


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">XX. WILDFIRE</p> <p><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The site is flat, and has a moderate risk of wildfire. The street that serves the site is Butts Canyon Road, a paved street with 2' wide shoulders (see photo below).</p>  <p>The cannabis cultivation use will not generate a significant number of daily trips. This general area is no more prone to high fire risk than most other sites in Lake County. Further, the trips generated by this use will be roughly the equivalent of a single family dwelling (around 10 average daily trips) based on the number of employees proposed.</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>The site is flat, and the mapped risk of wildfire is 'moderate'.</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>No additional wildfire-related site improvements appear to be needed.</p> <p>Less than Significant Impacts.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>There is little chance of risks associated with post-fire slope runoff, instability or drainage changes given the flatness of the site.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
<p align="center">XXI. MANDATORY FINDINGS OF SIGNIFICANCE</p>						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,		X			<p>The project proposes a Cultivation of Commercial cannabis in previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?						
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural, Hazards and Hazardous Materials, Noise and Tribal Resources, Hazards & Hazardous Materials and Noise. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Cultural, Hazards and Hazardous Materials, Noise and Tribal Resources, Hazards & Hazardous Materials and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. Sunny S Farms Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by the Huffman-Broadway Environmental Group, dated March 25, 2019.
14. Cultural Site Assessment Survey – Jay Flaherty, dated March 25, 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County

19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – June 1, 2019

ITEM 2
9:05 AM
JUNE 27, 2019

Eric Porter

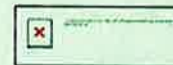
From: mail@changemail.org
Sent: Tuesday, June 25, 2019 5:59 PM
To: Eric Porter
Subject: 100 more people signed "Petition for legal and responsible Cannabis cultivation 19424 Butts Canyon Rd Middletown"



New signatures

Eric.Porter@lakecountycal.gov – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Petition for legal and responsible Cannabis cultivation
19424 Butts Canyon Rd Middletown



Petition by Shannon Sanders 100 supporters

**100 more people signed
in the last 10 hours**

[View petition](#)

RECENT SUPPORTERS



Bo Murphy

Middle Valley Lake Jun 26, 2019

Because bring any and all business to lake county



Tara Gallagher

Shasta Cove CA Jun 26, 2019

Let the ganja grow



Marriah Harbison

This is going about it in the right way!



Natasha García

I support projects made with care and love.



JENEEL MILLER

Because this is the right thing to do....10VE

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On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

[response](#) [post a](#)

Eric Porter

From: Diana Hawkins <eaklehawkins@gmail.com>
Sent: Tuesday, June 25, 2019 9:52 AM
To: Eric Porter; Dist1 PlanningComm; Dist2 PlanningComm; Dist3 PlanningComm; Dist4 PlanningComm; Dist5 PlanningComm; Moke Simon
Subject: Opposition to MUP18-43

Dear Eric & Lake County Planning Commissioners,

I am writing to oppose the Major Use Permit application MUP18-43 at 19424 Butts Canyon Rd. Though I do not live on Butts Canyon Road I have many friends who do that we visit often I apologize in advance for not being able to deliver this letter in person but I had to work but I still wanted to voice my concern. My youngest child attends daycare field trips at an neighboring property (the Donley property within 750 ft) on a regular basis with her preschool Alphabet Soup. My older boys regularly visit the 7M ranch across the street to participate in the fish and game search and rescue training and other 4H youth Agriculture Activities. By passing this large scale commercial cannabis grow it would jeopardize my children's safety there are minimal sheriff patrols in this area during the day which would not provide adequate safety. this grow would be adversely exposing youth to this controversial cash crop. This is not just any crop they are asking to grow and to ignore the criminal issues and activity surrounding cannabis would be negligence, simply because we don't want it to exist. The black market and criminal activity surrounding cannabis operations is a very real and dangerous issue. As for statistics supporting this it is difficult to find but you only need to look at other States & counties for real life examples, take our neighbors to the north in Mendocino as a real life living example. I I also have the following articles detailing some of the safety issues it poses ☑ <https://thehill.com/opinion/criminal-justice/430551-is-marijuana-legalization-driving-increases-in-violent-crime>, <http://www.forbes.com/sites/mikeadams/2018/03/28/california-offica:-say-marijuana-legalization-causing-more-violent-crime/>

This being said I do understand the County needs to adapt to changing times and new crops and sources of revenue. However this should not be put above the safety of the county's youth. Lake county provides a unique environment for parents to raise there children immersed in rural agriculture in a way that in may areas and other counties it is no longer possible. With the safety and freedom to still walk to the bus stop, run between neighbors and friends properties chasing frogs and exploring and watching wildlife and nature as it exists. Allowing a large commercial grow in this rural neighborhood would make this impossible for parents like myself to feel comfortable allowing my children to participates in activities, visit friends and enjoy the rural agriculture and nature this area was intended to safeguard by zoning Rural land, Ag or Williamson act. Lake county is a vast county with many areas already involved in the production and growth of Cannabis we are simply saying this area is not suitable, especially when there are so many other options readily available and for sale. If the applicant had at all done there homework and met or observed this area they would see the families, the children and the way this rural neighborhood exists and they would have realized this would not be a suitable place for this. Please I urge you to think how you would feel if this was across from your children, your grandchildren your family, would you feel safe?

Butts Canyon with its lack of Sherriff patrols is no stranger to illicit activity, in January of 2016 there was the homicide of Luis Pimentel-Arroyo over an alleged drug dispute , the fact that they chose to drive out to this area to commit this act should raise a red flag as to whether there is adequate safety in the area to handle a large scale controversial cash crop with no real way to defend or protect its vast crop. Mr. Arroyo was dead long before help arrived and the gunmen had time to flee and go into hiding until he later turned himself in and this is only one example of crime there are related to cannabis/marijuana. I urge you to also speak to our local law enforcement and hear there opinions and concern. Please keep this operation out of our rural neighborhood and protect our youth.

Please keep our rural lands rural and deny this large scale commercial grow operation, there are many other properties more suited to this industry & operation.

Also linked is the petition with over 200 supporters and more by the day asking that we keep large scale cannabis operations out of the Butts Canyon Corridor. <https://www.change.org/p/lake-county-planning-division-keep-rural-lands-rural-stop-major-use-permit-18-43-commercial-cannabis> A hard copy of signatures was turned in on Monday in writing but this petition is growing by the day. * I would like to note that by posting the petition online & on facebook I did receive concerning comments and and correspondence due to opposing the grow so I have not posted my address, and I did change my name on the petition, yes i know its easy to find this information but it does concern me and i felt this would at least help*

Thank you for taking the time to read this I know there are numerous arguments and concerns against this application and you have a lot of material to read from both sides. This however is the concern and issue that affects me the most directly and I feel that the the cannabis ordinance is supposed to safe guard the safety and well being of property owners and our county's youth.

Sincerely,
Diana Hawkins
Anderson Springs
Middletown Ca 95461
(707)974-5528
eaklehawkins@gmail.com

ITEM 2
9:05 AM
JUNE 27, 2019

Lake County Planning Commission

June 22, 2019

255 N Forbes St.

Lakeport, CA

I live at 19648 Butts Canyon Rd. My fence line is approximately 200 ft. from the proposed project. My main concern is the use of water. I have drilled 11 holes on my 50 acre property to find a decent well. My single family dwelling started with a 4 gallon a minute well which did not last more than 3 years. That was just for normal usage for two people. There is no way a 6 gallon a minute well will be enough to supply the necessary water for this project, let alone the damage it could cause in water table draw down, for all people that surround this property. I would like a study done toward the end of summer to see the true supply available.

The property right next to ours also has a grow which is not licensed. Every year nearing harvest, I suffer from a perpetual headache from the odor cannabis emits. Any additional plants are just not fair for the neighbor's quality of life. We are suffering without any benefit.

The other complaint is how it is regulated or rather unregulated. The many vineyard growers in this county have to report to the state exactly what and how much chemicals are being used. Cannabis growers do not have any such regulations. And they are definitely not ones to be concerned about the land in general. Run off from that property will pass through the back of mine which then runs into the Langtry reservoir. I'm sure they wouldn't be too happy to have their water contaminated. Unless I'm misinformed, there are no inspectors that would make sure our beautiful county is not being poisoned.

I know this owner is trying to go through the correct process, but my concerns are also genuine.

Sincerely,

Sally Beckner

19648 Butts Canyon Rd.

June 24, 2019

Re: Major Use Permit 19424 Butts Canyon Rd. Middletown, Ca 95461 APN No.: 014-004026

This is written in regard to the proposed major use permit for one (1) A-Type 3 B (mixed light) commercial cannabis cultivation license, Major Use Permit 19424 Butts Canyon Rd. Middletown, CA 95461 APN No.: 014-004026

Dear Lake County Planning Commissioners,

We just purchased our first home almost directly across the street from this proposed cannabis operation. We moved here from Saint Helena and our 5 year old son will begin Kindergarten in August. We are concerned that the commercial facility will negatively impact the residents on this road, and although there are many, our main concerns are below.

- Safety and crime concerns with outside people having interest in this high-dollar operation. Will the Sheriff patrol of this area be increased?
- Safety for my child participating in agricultural and preschool activities on the neighboring properties
- Increased traffic, causing safety concerns
- Air quality- We are aware that air filtration systems would be in use, but are also aware that they are not 100% effective
- Heavy electrical usage further increasing the fire risk
- Excessive water usage impacting many neighboring wells

We are very excited to begin to immerse ourselves into your beautiful community, and hope we can help keep our neighboring lands rural and safe for our family for years to come.

We ask you to support the Butts Canyon neighbors in voting "No" for the major use permit for Sunny S Farms LLC, UP 18-43. Thank you for your consideration.

Sincerely,

Jeff and Lilly Griffin
19467 Butts Canyon Road
Middletown, CA 95461

Eric Porter

From: Connie Hodges <judnconnieh@aol.com>
Sent: Wednesday, June 19, 2019 12:39 PM
To: Eric Porter
Subject: Proposed Marijuana grow on Butts Canyon Rd Middletown

Dear Mr. Porter.

My wife and I are responding to your notification of the Shannon Sanders project in my neighborhood. I must emphatically oppose this project. There are multiple flaws with this project, that I will list but the overarching objection is that it will forever change the nature of my neighborhood. My family has been on our property since 1973. The Circle D Ranch is known for its draft horses, roping and agriculture. This is the history and nature of Butts Canyon. Not an industrial marijuana factory. The following points must be addressed in this proposal.

- 1) Existing unpermitted marijuana grows. Already within the immediate area of the proposed project there are multiple illegal marijuana growers that are impacting the quality of our life and property values. These grows are compromising our water resources, safety and exposure to hazardous waste in our air and ground water. The county seemingly has turned a blind eye to the current impact to our area.
- 2) Water. The county should be well aware of the water issues in Southlake County. Every summer we hold our breath hoping that our wells won't go dry and every year we seem to just get by. How much of our water is already going to these illegal grows? No one knows! The Sanders proposal is estimating their water use of over 700,000 gallons a year! Has there been a Hydrological study? What about a draw down test done on the well on the proposed site? Has this been looked at? It is impossible to proceed with this project without this data. Also the Lotus project is talking about taking water out of our area also. What will the aggregate impact be to the water in the short term? What about five years from now? This needs to be addressed. Another concern is G.I.I. How would the Sanders proposal impact the hazardous waste storage At GII? That site has leaked into the neighboring properties before. This Has to be addressed and studied before any consideration for this project can proceed.
- 3) Property values. How will this impact our property values? Building a home with the uncertainty of adequate and save water is a major deterrent to new buyers that want to come into our area. Aesthetically, how will a marijuana factory surrounded by security fences look in our quaint, Community? Butts Canyon is the Corridor to the Napa Valley, Lotus land and Langetry/Guenoc. This does not fit in.
- 4) Traffic. Already Highway 29 and Butts Canyon Road is a dangerous intersection. This operation is going to run 24/7 all year round in their employees will add to an already dangerous traffic flow.
- 5) Security. Because of the projects volume of marijuana growing in the 24/7 growing cycles, major amounts of marijuana will be on site and going up and down our roads and through our community. The Southlake sheriffs department does not have the resources to monitor and respond to any criminal activity at this site.
- 6) Children. My wife and have owned Alphabet Soup Children's Learning Center in Middletown for over 35 years. We have ongoing activities for the children and their families at our property on Butts Canyon Road. We currently have 60 three and four-year-olds enrolled in the school and we have different field trips throughout the year. Pumpkin patch, harvest celebrations, wagon hayrides on our property and adjacent properties, petting zoo, and pony rides to name a few. We also have Easter sunrise services for the Middletown Methodist Church on the property. The county ordinance is clear when it states that operations like the proposed, cannot be within 1000 feet of "places where children gather".

Mr. Porter, it is your responsibility to help make Lake County grow in a responsible way you are our steward. Please take a drive out to Butts Canyon Road and take a look at what a beautiful area we have and then take a look at the proposed site and imagine the impact of a Marijuana factory in the middle of it. This application needs to be terminated immediately and the planning department needs to designate Butts Canyon as a cannabis exclusion zone. There are places in Lake County for a project like this but it is not appropriate for Butts Canyon.

Sincerely,

Judson and Connie Hodges
19750 Butts Canyon Rd
Middletown, CA 95461

Eric Porter

ITEM 2
9:05AM
JUNE 27, 2019

From: Arlene Hockanson <ahockanson@yahoo.com>
Sent: Monday, June 24, 2019 2:35 PM
To: Dist1 PlanningComm; Dist2 PlanningComm; Dist3 PlanningComm; Dist4 PlanningComm; Dist5 PlanningComm; Eric Porter; MokeSimon@Lakecountyca.gov
Subject: Sunny S (Sanders/Knoll) Major Use Permit UP 18-43 Project located 19424 Butts Canyon, Middletown, Ca

I am writing to express my concerns regarding this Commercial Grow in our quiet neighborhood of families who have been here for years. Allowing this to pass would change our beautiful area forever.

1. As I understand they do not own 20 acres, which is required.
2. They say it won't be visible but it is from my back corner at 19298 Butts Canyon, and also from The Jordan's property which is directly next door to the proposed site.
3. I have a strictly organic property, I would like to know how they will keep pesticides from entering the water system and leaching to my property. Worse yet my water.
4. I can already smell weed from Jennifer Cisi's illegal grow at 19536 Butts Canyon which I am informing you of now, and plan to formally file a complaint about. And the property directly across from this proposed site which has put up a wood fence that is a major eye sore, an illegal grow and all of these using major amounts of water. Jennifer even has housing on the back of the property which I can see, where is the septic? how is the waste being handled? Is it leaching into the ground and into the water system, down the creeks below? I have pictures from today and one guy ran when he saw me while another kept watering.
5. Therefore we need Hydrology reports on all these grows, paid for by Sunny Sanders to protect us from losing our water or having it contaminated. I barely had enough water for home permit, if I lose any water I won't be able to run my home of 30 years! Which I have now retired to, my parents retired here, my mom was born 85 years ago in Middletown, This is changing our quality of life if approved and lowering our property values.
6. Your checked box's say over and over this could have a significant effect on the environment, so how can you approve this?
7. Safety is a major concern as we already have no police force out here. I came across 6 Black Angus cows at 11:00 PM and waited 2 hours while not one sheriff or CHP came to help after many calls to 911, finally the neighbors were able to be reached and we herded them into a field, luckily I did not hit them in the dark or anyone else and no one was killed. So I want proof that you have enough police on hand at all times to protect us, as the county is responsible for our safety. One would hate a high person, cartel, robber to come in the wrong gate and hurt innocent people. I know for a fact this will happen and have seen all the high kids from all over the world who flock here to trim, moving from crop to crop, always high. There is Cartel looking to get their share and god knows all the others who want to steal the crop or money. As I understand you can not have guns if you grow, so how are we protected? I for one will get a permit to carry and protect myself!
8. They have to plant trees to block the view? So that basically says we will see the grow, and that is even more water use.
9. We have had the best air in the state, now you expect us to smell weed!
10. We have day cares come to these ranches and 4H and have for years. The children can not be effected.
11. Traffic is already awful with commuters now you want trucks coming in to deliver dirt, transport products, deliver pesticides.
12. I know there is a very large new project going in out at Guenoc which will bring in lots of money for the county and don't think they want new prospective home owners, or vacationers to have to drive through a major pot grow area all down Butts Canyon to get there, who wants to smell pot while golfing or laying by a pool?
13. I wonder why when you decided to allow pot to be grown in Lake County you didn't think, it should only be in a commercial warehouse or on a Very Large property out in the middle of nowhere and not bother anyone. Would you like this to be your neighbor? I don't think so!

Sincerely,

Arlene Hockanson (Trustee)
19298 Butts Canyon Rd.
Middletown, Ca. 95461
925-323-8383

ITEM 2
9:05 AM
JUNE 27, 2019

Eric Porter

From: eaklehawkins@gmail.com
Sent: Tuesday, June 18, 2019 5:01 PM
To: Eric Porter
Subject: Re: Concern on acreage minimums for Major Use Permit 18-43 - Butts Canyon

Ok I can't come in tomorrow I have to work all day but I can call we're just trying to understand everything before the June 25th deadline to have written comments turned in and it seems we're getting misinformation as a coup of neighbors went in to the county office and were told 20 acres as well and there's a lot of other issues as well but most property owners didn't even receive notice of this until well into June which hasn't left us with much time to seek legal council and research all the different amendments and attend all the math meetings as well. Do you know if a hearing had been scheduled for this I have been unable to find a date for it online. I really appreciate your time on this matter as I know you have tons of other projects .

Thank you
Diana Hawkins

Sent from my iPhone

On Jun 18, 2019, at 4:52 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

I'll be available after 11 am tomorrow. I have two deadlines tomorrow first thing.

Eric

From: eaklehawkins@gmail.com [<mailto:eaklehawkins@gmail.com>]
Sent: Tuesday, June 18, 2019 04:51 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Re: Concern on acreage minimums for Major Use Permit 18-43 - Butts Canyon

I'll still have a few questions I thought the RL zoning had to be a minimum of 20 acres? I also spoke to a lake county land use lawyer who researched the parcel and said that is what the zoning requirement is do that piece But your saying it's only 5 acres. they are only paying property tax on 19.71 acres not 20 when I went to see about building a barn on my property which is 9.87 according to the tax rolls I was told we did not meet the 10 acre exclusion because it's 9.87 even though our legal description says 10 why does this apply to cannabis but not a barn? And the zoning I read said RL had to be 20? Is there another section I should read as well or an amendment I'm not finding. And is there application it says it meets the standard 20 acres required for the permit.

If you have time for a sit down meeting or phone conversation that would be great I just want to make sure I understand everything and the neighbors rights.

Thank you
Diana Hawkins
707-974-5528

Sent from my iPhone

On Jun 18, 2019, at 4:44 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Diana,

The tax map shows the Butts Canyon property to be 19.71 acres, however the legal description, which is what we go by, shows the property to be over 20 acres in size. Cultivation licenses can be issued on properties that are 5 acres (no less), but the smaller licenses don't allow much cultivation area.

Hope this answers your question –
Eric Porter

From: Diana Hawkins [<mailto:eaklehawkins@gmail.com>]

Sent: Tuesday, June 18, 2019 10:53 AM

To: Eric Porter <Eric.Porter@lakecountycal.gov>

Subject: Concern on acreage minimums for Major Use Permit 18-43 - Butts Canyon

Hi Eric,

I have been helping one of the property owners on Butts Canyon who is concerned about the major use permit for Cannabis cultivation going in. I will have our letters of concern and all the different issues before the deadline but I just wanted to see if I could get clarification on one thing.

According to the County's General Plan all Commercial Cannabis Operations have to be on a parcel of 20 or more acres correct. This parcel 014-004-20 at 19424 Butts canyon rd, is not 20 acres or more. according to the assessors office and tax rolls it is only 19.71 a little over a quarter of an acre to small doesn't this make it ineligible for this use permit as it does not meet the minimum parcel size requirements set forth in the general plan?

Thank you,

Diana Hawkins

(707)974-5528

eaklehawkins@gmail.com

ITEM 2
9:06AM
JUNE 27, 2019

Eric Porter

From: Lois Jordan/Michael Jordan <siolenna@sbcglobal.net>
Sent: Monday, June 24, 2019 4:29 PM
To: Eric Porter
Subject: Major use permit 18-43

We would like to voice our **opposition to Major Use Permit 18-43** for a cannabis grow facility on Butts Canyon Road in Middletown.

While we are not opposed to changes in Lake County, there are more positive changes we would choose. No one should have their property value, safety and security, life style, and quality of life affected by a neighbor engaging in activities considered illegal federally, but nevertheless approved by their local representatives. There are many impacts on a neighborhood, including water quality, air quality, criminal activity the use of 24/7 lighting, increased traffic, the sometimes use of dangerous illegal pesticides and undocumented labor. Lake County has already seen the adverse effects of marijuana, legal and illegal. We have had a general increase in crime which include as you know, gang activity, human trafficking, drive-by shootings and murder, most of which involve marijuana. We have had two home invasions and a murder within two miles of our home, marijuana related. We also have several illegal grows in our neighborhood that law enforcement has been unable to eradicate.

This could happen to us as our home is in a similar setting and so, it would be appreciated that you consider **ALL** of Lake County residents, especially those who do their best to be good citizens, law abiding and considerate of their neighbors. We support our Middletown residents in their opposition to this use permit.

We request you deny Major Use Permit 18-43.

Mike and Lois Jordan

ITEM 2
9:05AM
JUNE 27, 2019

Eric Porter

From: Connie Hodges <judnconnieh@aol.com>
Sent: Friday, June 21, 2019 6:01 PM
To: Eric Porter
Subject: Marijuana growing but Canyon Road

Re: use permit 19424 Butts Canyon Road

Dear Mr. Porter:

My wife and I have been at 19750 Buds Canyon Rd. for over 46 years. I remember when the piece of land for the proposed permit was surveyed and I was 19 1/2 acres not 20 acres.

Here's some of the additional issues we have with this permit. Since we are 650 feet from the property anything they will do will affect affect us.

- 1). Crime. We have a peaceful Valley here. If this goes through will need more law enforcement. So more deputies will need to be hired. Has a crime study been done on other commercial gross? How will our safety be insured by this operation?
- 2). Fire and hazardous waste. Fires have become the new normal in our county. What is this proposal doing to ensure that they are fire safe. It currently is not. The property is overgrown with weeds and they are a hazard right now. The owner has shown no respect for his neighbors currently and allows his property to be overgrown and a fire hazard. Code enforcement should take a look at this right now. What hazardous materials will they be using out there and how are we confident that they'll be disposing of them correctly. Are they going to be recycling waste water?
- 3). Water. Has an hydrology study been done? We are close friends with the people who had owned this property and they had water problems even with the second well in late summer until it started raining. All of our wells go down from late August in till it starts raining. G.I.I. Is nearby. When the water in the well draws down will it suck the hazardous waste from G.I. into our water table? Has this been studied? This proposal is putting all of us at risk.
- 4). The property is in a floodplain. What will be done to protect the neighbors in case that property floods. If cannabis waste is chipped around the property what will they do with all of that. What about the hazardous material? What are the provisions for that?
- 5). Air quality. My wife has asthma. We have relied on clean air for her health also we have school children who come here for different events. We have draft horses and give them wagon rides. We have 16 great grandchildren from infant to 25 that visit. We have Easter sunrise service and other church activities, mainly outside. How will they ensure that we will continue to have a clean fresh air?
- 6). Employees. Their workers will live there on site. They will that need sewer systems, water for drinking, bathing, washing clothes. Who are these workers? Have you done a background checks to see if they have any criminal records and are our in our country legally? We have had experiences at other places when the trimmers come in and the crime rate in the area goes up. How many employees are going to be working there and living there?
- 7). This is too big of an operation for area. Why did they pick our neighborhood for this? They are from outside of our area. They are not local and a part of our community. The current condition of the property shows that they are just in it for the money. They apparently don't know or care how it's going to impact our community.

8). Traffic. Right now we have heavy traffic in the morning and in the evenings. People are going back-and-forth from work. If this goes through, how will it affect the traffic? What will be the impact of the roads?

9). We are part of the Williamson act and Butts Canyon is a scenic corridor. How will this fit in with that?

Please don't OK this proposal. Let us keep our valley clean and wholesome for our school kids are great grandchildren and us all people who have health issues and keep us safe.

Thank you.

Robert and Patricia Donley
Circle D Ranch
19750 Butts Canyon Rd
Middletown CA

Sent from my iPad

Maximilian J.B. Hopkins

Post Office Box 577, Novato, California 94948-0577

ITEM 2
9:05AM
June 27, 2019

June 26, 2019

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

RE: 19424 Butts Canyon Road- Shannon Sanders & Sunny S. Ranch, LLC;
Application for an A – Type 3B Mixed Light Cultivation License; Major
Use Permit Application Number: 18-43

Dear Planning Commission:

My name is Max Hopkins and I am in the process of moving to Lake County.

I am writing to support and endorse the above-referenced proposal.

I had the good fortune to attend an economic development forum in Kelseyville last December. The presenter, Professor Robert Eyler, emphasized the need for economic growth in Lake County and specified five (5) areas where growth should be encouraged. Agriculture was one of the key sectors the Professor suggested was one of the key growth areas.

This proposed project falls squarely within this rubric. The proposed project is a sound agricultural venture and I am writing to offer my whole-hearted support.

The application has been thoroughly vetted by County staff. The project provides numerous economic benefits to the area. The strictures of the California Environmental Quality Act ("CEQA") have been fulfilled. The Butts Canyon development will have no adverse impact on any adjoining properties. All impacts have been vetted and the project is fully in compliance.

The Sunny S. Ranch project offers numerous advantages and benefits. There appear to be no drawbacks or detriments. Please approve this proposed application.

Thank you for your attention.

Yours very truly,

Maximilian Hopkins

06/25/2019

To whom it may concern:

I support the legal Cannabis industry in Lake County and the much-needed tax dollars it will bring to our community. I support the Sunny S Ranch on Butts Canyon rd. in Middletown. This ranch looks great and they are great community minded law-abiding citizens.

I live and work in Lake County and support this project

Sincerely

Edward Black

ITEM 2
9:05 AM
June 27, 2019

June 25, 2019

To Whom it may concern:

I live and work in Lake County.

I've seen more than a few farms and I have to say I am very impressed with the Sunny S Ranch farm.

This farm is tucked way back from the road and you can not see it from the street at all. I support Cannabis in Lake County and tax dollars it will bring to the community.

Honestly, I think it is one of the best farms that I have seen.

I completely support this farm in our community.

Sincerely,

Mark Stewart.

ITEM 2

9:05 AM

June 27, 2019

06/26/19

Dear Lake County Planning Department

I live and work in Lake County and have survived the Valley Fire Sept 2015 where I lost everything I owned. I choose to live in Lake County and make a life here for myself and my family. I support the Sunny S Ranch as I feel it will bring much needed tax dollars to our community. Lake County has been thru so much with all the fires that we need support for our County to bring in money the legal way thru this Agricultural project. I personally know Shannon Sanders to be a very hard worker, he is easily approachable, respectable, responsible, successful and he cares about his community and will do everything possible to work with his neighbors' over any concerns they might have. The grow area is set 4 football fields back away from the street so that it will be virtually invisible from the neighbors. I will be apart of the team that is running this ranch and I will work very hard in helping to address any concerns from neighbors as well making sure the ranch is well organized and running smoothly. I care about my community very deeply and when I have the time, like to volunteer and participate in my community. I feel the Sunny S Ranch will be a positive force in Middletown with great people running it.

Denise Scoles

In support of Permitted Cannabis

ITEM 2
9:05 AM
June 27, 2019

I am a neighbor of a Permitted Cannabis property that is about 26 acres and has a vineyard on it too. I want to express my gratitude for the permitting process and the improvements that it has brought to my community. I live rurally, way out Kelsey Creek Drive in Kelseyville. Prior to the new owners the property was an Unpermitted Cannabis Property with a large garden and many negatives for the local community. When that property sold, the new owners bought it they came with a California State Permit to grow cannabis. That changed our neighborhood for the better. Here's how.

1. Decrease in traffic - The traffic to and from that property has dropped significantly - down by 30 or so cars per day. The property is rural and in the past during a normal day we might see 50 cars total. With the new owners and the permit to grow, we see just two cars. On occasion there is a big truck that brings soil or other equipment to the property. More importantly many of the vehicles that came to the property prior to the new owners came in the middle of the night.
2. Decrease in Nuisance Issue - Right after the new owners took over the property the amount of gunfire dropped to next to nothing, the late-night visitors via cars with loud stereos disappeared, and the number of transit people diminished.
3. Transparency Increased - The new owners have been very transparent in what they are doing and have talked to their neighbors about concerns and plans of action. Overall, we have seen a huge improvement in how the property is managed. What was left behind when they took over was a large mess that was not only a fire hazard, but an eyesore that decreased the value of property in the area. The new owners have worked to clean up that mess and they are meeting their goals in reducing the number of abandoned cars and trailers on the property while clearing away other junk.
4. Increase in Tax revenue - At a time when Lake County is struggling with losses from the fires - decrease in property taxes, etc. - This little cannabis farm is producing about \$30,000 in taxation for the county with the expectation of being higher taxes based on crop yield. That is money that is greatly needed.
5. The Increase in Unpermitted Cannabis Production. Last year, the neighborhood was quiet. We have fewer cars, no transient people, less gun fire, and less nonsense after 9 pm at night.

Overall, the change from Unpermitted Cannabis production to Permitted Cannabis production has been very positive for this property and the neighborhood, and the County.

As a note: I don't use Cannabis, nor do I work in the Cannabis industry. I have a bachelor's degree in Business, and I work as a biological writer for Fortune 100 companies. While I am not involved in Cannabis - permitted or not - I am strongly for allowing permitted cannabis production in Lake County.

Sincerely,

David Stillwell

ITEM 2
9:05 AM
June 27, 2019

Dear Lake County Planning Commission,

6/26/2019

I am writing you regarding the property at 19424 Butts Canyon Road, Middletown CA.

My career is in Energy Efficiency, working with local governments and Energy Watch programs where I perform comprehensive energy evaluations and project manage lighting, refrigeration and HVAC efficiency retrofits for municipalities, schools and commercial businesses. I have managed many projects through the years in and around Lake County.

Most recently, we finished up the interior and exterior lighting projects with the City of Lakeports City Hall, Police Department, the Wastewater Treatment Plants, the Lift Stations and Parks & Rec.

Since I work in Lake and Mendocino Counties, and fell in love with the small-town feel, I have been looking to buy a home in Middletown for a year now and feel I am part of this community.

I was there at the onset of the idea of this project. I personally know Shannon to have strong moral compass and he lives his daily life environmentally aware, which I respect.

Initially, when the cannabis grow was being considered for 19424 Butts Canyon Road, Sunny S was looking to have an environmentally responsible site with the least impact on the community and landscape. They sought out a land-use consultant very familiar with County of Lake to ensure the planning would consider all aspects of the environment and local laws would be respected.

Sunny S has worked diligently to

- ensure the native landscape remains unharmed
- light source is shielded from view
- responsible low use of water
- eliminate odor with a filtration system
- prevent visibility from the road
- meet all local & state laws

It can go without saying that the taxes and fees will certainly benefit the community of Middletown and the County of Lake. This is *why* cannabis is now being permitted by the County.

As with anything new, we will continue to face the "Not-in-my-backyard" folks. It is inevitable. Sunny S found a perfect site away from town. It is completely un-seeable from the road and will not harm the community, but instead, enhance it.

I support Sunny S in their endeavor to conduct their business in a lawful and responsible path.

Thank you for taking the time to read this and for your consideration.

Kindly,

Mary Nochera Knight

mnochera@gmail.com

ITEM 2
9:05 AM
June 27, 2019

06/26/19

Dear Lake County Planning Dept and
Middletown Community:

I live and work in Lake County.

I am in support of the legal Cannabis
industry in Lake County and the tax
dollars it will bring to our community.

I completely support the Sunny S
Ranch on Butts Canyon Road in
Middletown. They are law abiding
citizens and will work hard.

Sincerely

Joshua Stewart

ITEM 2
9:05 AM
June 27, 2019

Eric Porter

From: mail@changemail.org
Sent: Wednesday, June 26, 2019 3:14 PM
To: Eric Porter
Subject: 100 more people signed "Petition for legal and responsible Cannabis cultivation 19424 Butts Canyon Rd Middletown"



New signatures

Eric.Porter@lakecountycal.gov – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Petition for legal and responsible Cannabis cultivation
19424 Butts Canyon Rd Middletown



Petition by Jason Sanders 100 supporters

**100 more people signed
in the last day**

[View petition](#)

RECENT SUPPORTERS



Draven Herr

Clarkston, July 26, 2019



Charles Kendee

Quincy, Jan 26, 2019



Kylo_Cam_Hurley

Washington, Jun 26, 2019



Jesus Cisneros

Responded June 25, 2016



Dan Tyrrell

Responded June 25, 2016

[View all 100 supporters](#)

CHANGING THE F2B OPT OUT MAY 2016

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This application was submitted by [nicole@chicago.org](#) & the address points to the decision made by the City of Chicago. I am not a decision maker. I am a [post a response](#) to let the world know.

Change.org 148151st St. Suite 1000 San Francisco, CA 94104 USA

change.org

ITEM 2
9:05AM
JUNE 27, 2019

Recipient: Lake County Planning Division, Lake County Development Department, Lake County Planning Commission, Lake County Board of Supervisors

Letter: Greetings,

Keep Rural Lands Rural- STOP Major Use Permit 18-43 Commercial Cannabis

Please join the neighbors of Butts Canyon Road in opposing Major Use permit 18-43 for Sunny S Farms LLC - cannabis operation

HELP US KEEP RURAL LANDS RURAL!

By Allowing Major Use Permit 18-43 you will be removing rural land to create a commercial Cannabis facility. Changing the face of the butts Canyon corridor and rural neighborhood community.

This will impact: Water Availability, Safety, Fire protection and so much more. Preserve our rural and ag lands!

Please Voice your concern by contacting the Community Development Department at (707)263-2221 or eric.porter@lakecountyca.gov

ALL COMMENTS must be in writing & Submitted BY June 25th

Major Use Permit 18-43 is being applied for at 19424 Butts Canyon Rd, Middletown ca 95461

This permit is not for a backyard medicinal/recreation grow this is a fullscale industrial commercial operation. Keep Middletown's Rural lands rural don't let large industry cash crops, turn rural lands into commercial industrial facilities.

They are asking to build:

- **not 1 greenhouse but 13 – 98' x 20' steel green house**
- **Additional storage buildings**
- **Employee housing**
- **Packing & processing steel building 40' x 100'**
- **4 – 2500-gallon water storage tanks and pump area**
- **Increased traffic with delivery vehicles and employees coming & going**
- **Utilizing artificial grow lights which will be on in the buildings 24/7**

This commercial grow is being proposed in the gateway to rural Middletown in the heart of a rural neighborhood.