

November 7, 2018

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Lake Community Development Department, Planning Division

Attn: Mark Roberts, Associate Planner

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Sub: Project Title: Agronyca, LLC dba Hedne Farms
Project Location: 8959 Wight Way, Kelseyville, CA 95451
Major Use Permit, UP 16-08 (Commercial Lavender and Chamomile Farm)
Major Use Permit, UP 18-06, Early Activation, EA 18-02 (Cultivation of Commercial Cannabis A-Type 3
Outdoor License) & Initial Study 18-10 (Formally IS 17-23)

Dear Mr. Roberts:

As property owners immediately adjacent to the proposed project for the development of a Commercial Lavender/Chamomile facility and Commercial Cannabis Cultivation facility at 8959 Wight Way, Kelseyville, CA 95451, my wife and I received the County of Lake's "Notice of Intent to Adopt a Mitigated Negative Declaration" document from the Lake County Community Development Department's Planning Division. We are offering this letter as a representation of some of our concerns regarding the Lavender/Chamomile/Cannabis project.

While reviewing the plans for the project, it was disheartening to learn that one of our neighbors (Agronyca LLC) would even consider having an industrial activity such as lavender/chamomile essential oil fabrication as part of their Lavender/Chamomile/Cannabis facility after the recent fires in our area. Are Agronyca and the County of Lake actually serious about potentially allowing this kind of industrial project in such a rural area? We have been evacuated from our home in Kelseyville 4 different times since June of 2018 due to fires. The main reason the Agronyca property didn't burn in two of those fires was due to the excellent work of Cal Fire helicopter and ground crews using the water from the pond on our property that was close by. Without Cal Fire's substantial efforts and large amounts of local water resources the entire communities around Adobe Creek and Kelsey Creek may have burned, reducing all of our homes to ashes. Industrial manufacturing processes clearly have no place in areas zoned Rural Lands. Industrial processes used for the production of items like essential oils belong only in areas zoned "Industrial". The manufacturing and storage of flammable essential oils is a perfect example of why the County of Lake has properties that are zoned for industrial applications. It is our sincere hope that Lake County continues to do its best to stay as fire safe and industrial safe as possible in the future. We have no desire whatsoever to be evacuated from our homes 4 more times in 2019, especially due to inappropriate zoning allowances by the county.

In addition to the issues detailed above, we have a variety of other concerns regarding the Agronyca project that we would like to take the time to address with the Planning Department.

1. The amount of traffic and size of vehicles traveling down the project's one lane dirt road through an easement with 4 separate property owners is remarkably underestimated by Agronyca and the County of Lake. The fact that a small business owner in Lake County is suggesting they can somehow control the use of only small size delivery trucks by FedEx, UPS and other commercial trucking companies is complete nonsense. As a business owner in Lake County, I have tried to operate a similar small vehicle delivery practice whenever possible and I can assure the county that Agronyca cannot guarantee the size of every delivery truck coming to their facility on any given day.

In regards to the daily traffic to the facility other than delivery trucks, we find the following issues to be essential considerations:

- a. Two adult drivers living on the property as has been the case for the last 30 years prior to Agronyca's purchase of the property would result in a maximum of 4-6 trips in and out on the easement's one lane dirt road each day.
- b. Two adult drivers living on the property today making the same 4-6 trips per day, plus up to 5 employees making 2-4 trips each day brings the potential maximum total per day from 6 to 26,

Attachment 8

which is an increase of 333%. If more than three times the amount of traffic was active on Highway 29 each day going forward wouldn't the Planning Department find that to be significant?

2. What impact will the amount of water used at the facility have on the local aquifer?
3. What impact will the amount of water used at the facility have on the springs that feed our neighboring pond?
4. We feel the County of Lake is wrong in its environmental assessment of the Lavender/Chamomile and Cannabis facility's impact regarding water run-off from the facility. There is a seasonal creek that runs directly behind and downhill from Agronyca's cannabis growing area and then straight into the pond on our property, which is a major concern to us.
5. How will the project guarantee the safety of the diverse ecosystem that our pond supports from the hazardous materials being used at their facility? The list of occasional inhabitants in and around the pond includes White Tailed Kites, Bald Eagles, Golden Eagles, Osprey, Ring-tailed Cats, Purple Martins, River Otters, and Western Pond Turtles, to name a few.
6. What specific fertilizers, pesticides, solvents and extraction methods does the project plan on using at their facility?
7. How much of each material will be onsite at their facility at any one time?
8. Will the county or state be inspecting the project frequently to ensure all of these materials are stored, used, and disposed of properly at the facility?

A one lane dirt road that passes through four properties is the only way to reach the Agronyca project's facility by a law abiding citizen. However, people involved in stealing a large amount of cannabis would have no problem accessing the growing/drying facility from virtually all of the neighboring properties that surround the proposed project. How exactly does the County of Lake plan to ensure the safety of the citizens on the cannabis cultivation facility's neighboring properties? Surely the county understands that permitting this type of large scale cannabis cultivation in our neighborhood sends the message that potential tax revenues are far more critical to the county than the safety of its non-cannabis growing citizens in the area. Why would any rational neighbor continue to invest money and resources in their property when they feel their safety is at risk and their property value is dropping due to the cannabis cultivation activities going on next door? Allowing this type of development for properties zoned Rural Lands is what creates major zoning concerns in Lake County and we believe it prevents future investment in our community by non-cannabis growers.

In closing, we wish to reiterate our number one concern that no industrial oil extraction method resulting in any type of flammable material should be acceptable for this project under any circumstance.

Thank you for your time regarding this matter.

Sincerely,

Rick & Wendy Reynolds

Mark Roberts

From: Rick Reynolds <rreynolds@reynoldssystems.com>
Sent: Monday, November 12, 2018 4:18 PM
To: Mark Roberts
Cc: Rob Brown
Subject: Commercial Lavender-Chamomile & Cannabis Cultivation Project; Major Use Permit, UP 16-08
Attachments: Lake County Community Development Department Planning Division Letter Lavender-Chamomile-Cannabis Project Major Use Permit 16-08.pdf

Mark,

Attached you will find a letter regarding the concerns of my wife and I for the County of Lake's Notice of Intent to Adopt a Mitigated Negative Declaration for Use Permit, UP 16-08 for the Lavender/Chamomile project, and Major Use Permit, UP 18-06, Early Activation, EA 18-02 (Cultivation of Commercial Cannabis A-Type 3 Outdoor License) & Initial Study 18-10 .

If possible, please let us know what date the hearing for the project is scheduled for, so we can make plans to attend.

Thank you.

Rick Reynolds

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