabis Cultivation

Hello Fellow Agencies,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Major Use Permit (UP 20-51), and Initial Study (IS 20-75) located on ADDRESS. I have attached a copy of the Notice of Intent (NOI) above, to review the Initial Study please visit Query the CEQAnet Database (ca.gov).

COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Lamperti Farm / Anthony Lamperti; Major Use Permit (UP 20-51); Initial Study (IS 20-75)
Project Location: 1111 Sulphur Bank Drive, Clearlake Oaks, CA
APN Nos: 006-520-11 & 12 (Cultivation); 006-520-10, 006-540-02 & 08 and 010-002-37 & 53 (Clustering)

Project Description:

Mr. Anthony Lamperti is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 1111 Sulphur Bank Drive, near Clearlake Oaks, California on Lake County APNs 006-520-11 (Project Parcel). The Project is being proposed with five additional contiguous parcels, APNs 006-520-10, 006-540-02 & 08, and 010-002-37 & 53, which with the Project Parcel comprise the entire 257-acre Project Property.

The proposed commercial cannabis cultivation operation would be composed of ten (10) A-Type 3 "Medium Outdoor" cultivation areas (ranging from 43,200 ft² to 43,500 ft² in size), a 120 ft² Pesticide & Agricultural Chemicals Storage Area (proposed wooden shed), and a 120 ft² Security Room/Building (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas would be native soil amended with compost, worm castings, and organic dairy manure, with drip irrigation systems covered in white plastic mulch to conserve water resources. All water for the proposed cultivation operation would come from an existing onsite groundwater well and ten 5,000-gallon water storage tanks.

Only outdoor cannabis cultivation, harvesting, and preservation activities would be conducted onsite. Cannabis cultivated on and harvested from the Project Parcel, will be dried within Harvest Storage & Staging Areas (engineered fabric structures), then transported to State of California-licensed processing and manufacturing facilities for processing and/or extraction.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-75 will begin on May 25, 2022 and end on June 25, 2022. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email at CannabisCEQA@lakecountyca.gov.

Files attached to this message

Filename	Size	Checksum (SHA256)
01 - Initial Study for UP 20-51 Lamperti Farms (UP 20-51, IS 20-	1.92 MB	be9eed4eb804aecbca1c265e09ce22d8675f16ee4c7f0030143da0f7a2741cc1

75).pdf

02 - Summary Form - Lamperti Farm (UP 20-51, IS 20- 75).pdf	602 KB	e26d0c244631bc6c05c104fd094956b6191b5f1ed701810415a7842960e50d6d
03 - Notice of Completion Form - UP 20-51 Lamperti Farms - Signed.pdf	249 KB	be6884761ec811cc22b2b4666c90a792be7c88f52c54afbc8c348c93b4c194a
Attachment A - Property Management Plan (UP 20- 51).pdf	26.8 MB	8798b88d6bae794ab7482dca0807344ea4f8578953affbad77a63435b823a37a
Attachment B - Site Plans (UP 20-51).pdf	1.88 MB	f16fb869e839d6beb740e100e33364b5238f3e480d5962248c7a1c2bee7c9ba8
Attachment C - Hydrology Study & Drought Management Plan.pdf	12.2 MB	a927588b9a4a771c085d23cda256f08dd294686c38d585455f8a15c50a2d4755
Attachment D - Biological & Botanical Reports.pdf	12.7 MB	2050bd44c4859cc4eddda385d3558edea16418e46715461cfe15a9d5381eee4b
Attachment E - Mitigation Monitoring Reporting Program (MMRP).pdf	209 KB	16c528b4b17352b82712e835e69c7c6cf0932aad67854c22b2a942c2d53d48c3

Please click on the following link to download the attachments:

<https://filetransfer.co.lake.ca.us/message/ICKgGQdmPhEcm8jH0zozZT>

This email or download link can be forwarded to anyone.

The attachments are available until: **Friday, 10 June.**

Message ID: 1CKgGQdmPhEcm8jH0zozZT

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Central Valley Regional Water Quality Control Board

17 June 2022

Andrew Amelung
County of Lake
255 North Forbes Street
Lakeport, CA 95453
Andrew.Amelung@lakecountyca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, UP 20-51 LAMPERTI FARM PROJECT, SCH#2022050515, LAKE COUNTY

Pursuant to the State Clearinghouse's 25 May 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the UP 20-51 Lamperti Farm Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Cannabis General Order

Cannabis cultivation operations are required to obtain coverage under the State Water Resources Control Board's *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order No. WQ 2017-0023-DWQ* (the Cannabis General Order). Cultivators that divert and store surface water (stream, lake, subterranean stream, etc.) to irrigate cannabis also need a valid water right.

The Water Boards Cannabis Cultivation Programs offer an easy-to-use online Portal for cultivators to apply for both Cannabis General Order coverage and a Cannabis Small Irrigation Use Registration (SIUR) water right, if needed. Visit the Water Boards Cannabis Cultivation Programs Portal at:

<https://public2.waterboards.ca.gov/CGO>

Additional information about the Cannabis General Order, Cannabis SIUR Program, and Portal can be found at: www.waterboards.ca.gov/cannabis

For questions about the Cannabis General Order, please contact the Central Valley Water Board's Cannabis Permitting and Compliance Unit at: centralvalleysacramento@waterboards.ca.gov or (916) 464-3291. For questions about Water Rights (Cannabis SIUR), please contact the State Water Board's Division of Water Rights at: CannabisReg@waterboards.ca.gov or (916) 319-9427.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water

Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

From: [Donna Mackiewicz](#)
To: [Jim Feenan](#)
Subject: [EXTERNAL] UP 20-51 Lamperti Farms
Date: Friday, August 5, 2022 10:32:11 AM

Thank you for the opportunity to comment on the Lamperti Farms cannabis project, UP 20-51.

This plan has a lot of discrepancies. This is a prime example of a project that should not be permitted, not only are there so many errors, especially in the field study, that will have negative impacts on the lake's health.

In a Zoom Audubon Advocacy Day Town Hall Meeting, August 3rd, Assemblyperson Cecilia Aguiar-Curry was informed of the August 11th meeting for UP 20-51. She agreed the shoreline should be protected against projects like this. She has devoted a lot of time working towards improving the environmental quality of the lake with AB 707 benefiting Lake County as a first step in helping the local economy through promoting tourism and job creation. I hope she will be able to express her concerns before next week.

The County of Lake should not permit applicants that consistently disregard CEQA guidelines and continue to receive violations.

Lamperti Farms sits at the shoreline of Clear Lake adjacent to the wetlands of Sulphur Bank owned by the Department of the Interior. These wetlands will be impacted according to the proposal, which could compromise water quality. We need assurances that these irreplaceable wetlands will remain unaffected by this project.

USGS is gathering/testing surface water, sediment, mine waste, and fish tissue to better understand how mercury from the Sulphur Bank Mine Superfund site moves through the ecosystem and therefore what actions EPA can take to reduce the uptake of mercury into the fish that people and wildlife want to eat. Where can it be found that the County of Lake has a mitigation and monitoring plan with the USGS plans in mind?

The mitigation for approval does not address a monitoring and reporting plan in detail.

Does the County of Lake have a professional biologist able to identify migrating birds that would arrive on-site pre-planting through the years? Will training of staff be performed in Spanish? So many important details have been left out.

Article 34 Section 21-34 Zoning Ordinance County of Lake CA identifies land that is zoned a scenic combining corridor. The Lamperti project meets all seven applicable features mentioned in 34.2.

The project site is

- in a cannabis-free designation (County GIS)
- is within ¼ mile of 1200 properties – what is the position of Orchard Shores and the Keys POA?
- is within ½ mile of the Elem Pomo Rancheria area – what was the tribal response? How are the archaeological mounds on the property protected now and with the expansion each year? Have all archaeological artifacts and protected areas been identified – the entire parcel was not surveyed by Dr. Parker, Wolf Archaeological. What monitoring has been done since the sensitive findings were identified and was training presented in Spanish to employees?
- Natural Investigations did not conduct a biological survey on the entire parcel only 11 acres, 2 years ago. A lot has changed to Lake County in the past two years. You probably noted all the inconsistencies in the Natural Investigations report. I hope that was followed up on. It was very strange to see on-numbered pages, no signature on the Fish and Wildlife letter and no mention of the sensitive wildlife species - there is no mention of the California Natural Diversity Database (CNDDB) polygon that includes the Long-legged Myotis or Western Pipistrelle or Pallid bats that live here. Even the Osprey nest that has been monitored for years was not mentioned.

Speaking with Geo Graening, Natural Investigation CEO voicing my concerns of the project he said "there are numerous regulatory programs that protect receiving water bodies from Cannabis

sediment & nutrient pollution". What are these programs and who oversees them at CDD? They were not mentioned in the Lamperti Farms report.

The California Natural Diversity Database 2010 maps show the shore is just 417' from the site and makes no mention of the 79' distance from the pond on-site.

As a representative of the longest-running conservation group in Lake County, Redbud Audubon Society, speaking on behalf of the plants and animals that have no voice, I ask you to deny this permit.

Cannabis projects can be grown safely in Lake County and this project site is not the place to grow cannabis safely - even with the mitigated measures proposed.

Thank you,

Donna Mackiewicz

Redbud Audubon Society

576 Surf Lane -1612, Clearlake Oaks, CA 95423

405-227-6020, donnamackiewicz@gmail.com

13245 Surf Lane
Clearlake Oaks, CA 95423

August 4, 2022

Lake County Planning Commission
c/o Lake County Community Development Dept.
Via Email

Subject: Lamperti Cannabis Permit Request

Dear Planning Commissioners:

I am writing in opposition to the request to permit a commercial cannabis operation on Sulphur Bank Road, Clearlake Oaks. This property is very close to the Clear Lake shoreline and is within easy view of boaters and some residents of the Clear Lake Oaks Keys.

My wife and I have been property owners in the Clear Lake Oaks Keys for 19 years and full-time residents for the past 8 years. I am an avid recreational kayaker and during these years I have enjoyed year-round, frequent kayaking the Oaks Arm of Clearlake, especially between Rattlesnake Island the east end of the Oaks Arm. This area is beautiful and I have enjoyed seeing the many bird, mammal and aquatic species that call this part of the lake home.

In the summer of 2020, I was surprised to see from my kayak that a tent city of sorts was being erected in the shoreline property just to the north of the Lamperti cannabis operation. There were 6 to 8 large tents, each approximately 80 ft. by 40 ft. in size. At first, I wondered if the National Guard was setting up a field hospital to assist with the Covid epidemic in Lake County, but I soon learned that this was a cannabis drying operation.

Then in mid-2021 I saw the current Lamperti cannabis development under construction and have observed it from the lake ever since. I oppose the Lamperti cannabis permit application for this property for 2 reasons:

1. This is an inappropriate location for this type of commercial operation because it is so visible to recreational users of Clear Lake. Clear Lake is a wonderful natural resource that is appreciated by residents and visitors to our county. Isn't one of the County's goals to increase tourism to Lake County? If so, why are we

allowing commercial operations such as this cannabis factory to be approved that are clearly visible from the lake?

2. Again, as a frequent kayaker of the Oaks Arm, during the flood years, such as in 2017, I have paddled far inland into areas that normally are not flooded, including close to the current Lamperti operation. This first- person observation, plus now knowing that the subject site is within FEMA's 100 year flood zone, makes me again think that this is the wrong location for this use. What will happen if this property and its contents are flooded? I don't know, but I don't think we should risk possible pollution of Clear Lake by this use.

As a final thought, although I oppose this permit for the above reasons, if it is to be approved I would suggest the following conditions be added to the permit:

1. The property owner must plant and maintain a row of screening vegetation (trees) between the cannabis operation and the lake shore to shield it from view.
2. The property owner must take specific measures to harden the cannabis operation to prevent possible flooding of the property and the release of harmful materials into Clear Lake.

Sincerely,

Paul S Branson

Paul S. Branson

From: [Lake County Community Development - Cannabis](#)
To: [Jim Feenan](#)
Subject: FW: LAMPERTI RANCH-CLEARLAKE OAKS
Date: Friday, August 5, 2022 2:04:52 PM

From: Dena B. [mailto:lvestates@mchsi.com]
Sent: Thursday, August 4, 2022 9:57 AM
To: Lake County Community Development - Cannabis <cannabis@lakecountyca.gov>
Subject: [EXTERNAL] LAMPERTI RANCH-CLEARLAKE OAKS

To Whom it may concern,

I'm sending this email to express my opinion regarding the Lamperti Farms project located at 1111 Sulphur Bank Dr, Clearlake Oaks.

I am a neighbor and have been for 21 years.

Since this project has started I have not felt or seen any negative impact. In fact they have done and managed for the project, the land and the lake with the utmost care and concern in every aspect.

I also know the money for the cleanup of the community has primarily come from this and other legal projects in the sum of about \$1,000,000.00. Not only is this a good and professionally run project, it is also a great asset to our community.

Another positive of this project is, we appreciate as neighbors the fact that it acts as a fire break. Between them and the vineyards surrounding our property, these ranches have made our 170 residents feel more safe. And trust me, we have had fires and they always blow from the south to the north, so this projects location is prime to us.

I hope you take a very good look at this and not take away from how we all benefit from this project. Our county NEEDS this project and others like it.

Thank you for your time,
Dena

DENA BARRON
LAKE VILLAGE ESTATES
www.lakevillageestates.com
400 SULPHUR BANK DR
CLEARLAKE OAKS CA 95423
707*303*5785

From: [Lake County Community Development - Cannabis](#)
To: [Jim Feenan](#)
Subject: FW: [EXTERNAL] Lamperti Project
Date: Friday, August 5, 2022 2:05:02 PM

-----Original Message-----

From: Debbie Henry [<mailto:gagalakeco1@icloud.com>]
Sent: Thursday, August 4, 2022 10:41 AM
To: Lake County Community Development - Cannabis <cannabis@lakecountyca.gov>
Subject: [EXTERNAL] Lamperti Project

We are Ron and Debbie Henry and live at 650 Sulphur Bank Drive, Clearlake Oaks, Ca.
We are close neighbors of the Lamperti Project at 1111 Sulphur Bank Drive, Clearlake Oaks, and we approve of this project.

Sent from Gaga's Pizzle

January 12, 2022

RE: 1111 Sulphur Bank Drive, Anthony Lamperti
11650 High Valley Road, Sourz HVR, Inc

Eddie Crandell, Lake County Supervisor, District 3 Eddie.Crandell@lakecountyca.gov
Mary Darby, Director, Lake County Community Development Dept. Mary.Darby@lakecountyca.gov

The Clear Lake Keys Property Owners Association (POA) represents the 828 properties in the Clear Lake Keys Subdivision in Clearlake Oaks. Over the past few months, we have received many complaints about the Commercial Cannabis Operation at 1111 Sulphur Bank Drive. The POA also held a Special Meeting on January 4, 2022 to hear the concerns of our residences. The POA Board of Directors also has concerns about the 11650 High Valley Road project. The concerns are different for each project, and will be addressed below.

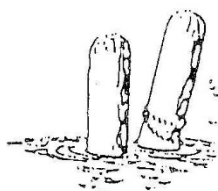
1111 Sulphur Bank Drive, Anthony Lamperti:

This Project is operating under an Early Activation Permit (EAP) The grow site is on a 72 acre parcel and includes 7 additional parcels totaling approximately 411 acres which would allow a grow area of approximately 20 acres. There appears to be another project planned on another 4 or 5 parcels in the same area. One 159 acre parcel appears to be counted in both projects, these 4 additional parcels add another 311 acres and would allow another 15 acres of grow area.

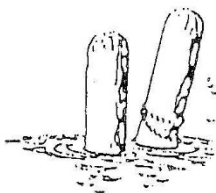
These sites are in plain view from Clear Lake, some parts of the Keys Subdivision, Sulphur Bank Drive, State Highway 20 and the hills just north of Clearlake Oaks.

The resident's complaints and concerns were as follows:

- County documents are in disagreement:
Article 27 lists Commercial Cannabis Exclusion Areas that do not include the 1000 foot Buffer from Public or Private Water District Properties. The Commercial Cannabis Exclusion Zone GIS Map and the map included with the required Use Permit Package do include the 1000 foot Buffer from Public or Private Water District Properties. All 7 parcels used for the 1111 Sulphur Bank Drive project would be excluded by the Exclusion Zone Maps. This discrepancy makes it impossible for residences to know where Cannabis can or cannot be grown. We realize the GIS county maps are for general information only, but this is a major error.



- Possible double counting of 159 acres at 1100 Sulphur Bank Drive:
According to the Northshore Fire Protection District letter dated June 25, 2020, 1100 Sulphur Bank Drive at 159 acres was listed as part of the 1111 Sulphur Bank Drive Project. If it is used for the 1111 Sulphur Bank Drive total area, it cannot be used again for another project.
- Proximity to Clear Lake:
Depending on where you measure to, the distance from the North-West corner of 1111 Sulphur Bank Drive is less than 1000 feet from the edge of Clear Lake
- Clear Lake Water Quality:
The Total Maximum Daily Load Update (TMDL) Report of 2012 for Clear Lake shows the effects of the conversion from pears and walnuts to wine grapes from 2002 to 2010, has this report been updated to include increased acres of wine grapes and cannabis cultivation?
- Obstructing the scenic views:
This project which is covered with white plastic during most of the grow season is located in plain view of both entry and exit channels from the Keys and from some of the Keys residences' homes. Many of our residents use to kayak in the area, but not do not because of the unsightly view of the cannabis grow. The project site is also visible from Sulphur Bank Drive, State Highway 20 just west of town and the hills just north of Clearlake Oaks. Due to the surrounding sloping terrain, it impossible to hide this grow site with fencing.
- Offensive odor from the site:
The offensive skunk smell of growing cannabis has filled the air in much of the Keys from mid August until mid November for the past two years that this project has been in place. We should not have to stay inside to breathe fresh air!
- Lighting and Noise from the site:
The residences living nearest this site have complained about generator or equipment noise and bright lights at night.
- Pesticides, herbicide and erosion runoff into the lake:
Is there a Stormwater Pollution Prevention Plan (SWPPP) in place to prevent pesticides, herbicide and erosion runoff flowing into nearby Clear Lake?

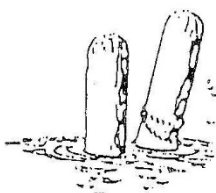


- Destruction of wildlife habitat (animals, birds and fish):
Residences of the Keys enjoy watching the small animals and birds from their boats. That is hard to do when much of the land is covered with white plastic for several months each year.
- Security:
Several residences of the Keys have been stopped and questioned by unknown people when driving on Pomo Road and taking pictures of the project site from the road.
- The difference between Vineyards and Cannabis:
We hear people question what is the difference between a Commercial Vineyard and a Commercial Cannabis Operation? There are several differences, vineyards do not need security, as people are not trying to steal their crop. Grapes vines are planted one time and last for many years, cannabis is replanted every year, and this increases the likelihood of additional sediment runoff into the creeks and lake each year.
- Groundwater:
We are aware that ground water studies are required for Commercial Cannabis Operations, but in light of the ongoing drought and the water concerns of our State and Local government, it does not seem realistic to keep adding any type of new agricultural project to the area.
- No public hearing for Early Activation Permit:
Early Activation Permits do not require public hearing for public comment. The Lake County Community Development Department makes the determination whether or not to grant an Early Activation Permit. Often times the projects are piecemealed together over a period of time without ever looking or even knowing the overall number of projects in a area.

11650 High Valley Road, Sourz HVR, Inc:

At the time of this writing, it is our understanding that the Sourz HVR project of 140 acres has lost an appeal to the Board of Supervisors and would need to reapply as a new project. However there are two additional projects in the area that have applied for Early Activation Permits these are Kelli Partners at 11315 High Valley Road at 119 acres and Monte Cristo Vineyards at 744 Longridge Road at 22 acres.

The Keys POA's concerns for these projects are different. The Clear Lake Keys is far enough away from the High Valley Road sites that most of the issues with the Sulphur Bank Drive project are not concerns



of the POA. Our concern with the High Valley Road projects and any other in the area is with storm water runoff into Schindler Creek.

A large area of High Valley drains into Schindler Creek which becomes Schindler Channels after crossing under the bridge at Konocti View. Based on drawings included in the Schindler Creek/High Valley Watershed Report of 2000-2001, Updated 2007, The location of where the creek bed crosses the 0' Rumsey mark has moved south (into the Keys) over 400 feet between 2001 and 2007, this is the length of nine properties in just 7 years. We do not have a current location of where the creek bed crosses the 0' Rumsey, but we believe that it is now much farther south. **The Keys POA believes that there is a direct relationship between farming in High Valley and sediment entering the Keys channel.**

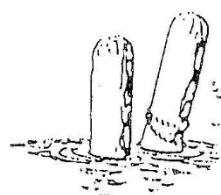
Most of the upstream possible solutions suggested in the report have never been completed.

Recommends for All Cannabis Projects:

- Correct the GIS and Use Permit Package to agree with Article 27 or correct Article 27 to agree with the maps.
- Verify that parcels are not double counted at time of submittal and reject them if they are.
- The TMDL Report needs to be updated for cannabis.
- The current rules for blocking views of cannabis are not working and need to consider that the county is not all level ground. In many locations, the view of the cannabis site is from the hill above the cannabis site and fences do no good.
- Current odor, lighting and noise control rules are not working.
- Verify if SWPPP is required.
- The current rules for Early Activation Permits System are not working. The County Community Development Department should not have the power to grant approval without public hearings and a time limit of only a few weeks should pass before a full Use Permit is granted or denied. Hoop Houses or any other structures should not be allowed with an EAP.

Recommends for High Valley Cannabis Projects:

- The Schindler Creek/High Valley Watershed Report needs to be updated before any High Valley Projects are approved.

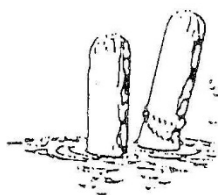


Commercial Cannabis Farming brings a lot of tax money into the county and is much needed, however at what cost to the residences is too much? With all of the above problems it is time for the county to address them before property values start dropping and tax dollars are lost.

Respectively Submitted by the Board of Directors of the Clear Lake Keys POA,

Andrew Basurto, President
Clear Lake Keys Property Owners Association

Cc: Supervisor Sabatier Bruno.Sabatier@lakecountyca.gov
Supervisor Simon Moke.Simon@lakecountyca.gov
Supervisor Scott Tina.Scott@lakecountyca.gov
Supervisor Pyska Jessica.Pyska@lakecountyca.gov



November 12, 2021

Lake County Board of Supervisors
255 N. Forbes St.
Lakeport CA 95453

Attn: Honorable Board Chairman Sabatier
Supervisor Crandell, Supervisor Simon,
Supervisor Scott and Supervisor Pyska

Dear Honorable Board Chair and Members of the Lake County Board of Supervisors;

Former Lake County Board Member Steele established the East Region Town Hall, or EaRTH Committee during his term and we have continued serving the county and Supervisor Crandell. The EaRTH Committee is very concerned by the immediate actions and apparent disregard to the citizens' concerns, particularly as it involves significant changes with Commercial Cannabis Cultivation in our district; Supervisorial District 3. Our growing concern has expanded among many residents with District 3, but the largest concentrations of your constituents live in the communities of Clearlake Oaks, Spring Valley and Southern border of the District 3 near Sulphur Bank Mine and North Dr areas and it is those areas that EaRTH represents.

The primary concerns of our residents consist of Commercial Cannabis Cultivation related to odor(s), increased traffic, pesticides and or chemicals being used on the lands and in nearby waterways that impact Clear Lake and local wells. Property owners and residents are concerned about their safety of local water consumption, both the immediate and long-term water shed, as well as issues that we expect will increase particularly near the large, approved cannabis grows your board has already approved. Citizens and residents near these large grows have reported cases of excessive noise and light disturbances. Families have noted commercial security elements near their homes that are apparently now needed to protect this newest classification of crop being grown near homes.

EaRTH has identified these initial large commercial cannabis operations:

Sourz HVR, Inc.;	11650 High Valley Road – 140 acres cannabis cultivation*
Anthony Lamperti;	1111 Sulphur Bank Road – 11 acres cannabis cultivation*
NEW APPLICANTS Kelli Partners LLC;	11315 High Valley Road – 119 acres proposed cultivation*
Monte Cristo Vineyards LLC;	744 Longridge Road – 22 acres proposed cultivation*

* Converted from square feet to acres per Lake County cannabis applications.

EaRTH is also aware that the Early Activation Permit process, as it is used only requires the approval of the Zoning Administrator/CDD Director. If this is now the case, we would request immediate intervention as there is clearly no provision for public input and since we have listed a number of issues impacting the quality of life for our homes, within our neighborhoods and now in our communities. EaRTH believes that had there been a process by which "Public Input" were solicited or required, this would have mitigated the number of complaints received by EaRTH and requiring the members to request I provide this notice.

Furthermore, EaRTH understands that both of the larger Commercial Cannabis Cultivation operations, specifically the Sourz and Lamperti cultivations were approved via The Early Activation Permitting process and have now been in operation from April – November, 2021. Please consider this as a strong request from the

citizens in District 3, the area most impacted by these decisions, that the Early Activation Permitting be immediately terminated due to the lack of notification and lack of public input prior to allowing the permit.

Below are just a few of the observed offenses that have been brought to our (EaRTH) attention:

- I. From Spring Valley with citizens:
 - A. Theft and contamination of water - specifically at N. Cache Creek and Wolf Creek.
 - B. Pesticide and Herbicide usage.
 - C. An uptick in crime (i.e. theft of gasoline, theft of water/utilities, the shooting of guns in a residential community, speeding and reckless driving in the neighborhoods.
 - D. Other issues include, but are not limited to; loud generators running both day and night, offensive odor of marijuana and illegal fencing contributing to blight.

The above issues were brought to our attention and we are the local committee representing them. These residents believe that the Board of Supervisors for the Lake County need to address these issues immediately. Your EaRTH Committee requests that your Honorable Board see these issues as more than just revenue that cannabis will bring to the county, but to the quality of life for our families, neighborhoods and communities of the county. We all understand that commercial cannabis could bring large economic increase, as well as tax base for Lake County, but we ask at what cost? Please reconsider the process and more importantly readdress the need for public input as if these commercial cannabis cultivation farms were a few feet or yards from your home.

EaRTH is concerned about the quality of life of our citizens of today and our families of tomorrow. Furthermore, we are concerned about the impacts to the business owners, visitors and of course the families have already lost their quality of life in our community and should not be expected to tolerate these significant changes with no means of input.

Therefore, as the EaRTH Committee Chair, I personally ask that these significant concerns are no longer overlooked, or worse that individual's complaints are "swept under the rug" due to potential revenue that could be generated by these large commercial cannabis farms. Our fear is that if things don't get fixed soon, further action including but not limited to legal action could be considered by anyone that feels they could. Thank you for this time and for the time required to resolve this very important matter.

Respectively Submitted,

Denise Loustalot
Chairman East Region Town Hall

James Burton
Vice Chairman East Region Town Hall

Pamela Kicenski
Committee Member East Region Town Hall

Tony Morris
Committee Member East Region Town Hall

Sheet1

PETITION TO OPPOSE LAMPERTI FARMS CANNABIS CULTIVATION UP 20-51

The following people have signed a petition opposing the Lamperti Farms UP20-51 Project due to visibility, proximity to lake and communities, size of the project, noise and odor issues. Due to covid issues, most of the petition was held on the website Change.org. While 294 people have signed to date, we have only included the 124 petitioners that are county residents, property owners and frequent visitors concerned about projects like this on the Clear Lake shoreline.

	Name	City	State	Postal Code	Country	Signed On
1	Richard Mackiewicz	Clearlake Oaks	CA	95423	US	7/10/2022
2	Pamela Lyons	Corning	CA	96021	US	7/14/2022
3	Chuck Lamb	Clearlake Oaks	CA	95423	US	7/16/2022
4	Cissy Brazil	Clearlake	CA	95422	US	7/17/2022
5	Elaine Berringer	Clearlake Oaks	CA	95423	US	7/17/2022
6	Linda Swesey	Kelseyville	CA	95451	US	7/17/2022
7	Pamela Kicenski	Clearlake Oaks	CA	95531	US	7/17/2022
8	Randall Wilk	Clearlake Oaks	CA	95423	US	7/17/2022
9	STEVEN ROBIN	CLEARLAKE OAKS	CA	95423	US	7/17/2022
10	Candice Herman	Clearlake oaks	CA	95423	US	7/18/2022
11	Denise Moore	Fairfield	CA	94533	US	7/18/2022
12	Don Van Pelt	Clearlake Oaks	CA	95423	US	7/18/2022
13	Julie Clarkson	Clearlake Oaks	CA	95423	US	7/18/2022
14	Kathy garner Garner	Clearlake Oaks	CA	95423	US	7/18/2022
15	Michael Herman	Clearlake Oaks	CA	95467	US	7/18/2022
16	Olga Martin Steele	CLEARLAKE OAKS	CA	95423	US	7/18/2022
17	Roberta Lyons	Clearlake	CA	95422	US	7/18/2022
18	Susan King	Clearlake Oaks	CA	95423	US	7/18/2022
19	Deborah Benson Miller	Clearlake Oaks	CA	95423	US	7/19/2022
20	Dianne Conway-Long	Clearlake Oaks	CA	95423	US	7/19/2022
21	Don Whittier	Clearlake Oaks	CA	95423	US	7/19/2022
22	Monica Rosenthal	Middletown	CA	95461	US	7/19/2022
23	Shelly Selzer	Clearlake Oaks	CA	95423	US	7/19/2022
24	Mia Ruiz	Clearlake Oaks	CA	95423	US	7/20/2022
25	Fabiola Arroyo	Pinole	CA	94564	US	7/21/2022
26	Georgina Guardado	Lakeport	CA	95453	US	7/21/2022
27	Jerry Edgington	Clearlake Oaks	CA	95423	US	7/21/2022
28	Kenneth Joachim	Glenhaven	CA	95134	US	7/21/2022
29	Angie Steele	Clearlake	CA	95422	US	7/23/2022
30	Carol Schepper	Lucerne	CA	95458	US	7/23/2022
31	Eric Bechler	Clearlake Oaks	CA	95423	US	7/23/2022
32	Kirstin Spraktes	Clearlake Oaks	CA	95423	US	7/23/2022
33	Matt Askim	Lower Lake	CA	95457	US	7/23/2022
34	Ruth Cherepko	Clearlake oaks	CA	95423	US	7/23/2022
35	Susan BURTON	Clearlake	CA	95422	US	7/23/2022
36	Twila Bechler	Clearlake Oaks	CA	95423	US	7/23/2022
37	Colleen Beardsley	Nice	CA	95464	US	7/24/2022
38	Jonothan Benefield	Lucerne	CA	95458	US	7/25/2022
39	Barbsra Higmam	Clearlake Oaks	CA	95423	US	7/30/2022
40	Bill and Judy Rett-Barnes	Clearlake	CA	95422	US	7/30/2022

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41	Janis Schlickemayer	Clearlake Oaks	CA	95423 US	7/30/2022
42	Katherine Lindsley	Kelseyville	CA	95451 US	7/30/2022
43	Marilyn Waits	Kelseyville	CA	95451 US	7/30/2022
44	Rebecca Santos	Clearlake	CA	95422 US	7/30/2022
45	sally west	Clearlake	CA	95422 US	7/30/2022
46	tina Wasson	Lakeport	CA	95453 US	7/30/2022
47	Laura Wilhelm	Memphis	TN	38115 US	7/30/2022
48	Marsha Lee	Cloverdale	CA	95425 US	7/30/2022
49	Peter Bloom	Tustin	CA	92780 US	7/30/2022
50	Ada Fogal	Clearlake	CA	95422 US	7/31/2022
51	Angie Newman	Kelseyville	CA	95451 US	7/31/2022
52	Judy Teichert	Clearlake	CA	95422 US	7/31/2022
53	Katie Moore	Middletown	CA	95461 US	7/31/2022
54	Kelley Shannon	Clearlake Oaks	CA	95423 US	7/31/2022
55	Linda Davidson	Lucerne	CA	95458 US	7/31/2022
56	Lisa Pena	Kelseyville	CA	95451 US	7/31/2022
57	marylee guinon	Sebastopol	CA	95472 US	7/31/2022
58	Nancy Richardson	Santa Rosa	CA	95404 US	7/31/2022
59	Deborah Legan	Clearlake Oaks	CA	95423 US	7/8/2022
60	Donna Mackiewicz	Clearlake Oaks	CA	95423 US	7/8/2022
61	Jesse Cude	Hidden Valley	CA	95456 US	7/8/2022
62	Lori Correia	Hidden Valley	CA	95423 US	7/8/2022
63	Angela Moskow	Los Angeles	CA	90060 US	7/8/2022
64	Kate Marianchild	Ukiah	CA	95482 US	7/8/2022
65	Lisa Maloney	Goodfield		61742 US	7/8/2022
66	Xiaoling Wang	Middlesex	NJ	8824 US	7/8/2022
67	Erica Lundquist	Witter Sprongs	CA	95493 US	7/9/2022
68	Jennifer Mesquita	Clearlake Oaks	CA	95423 US	7/9/2022
69	Maria Kann	Clearlake Oaks	CA	95423 US	7/9/2022
70	Tina Kuehne	south san francisco	CA	94080 US	7/9/2022
71	Cissy Brazil	Lakeport	CA	95453 US	8/1/2022
72	Debe Semon	Clearlake Oaks	CA	95423 US	8/1/2022
73	Leslie Coggan	Hidden Valley Lake	CA	95467 US	8/1/2022
74	Maria Kann	Clearlake Oaks	CA	95423 US	8/1/2022
75	Mark Lipps	Kelseyville	CA	95451 US	8/1/2022
76	Pauline Bradley	Clearlake	CA	95422 US	8/1/2022
77	Sam Boucher	Clearlake	CA	95422 US	8/1/2022
78	Shawna McEwen	Clearlake	CA	95422 US	8/1/2022
79	Stan Archacki	Clearlake Oaks	CA	95423 US	8/1/2022
80	steve bongue	clearlake oaks	CA	95423 US	8/1/2022
81	Suzanne Holt	Clearlake	CA	95422 US	8/1/2022
82	William McHugh	Hidden Valley Lake	CA	95467 US	8/1/2022
83	Bill Krawetz	Sebastopol	CA	95472 US	8/1/2022
84	Jeanne Chinn	Sebastopol	CA	95472 US	8/1/2022
85	Wendy Navarro	Edmond	OK	73025 US	8/1/2022
86	Cindi Brand	Clearlake oaks,	CA	95423 US	8/2/2022
87	Claudia Lindheimer	Clearlake Oaks	CA	95423 US	8/2/2022
88	David Rinker	Upper Lake	CA	95485 US	8/2/2022
89	winifred cary	Clearlake Oaks	CA	95423 US	8/2/2022
90	Bob Schoenherr	Kelseyville	CA	95451 US	8/3/2022
91	Brad Wight	Clearlake	CA	95422 US	8/3/2022

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92	Charmaine Angeja-Bonge	Clearlake Oaks	CA	95423 US	8/3/2022
93	Cynthia Powell	Lakeport	CA	95453 US	8/3/2022
94	Dawn Painchaud	Clearlake	CA	95422 US	8/3/2022
95	Debbie Doran	Loch lomond	CA	95461 US	8/3/2022
96	Diana Hamilton Smith	Lakeport	CA	95453 US	8/3/2022
97	Donna Curnutt	Clearlake	CA	95422 US	8/3/2022
98	Eileen McSorley	Lakeport	CA	95453 US	8/3/2022
99	Francia Sparynski	Clearlake Oaks	CA	95423 US	8/3/2022
100	groff Joanne	Lakeport	CA	95453 US	8/3/2022
101	Hailey Miller	Lucerne	CA	95458 US	8/3/2022
102	Hope Conatser	Clearlake	CA	95422 US	8/3/2022
103	Jean McNally	Lakeport	CA	95422 US	8/3/2022
104	Jennifer Beitman	Kelseyville	CA	95451 US	8/3/2022
105	Kim Riley	Kelseyville	CA	95451 US	8/3/2022
106	Lianne Campodonico	Lakeport	CA	95453 US	8/3/2022
107	Malia Ferdolage	Clearlake	CA	95422 US	8/3/2022
108	Moore Nora	Cobb	CA	95426 US	8/3/2022
109	NORA GRyder	Clearlake	CA	95422 US	8/3/2022
110	Olivia Cude	Hidden Valley	CA	95457 US	8/3/2022
111	Oscar Dominguez	Lakeport	CA	95453 US	8/3/2022
112	Paula Mann	Clearlake	CA	95422 US	8/3/2022
113	Rashell Fenton	Kelseyville	CA	95451 US	8/3/2022
114	richard hoffman	Lakeport	CA	95453 US	8/3/2022
115	Robert Pedro II	Kelseyville	CA	95451 US	8/3/2022
116	Sabrina Conatser	Clearlake	CA	95422 US	8/3/2022
117	Shelley Esson	Clearlake	CA	95422 US	8/3/2022
118	Sherri Stanley	Lakeport	CA	95453 US	8/3/2022
119	Suzanne Chandler	Clearlake	CA	95422 US	8/3/2022
120	Taylor Kramer	Kelseyville	CA	95451 US	8/3/2022
121	Teresa Braskat	Clearlake	CA	95422 US	8/3/2022
122	Teresa Stennett	Clearlake	CA	95423 US	8/3/2022
123	KELLY SPIKER	Santa Ana	CA	92701 US	8/3/2022
124	Anna Ransome	Graton	CA	95444 US	8/3/2022




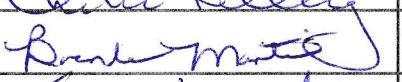
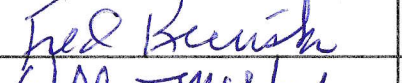
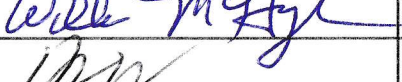


Petition to Oppose the Lamperti Farms/Sulphur Bank Drive Cannabis Cultivation Project

The applicant, Lamperti Farms, is requesting approval of a Major Use Permit for commercial cannabis cultivation of 12-14 acres of marijuana on APN 006-520-11, 1111 Sulphur Bank Drive in Clearlake Oaks near the Clear Lake shoreline.

We are a group of residents and property owners opposing the project's approval. This project has been operating for two years under Early Activation. Our concerns are real and include:

- Proximity to the Community Growth Boundary, Keys POA, Orchard Shores and Lake Village Estates.
- Proximity to the Clearlake Oaks Water District property.
- Proximity and visibility on the Clear Lake shoreline as well as from upper elevations
- Increased water usage during a drought.
- Noise and odors, night-time lighting for a majority of the year.
- Size of the project and potential for increased crime.
- Decreased property values and real estate disclosures

This project is too large, and too close to our community and the lake. We request that the County of Lake Planning Commission and Planning Department deny the use permit.

Name	Signature	Address	Email/Phone	Date
Randy Wilk		12297 Alta Vista Dr	randywilk@gmail.com	7/6/2022
Kalim Wornat		12353 Alta Vista Dr	Kalimurnat@yahoo.com	7/6/22
STEVEN ROBIN		12957 Keys Blvd	STEVE ROBIN GEOGRAPHIC.COM	7/15/22
Christine Kelley		13247 Ebbtide Vlg.	chrysannacanna@gmail.com	8/1/22
Brenda Martin		13498 Driftwood Village	Gowinase.comcast.net	8/1/22
FRED KICANSKI		13137 Keys Blvd	FLICENDU@GMAIL	8/3/22
WILLIAM McHUGH		12753 BLUE HORIZON CT	PATRIMACH@BSCGLOBAL.NET	8/3/22
HOLLY HARRIS		11957 Widgum Way	vtnc@scw	8/7/22

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- Size of the project and potential for increased crime.
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Name	Signature	Address	Email/Phone	Date
K. Lauer	Kathleen Lauer	13287 EBBTIDE VILLAGE	—	7-7-2022
Brenta martin	Brenta Martin	13498 DRAFTWOOD VILLAGE, CLO	707-998-1323	7/6/2022
DON WHITTIER	Don Whittier	13329 Everglade BLVD, CLO		7/6/2022
Tyler Smith	Tyler Smith	13553 DRAFTWOOD VLG CLO	916-458-2320	7/6/2022
Brian Gurnes	Brian Gurnes	622 Bass Lane		7/8/2022
Julie Clarkson	Julie Clarkson	622 Bass Lane	541-255-3550	7/13/2022

Petition to Oppose the Lamperti Farms/Sulphur Bank Drive Cannabis Cultivation Project

The applicant, Lamperti Farms, is requesting approval of a Major Use Permit for commercial cannabis cultivation of 12-14 acres of marijuana on 11-1111 Sulphur Bank Drive in Clearlake Oaks near the Clear Lake shoreline.

the project's approval. This project has been operating for two years under Early

The applicant, Lamperti Family, APN 006-520-11, 1111 Sulphur Bank Drive in Clearlake Oaks near the Clearlake Oaks Water District property. This project has been operating for two years under Early Activation. Our concerns are real and include:

- Proximity to the Community Growth Boundary, Keys POA, Orchard Shores and Lake Village Estates.
- Proximity to the Clearlake Oaks Water District property.
- Proximity to the Clearlake Oaks Water District property.

- Proximity to the Community Growth Boundary, Keys POA, Orchard Shores and Lake Village Estates.

- This project is too large, and too close to our community and the lake. We request that the County of Lake Planning Commission and Planning Department deny the use permit.
- | Address | Email/Phone | Date |
|---------|------------------------|------|
| | hans.kind@virginia.com | |

[illegible]



At 500 signatures, this petition is more likely to be **featured in recommendations!**

Take action now

Dashboard

Petition

Edit

Comments



Clear Lake Shoreline and Cannabis

295 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be **featured in recommendations!**



[Donna Mackiewicz](#) started this petition to CA Cannabis Control, Head of Department County of Lake, CA Planning Commission

257-acres of commercial cannabis on our Clear Lake shoreline - in Lake County's Scenic Corridor designation - is this something you support?

Join us and sign this petition for a protected shoreline community for Clear Lake.

Share this petition



At 500 signatures, this petition is more likely to be **featured in recommendations!**

We believe the project will negatively affect our health, quality of life, property values, and there are animals that visit/live in the area that may not be able to handle the development. Many species like the Long-legged Myotis and Western Pipestrelle that live in the Keys were not addressed in the initial study. Peregrine Falcons frequent the area each year and Osprey nest within sight of the project.

Cannabis studies with animals, especially birds and bats, should be a concern along with all the obvious impacts in our Scenic Corridor.

Lake County planners might be moving too fast...an Environmental Impact Study should have been completed before considering this project as the impacts are so great.

Planned are TEN minimum outdoor cultivation areas, chemical storage shed, security building. Water would come from ten 5,000-gallons tanks (which should be monitored to make sure direct lake water is not taken) Harvest storage and staging areas will be constructed and then transported.

Remember cannabis is NOT agriculture.

Please sign the petition and show your support for a Lake County we can be proud of.

Updates

Keep your supporters engaged with a news update. Every update you post will be sent as a separate email to signers of your petition.

[Post an update](#)

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