

RECEIVED

Mar. 18 2021

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

RECEIVED

March 15, 2021

MAR 17

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mr. & Mrs. Brett & Kathleen Madsen

20100 Hartmann Road
Hidden Valley Lake, CA 95467
(707) 987-0768
madsenranch@mchsi.com

Mr. Eric Porter, County Planner, Lake County CA Planning Department

255 N. Forbes Street
Lakeport, CA 95453

RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Project We Grow Farms; Use Permit (UP20-22) and Initial Study (IS 20-25)

Dear Mr. Porter,

We purchased our rural 5 acre "Rancho" near the Hidden Valley Lake planned development in 1989, and chose to rebuild our home, barn, and shop after the Valley Fire. We cherish this bucolic, wholesome lifestyle.

We have serious concerns and anxiety regarding the County's consideration of a very large cannabis cultivation operation and "self distribution" business in such close proximity to family home developments, an elementary school, and many small family ranch and farm properties.

These concerns include the negative effect on the value of the home and property in which we have dedicated decades of our lives to purchase and maintain, and re-invested in after the devastating 2015 fire. The environmental pressure on the ground water resources in this arid county where many properties rely on well water, and the climate change threat that looms, is a major concern. The use of pesticides and fertilizers are also of great concern where the quality and safety of the communal water table is paramount to the health of the community.

The air quality issues with marijuana cultivation are well documented. The stench of 35 greenhouses near and above so many homes is not acceptable.

The draw of criminal activity to the south county area by regulatory approval of this type of propagation and distribution business is a heartbreaking worry to the citizens who live nearby. These businesses are known to store large amounts of cash on site, and require military-style security for the prevention of theft of assets and plants. Due to our county topographical configuration, law enforcement response time delays are another concern, as is the probability of black market activity.

Thank you for taking our concerns into serious consideration as you decide the fate of the Hidden Valley Lake area.

Sincerely,

Brett Madsen
Kathleen Madsen

Attachment 9 Public Comments

Kerrian Marriott

From: Eric Porter
Sent: Thursday, March 18, 2021 10:06 AM
To: Kerrian Marriott
Subject: RE: file no. UP 20-22, 'We Grow' (Otchkova) - a request

Kerry,

Below is the message that you could not open. It sounds like you need to get Adobe Acrobat installed on your computer to open pdfs! You can print this email and add it to the printed documents that you assisted with earlier this morning, and thanks again -

Eric

Begin forwarded message:

From: CAROL BECK <cablif@aol.com>
Subject: Request for documents Herrington Road
Date: March 11, 2021 at 1:46:36 PM PST
To: "eric.porter@lakecountyca.gov" <eric.porter@Lakecountyca.gov>

Hello Eric, I really appreciate your accommodation of my request for copies of the application, environmental documents, and all reference documents associated with the project at 16750 Herrington Road, Middletown. A friend of mine who lives in Lake County told me this was a possibility, and since we are considering moving to Middleton, and I am anxious to know the status of this project.

Thank you for your amicable professionalism.

Carol Beck
6480 Melville Lane
Oakland, CA 94611

From: Kerrian Marriott
Sent: Thursday, March 18, 2021 9:50 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: RE: file no. UP 20-22, 'We Grow' (Otchkova) - a request

Hey Eric

I attached the only one not printed. I couldn't get the darn thing to open. Your good on the rest.

From: Eric Porter
Sent: Thursday, March 18, 2021 9:38 AM

To: Kerrian Marriott <Kerrian.Marriott@lakecountyca.gov>
Subject: RE: file no. UP 20-22, 'We Grow' (Otchkova) - a request

Thanks Kerry. Please let me know when they are printed so I can move them into a different folder.

Eric

From: Kerrian Marriott
Sent: Thursday, March 18, 2021 9:22 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: RE: file no. UP 20-22, 'We Grow' (Otchkova) - a request

Hey Eric,

Of course!! I'll get em done right now.

From: Eric Porter
Sent: Thursday, March 18, 2021 9:16 AM
To: Kerrian Marriott <Kerrian.Marriott@lakecountyca.gov>
Subject: file no. UP 20-22, 'We Grow' (Otchkova) - a request

Good morning Kerry,

We're going to get bombarded with neighbor comments on this cannabis project. We've already received over 40 letters and emails in opposition.

Would you be willing to print the neighbor emails / letters that we have thus far and put them on my chair? I'll scan them in tomorrow when I'm back in the office; they will be attached to the staff report package as 'Attachment 9 – Public Comments'.

If you are willing to print them, here is the path to find them:

E/ADMINISTRATION/Staff current/Eric/UPs/UP 20-22 Otchkova/Public Comments

Let me know if you can help - this will be a tremendous help to me! I'll move the printed emails / letters into a new file called 'printed' once you've printed them. If you don't have time, please let me know and I will print them myself tomorrow.

Thanks,

Eric



Eric J. Porter
Associate Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37101
Fax: (707) 262-1843
Email: eric.porter@lakecountyca.gov
STAY CONNECTED:

Kerrian Marriott

From: CAROL BECK <cablife@aol.com>
Sent: Friday, March 12, 2021 6:45 PM
To: Eric Porter
Subject: [EXTERNAL] Fwd: Request for documents Herrington Road

Hello Eric,
I hope to hear from you soon.
Thanks,
Carol

Begin forwarded message:

From: CAROL BECK <cablife@aol.com>
Subject: Request for documents Herrington Road
Date: March 11, 2021 at 1:46:36 PM PST
To: "eric.porter@lakecountyca.gov" <eric.porter@Lakecountyca.gov>

Hello Eric, I really appreciate your accommodation of my request for copies of the application, environmental documents, and all reference documents associated with the project at 16750 Herrington Road, Middletown. A friend of mine who lives in Lake County told me this was a possibility, and since we are considering moving to Middleton, and I am anxious to know the status of this project.

Thank you for your amicable professionalism.

Carol Beck
6480 Melville Lane
Oakland, CA 94611

cablife@aol.com

Kerrian Marriott

From: Nikky Creager <creager03@gmail.com>
Sent: Monday, March 1, 2021 2:34 PM
To: Eric Porter
Cc: make.simon@lakecounty.gov
Subject: [EXTERNAL] 16750 Harrington Road,Middletown, CA

RE:

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres

Dear Sir(s),

I am a property owner & local business owner on Jaclyn Dr. bordering the location site on 16750 Harrington Rd. I am aware of the potential use permit for the property in question to have a planned commercial cannabis grow on that site.

This site, in question, is bordered by residential areas with families that have small children. This will impact our quiet, family atmosphere as well as our road use(SpruceGrove Rd.) that is in need of major repairs with numerous potholes and no shoulder. Residents here are required to pay a road tax that unfortunately Harrington Rd owner does not (WHY???). If they will be allowed to use that entrance for commercial use, then they need to pay the road tax as well as improvement to our road (Tinilyn & Jaclyn).

As a property owner we have noticed non clandestine events that have happened on the property in prior months: Late night construction, semi-trucks making late-night deliveries, out-of state vehicles in/out of gate, stolen equipment retrieval, swat team helicoptered in to cut down illegal grow, etc... We are a small tight knit community with children and this will pose a risk to our safe environment.

Also, we all have private wells and this will impact our water table. We have a serious drought situation if we don't see any rain in the future before summer begins. This will adversely affect our water use.

If you allow them a use permit, many of us in this area (Shadow Hills Estates)will leave the county along with our businesses. We will no longer feel safe in this county to raise our children.

Just a brief summary: The Herrington Ranch is 333 acres sold on 1/29/2020 to an out-of-state property owner. This property borders The Ranchos to the South, Rim Rock to the East, the Shadow Hills Subdivision (Jaclyn Dr.) to the North, and Hidden Valley to the West (less than 450 yards from Ravenhill Park). The new property owners purchased the property in January of 2020. In February of 2020, the new owners brought in stolen heavy equipment and the CHP served a search warrant. The stolen equipment was recovered and returned to the owners. CHP Northern ISU Case # F0005-107-20. Unpermitted construction began in March of 2020. This also included semi-truck deliveries, numerous out-of-state vehicles, and non-local workers coming in after 10pm and gone by sunrise. This continued until the County responded and Red Tagged the property.

Please consider the impact this Commercial Cannabis Business will have on our residential neighborhood:

- From the start, the new property owners were cutting corners, sneaking around, and stealing equipment.
- The illegal building and felony violation should prevent the permit from being issued according to Lake County Ordinance Chapter 21, Article 27. These violations were not even mentioned in the initial study prepared by the county.
- We continue to be in a drought, so water for 395,000 square feet of cannabis is a huge concern. The County estimates the water usage at 750,000 gallons for each grow. The new owners are applying for indoor lighting on their greenhouses, which gives the new owners the potential of 4 grows per year. That equates to 3 MILLION gallons per year!
- There will be an impact to our Air Quality. The year-round smell put off by cannabis and living or buying next door will affect our resale values.
- The criminal element that always seems to follow this type of business is a huge concern with all the children outside playing in the residential neighborhoods surrounding this property on all sides.
- The increased traffic and damage/wear to our roads should cause concern. Spruce Grove Rd already suffers from potholes and has no-shoulders, which have also caused several accidents and hazardous material spills as the road narrows and winds its way towards Tinilyn.
 - In addition, the Shadow Hills and Dohnery Ridge Subdivisions pay a separate road tax for a yearly road maintenance that Herrington Rd is not required to pay. They have an easement that runs through both subdivisions, therefore have been able to avoid the road tax. A commercial operation will certainly impact our roads much more than the current residential impact.

I am requesting to be notified of the public hearing on this project.

I am also requesting a "NO EARLY ACTIVATION" on this intended project.

And foremost, I am requesting that you seriously consider denying this project. Not a good fit for this area...to many residential properties that border this location.

Kerrian Marriott

From: Jesse Cude <jcude@att.net>
Sent: Wednesday, March 25, 2020 3:06 PM
To: Eric Porter; Moke Simon; Andrew Williams; dennis.kiethly@lakecountycalifornia.gov; Gary Frace
Cc: rhearn@chp.ca.gov
Subject: [EXTERNAL]16750 Herrington Road.

Here is the information I have so far on the properties listed below. The property is bordered by my subdivision to the north, Hidden Valley to the south and west, and Rim Rock ranch subdivision to the east. There is no current permitted residence on the property.

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres – Zone: RR

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres – Zone: RR

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres – Zone: RR

1/29/20 – Property sold (the three lots listed above) \$1,300,000 cash. Purchased by Zarina Otchkova. Single Woman. Address: 28592 N. 68th Avenue Peoria, AZ 85383.

2/27/20 – Stolen heavy equipment arrives. Witnessed by a neighboring property owner.

3/3/20 – CHP serves search warrant and recovers stolen equipment on the property. CHP Northern ISU Case # F0005-107-20.

3/12/20 – Truck loads of construction materials start arriving. (photos if needed)

3/15/20 – Unpermitted construction begins inside and outside of existing barn, also a large structure being constructed next to barn, witnessed by myself and neighboring property owners. I have photos if needed.

I am the president of the Dohnery Ridge and Shadow Hills homeowner association. I and the 52 residents in the subdivision are concerned about the permitting of a commercial marijuana operation that starts out by committing felonies and building without permits. We are also concerned that if the permit is granted it gives legitimacy to these non-locals. The county should not allow corner cutting and stealing equipment to start a business and compete with legitimate local growers. If this type of behavior is approved of by the County, then the word will get out and more of these types of problems will come to Lake County. Also, this property has an easement through Jaclyn Dr which is in our Subdivision. Our Subdivision has a private road agreement that all the residents pay to Lake County with our property taxes. This property does not currently contribute to our road maintenance. We are requesting that any future permit include a road maintenance fee to help

maintain the roads they are using. A commercial operation will certainly impact our roads much more than the current residential impact.

If you have any questions, please feel free to call me.

Thank you.

J. Cude
(707) 322-1832
jcude@att.net

Kerrian Marriott

From: Jesse Cude <jcude@att.net>
Sent: Wednesday, February 24, 2021 9:57 AM
To: CDD - Email; PlanningCounter@lakecountyca.gov
Cc: Eric Porter
Subject: [EXTERNAL] Project Title: We Grow Farm 16750 Herrington Rd. Middletown, CA

Project Title: We Grow Farm - 16750 Herrington Rd. Middletown, CA

MAJOR USE PERMIT (UP 20-22) and Initial Study (IS 20-25)

I am writing to request a copy of the application, environmental documents and all referenced documents associated with the project with the above listed address.

Email documents to: jcude@att.net

Text documents to: 707-322-1832

Thank you,

J. Cude
(707) 322-1832
jcude@att.net

Kerrian Marriott

From: Jesse Cude <jcude@att.net>
Sent: Wednesday, March 3, 2021 4:02 PM
To: Eric Porter
Cc: Moke Simon; Andrew Williams; Dennis Keithly; Mark Roberts; Jim Ryan; adye@chp.ca.gov; Karen Price; Six Sigma - Kaj Ahlmann; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrrove@yahoo.com; 'Allison Brown'; 'Craig Bainbridge'; 'Dan & Deedee Levine'; 'Dan Hart'; 'Ellen Leu'; 'Jake Watson'; 'James Watson'; 'Janice Thompson'; 'Jason Krauss'; 'Jeannie Creager'; 'Jesse Cude'; 'Jill Hearn'; 'Jillian Krauss'; 'Julian'; 'Kathy Watson'; 'Lisa Hart'; 'MBC -Doug Thompson'; 'Nikky Creager'; 'Olivia Cude'; 'Rob Hearn'; 'Shawn Lescher'; 'Todd Shannon Williams'; 'Tom'; 'Darryl Mills'; 'Misha Grothe'; 'Pat Taylor'; 'Richmond'
Subject: [EXTERNAL] 16750 Herrington Road; file no. UP 20-22, Otchkova

Mr. Porter,

I am writing this email to formally oppose the commercial permit being sought on the below properties. I am within 700 feet of the property and in fact, share a lot corner with the Herrington Rd property. I have the following concerns that I am requesting a response from the County.

1. Water usage. We are in a drought and all the wells in this area are stressed. You have mentioned the estimate for each grow to be 746,000 gallons of water. However, the initial study report failed to disclose that if the permit includes grow lights the owners could have up to four grows per calendar year. This means the potential water use would be 2,984,000 gallons per year. There are 15 residential wells and two high volume commercial wells within 700 feet of the property.
2. Shadow Hills/Dohnery Ridge county road maintenance agreement. It is stated in the initial study that the access for the large scale commercial project will be through our quiet residential subdivision on Jaclyn Dr. All the residents in the Shadow Hills and Dohnery Ridge subdivisions pay the county for road maintenance. There is no mention in the initial study of the impact of commercial traffic on Jaclyn Dr. At a minimum, the owners should pay into our road agreement with the county and that should be retroactive to the time of purchase. Also, there are no stop signs at our intersections in the subdivision. I am requesting stop signs and that the Herrington property owners pay for them.
3. Early Activation. Based on the trac record of the new owners violating laws and county codes, no early activation should occur. All mitigation measures should be completed before the growing starts.
4. In the initial study it states that the property is 309 acres which would allow for the 15 licenses that are being sought (20 acres per license). However, approximately 100 acres of the property are in the exclusionary zone and can't be used or included in the calculation for the number of licenses. The number of licenses allowed should be amended to 10 licenses.
5. Fence height. The aesthetics of the green houses from the residences above the project will be significantly affected. There are 13 homes which are elevated above the project and will have a view of the green houses. The fence height should be amended to 8 feet to lower the impact to those residents.
6. The illegal building and felony violation should prevent the permit from being issued according to Lake County Ordinance Chapter 21, Article 27. The felony violation is documented in a CHP report, CHP Northern ISU Case # F0005-107-20. I don't have the case numbers for the county code violations, however I'm sure you have access to them.

7. Accountability. There seems to be a lack of staffing to respond to complaints surrounding commercial growing operations. How many legal commercial grows are in lake county? How many staff are directly assigned to investigate complaints? How many complaints in 2020?

I would like to reiterate; I do not wish for this application to be approved. It does not belong in a residential neighborhood and our roads and wells cannot support it.

Please forward this email to any county employees that are involved in the approval or denial of this permit. If you have any questions, please feel free to call me.

Thank you.

Jesse Cude
Parcel# 013-061-140-000
(707) 322-1832
jcude@att.net

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres – Zone: RR

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres – Zone: RR

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres – Zone: RR

Kerrian Marriott

From: Dan Levine <danhomerepair@gmail.com>
Sent: Wednesday, March 10, 2021 3:28 PM
To: Eric Porter
Subject: [EXTERNAL] Re: Commercial cannabis file UP 20-22, Otchkova

Eric, my address is
Dan Levine
19920, Nicholas Way, Lower Lake ca.
95457
Yes, you can send Diane Levine her notice here as well.
Thank you
Sent from my iPhone

On Mar 10, 2021, at 3:21 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Hi Dan,

I need your mailing address so I'm sure you get a Public Hearing Notice once they are ready to send out.

Also, does Diane Levine reside at the same address?

Thanks,
Eric Porter

Kerrian Marriott

From: Dr. Will Tuttle <karunaveg@gmail.com>
Sent: Saturday, March 6, 2021 8:17 AM
To: Eric Porter
Subject: [EXTERNAL] Commercial Cannabis Grow

Hello Eric,

I'm writing because I'm a resident of Hidden Valley Lake and just heard that there's a proposed large new commercial cannabis grow in the area of 16750 Herrington Road.

Can you please keep me informed if there is a mailing list of info on this, and send any initial study that may be available.

thanks!

Dr. Will Tuttle
Hidden Valley Lake, CA

Kerrian Marriott

From: J K <jrk1976@yahoo.com>
Sent: Wednesday, March 17, 2021 11:28 PM
To: Eric Porter
Subject: [EXTERNAL] 16750 Herrington rd
Attachments: 16750 Herrington RD.docx; ATT00001.txt

Mr. Porter,

Attached you will find my initial opposition to this project.

Thank you in advance,

Jason Krauss

16750 Herrington Road

Major Use Permit (UP-20-22); Initial Study (20-25)

Mr. Porter,

I am reaching out to you regarding the aforementioned Major Use Permit and Initial Study (IS) for the proposed cannabis grow and self-distribution application at 16750 Herrington Road. This application and related permits must be denied. The applicant produced an IS report with several technical inadequacies, misleading and/or untrue statements, and has already committed crimes at the listed location.

The Initial Study (IS 20-25), as you are aware, contains several technical inadequacies and misleading statements. For example:

- The applicant incorrectly states the area is sparsely populated (the projects is surrounded by residential communities on all sides)-odors will inevitably make their way to all of the surrounding neighborhoods.
- The proposed 6' fence will not provide adequate privacy screening and will degrade the existing visual character of the area (this property is known as the "green barn" property because it has a green barn that is visible from several adjacent properties and roadways). Additionally, the 6' fence will not prevent light from the greenhouses being visible from several nearby properties.
- Applicant indicates that each greenhouse will have an "air and odor" filtration system and then incorrectly assumes this will be a "less than significant impact." The applicant does not take the time to address CFM's required to mitigate the significant volume of odor from this many greenhouses; nor does the applicant identify how many hours a day these filters will run and at what decibel levels.
- Applicant does not acknowledge the regularity of PSPS events and the negative impacts of generators constantly running in a primarily residential area.
- Applicant should be required to produce engineered grading plans
- Hydrologic Analysis should be required which demonstrates that the developed post-project runoff rate will not exceed the existing pre-project runoff rate.
- The well pump test is outdated. A current WAA must be completed and the applicant needs to correct the anticipated water usage-which will be well north of 1 million gallons, not the stated 700 thousand gallons (+)
- Applicant states there will not need to be increased police protection, yet applicant anticipates needing surveillance cameras.
- A traffic analysis should be required. The intersection of Tinilyn road and Jacelyn has no traffic control devices and was not designed to handle the increased traffic of commercial vehicles this project will bring. There are no sidewalks in this area, as it was designed/approved by county as intended residential. Foot traffic is required to use the roadway. The applicant entirely neglects this major impact to quality of life.

- **The applicant has already shown blatant disregard for the law and our local ordinances. The applicant engaged in serious felony activity by being in possession of stolen construction equipment on the property and has violated several local building ordinances-requiring both law enforcement and code enforcement respond to the property.**

In closing, this commercial project is off to a highly questionable start, resulting in negative impacts to area residents and government services. The applicant should not be rewarded with project approval and/or expanded use.

Thank you for your careful consideration.

Jason Krauss

Kerrian Marriott

From: Jesse Jones <jesseljones83@gmail.com>
Sent: Saturday, March 13, 2021 7:39 AM
To: Eric Porter
Subject: [EXTERNAL] Re: Proposed Marijuana grow near hvl

This wasn't for a grow I intended to implement. This was in reference to the proposed grow near tinlyn rd and the fire danger that activity can present to the community of HVL.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Friday, March 12, 2021 11:06:28 PM
To: Jesse Jones <jesseljones83@gmail.com>
Subject: RE: Proposed Marijuana grow near hvl

Jesse,

It totally depends on what you have been approved for.

1. Do you have an approved Use Permit for growing cannabis?
2. If so, what is the file number? UP XX-XX
3. Were you approved for an indoor (greenhouse) grow?
4. If so, what do the conditions of approval that you were required to sign say?

Take care,
Eric Porter

From: Jesse Jones [mailto:jesseljones83@gmail.com]
Sent: Thursday, March 11, 2021 8:46 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] Proposed Marijuana grow near hvl

Hello,

I had a quick question on this project..

What are the requirements for fire suppression within an artificially lit grow house and processing facility? There have been a few I have seen that don't have anything at all, and with the dense fuel around the area and the proximity to a residential area it concerns me.

I appreciate you taking your time if you have it to ease my mind.

Thank you

Jesse Jones

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Kerrian Marriott

From: jim ryan <emeraldlad2000@yahoo.com>
Sent: Wednesday, March 10, 2021 8:51 PM
To: Eric Porter
Subject: Re: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

16912 Greenridge Rd. HVLA. Thank you

Sent from Yahoo Mail for iPhone

On Wednesday, March 10, 2021, 15:29, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Hi Jim,

I need your mailing address so I can send you a public hearing notice on this application once it is ready to send out. The tentative hearing date is April 22, time TBD.

Thanks,

Eric Porter

Planner

County of Lake

From: jim ryan [mailto:emeraldlad2000@yahoo.com]
Sent: Thursday, March 4, 2021 6:26 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Re: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

Mr Porter,

I reside just west of this proposed project and will certainly be effected by it. Please let me know of the date/time of this hearing. The area impact will certainly be larger than a mere 725ft. The mentioned criminal elements that associate with this project have already revealed themselves as Mr. Cude has outlined.

I look forward to your reply.

Sincerely, Mr. James Ryan (Hidden Valley Lake). Just to confirm my contact at emeraldlad2000@yahoo.

Sent from Yahoo Mail for iPhone

On Thursday, March 4, 2021, 08:49, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Ms. Price,

Just as an FYI – our notice area only covers up to 725 feet from a project whose property is over 5 acres. If any of the persons that you have cc'd want a notice of public hearing on this item once the hearing date is scheduled, they will need to request it from me if they are further than 725 feet from any property line of the project site.

Email request for notice is fine. The hearing will be done remotely by Zoom, and we will send the Zoom link to anyone wishing to participate.

Take care,

Eric Porter

From: Karen Price [<mailto:karen@priceranch.com>]
Sent: Wednesday, March 3, 2021 8:08 PM
To: Jesse Cude <jcude@att.net>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Mark Roberts <Mark.Roberts@lakecountyca.gov>; Jim Ryan <emeraldlad2000@yahoo.com>; adye@chp.ca.gov; Six Sigma - Kaj Ahlmann <kahlmann@sixsigmaranch.com>; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrove@yahoo.com; Allison Brown <brattybones@yahoo.com>; Craig Bainbridge <cdmbainbridge@hotmail.com>; Dan & Deedee Levine <danhomerepair@gmail.com>; Dan Hart <baseballnut27@yahoo.com>; Ellen Leu <ellenmleu@att.net>; Jake Watson <jake@vantageconstructionco.com>; James Watson <jimmy@vantageconstructionco.com>; Janice Thompson <janicekthompson@hotmail.com>; Jason Krauss <jrk1976@yahoo.com>; Jeannie Creager <prairiebell@comcast.net>; Jill Hearn <jillhearn6@icloud.com>; Jillian Krauss <jillian_corsetti@yahoo.com>; Julian <juliannerentshvl@yahoo.com>; Kathy Watson <kathryn.osmun@gmail.com>; Lisa Hart <lisadhart@hotmail.com>; MBC -Doug Thompson <pastordougmbc@gmail.com>; Nikky Creager <middletownchristianschool@gmail.com>; Olivia Cude <oliviarae@att.net>; Rob

Hearn <robhearn16093@me.com>; Shawn Lescher <lescher5@att.net>; Todd Shannon Williams <shannon_williams@mchsi.com>; Tom <tmlaughlin@gmail.com>; Darryl Mills <dmillscon@gmail.com>; Misha Grothe <mishamonet@yahoo.com>; Pat Taylor <Patricktaylor1231@gmail.com>; Richmond <richmond designs@me.com>; Jen Home <jenniferheiser@att.net>; Greg Price <greg@priceranch.com>
Subject: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

Dear M. Porter,

To add to your already busy day, I would be interested in receiving more information regarding this significant project including, but not limited to, the application, Biological Study, Cultural Study, and Initial Study. I would also appreciate details regarding the self-distribution/transport application, if that is within your purview. Please let me know.

I reside just down the street of this project on Spruce Grove Road. My initial concerns are not limited to traffic along my rural property, water resources, water quality concerns, light pollution, and energy demands to an already overtaxed and unstable system, and general impacts to our community. While I am just outside of Hidden Valley Lake (my property borders HVL), I am concerned and would like substantial consideration given to this residential community and very close proximity to Raven Hill Park enjoyed by local residents, pets, and play structures enjoyed by children and their families.

I am further concerned about the early development of this site. From what I have heard, this was not done in a responsible manner, if not in a criminal manner. This does not give me confidence about this enterprise being a good neighbor or partnering with our community going forward. THIS EARLY ACTIVATION SHOULD IMMEDIATELY STOP pending further review.

Additionally, I would like to remind you about the Wild Diamonds Vineyards and Winery project, on the mountain above our home, and in close proximity of this proposed development, that was proposed a few years ago and who's project and Environmental Impact Report (EIR) appeal was denied by the county Board of Supervisors.

My final request is that, besides notification of any Public Hearing and a full cease of early operations occurs immediately, is that a full EIR is completed for

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This project SHOULD NOT BE APPROVED, before it is fully vetted on all fronts.

Thank you in advance for your consideration and response.

Karen Price

16265 Spruce Grove Road

(707) 484-0599

On Mar 3, 2021, at 4:02 PM, Jesse Cude <jcude@att.net> wrote:

Mr. Porter,

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agreement with the county and that should be retroactive to the time of purchase. Also, there are no stop signs at our intersections in the subdivision. I am requesting stop signs and that the Herrington property owners pay for them.

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4. In the initial study it states that the property is 309 acres which would allow for the 15 licenses that are being sought (20 acres per license). However, approximately 100 acres of the property are in the exclusionary zone and can't be used or included in the calculation for the number of licenses. The number of licenses allowed should be amended to 10 licenses.
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I would like to reiterate; I do not wish for this application to be approved. It does not belong in a residential neighborhood and our roads and wells cannot support it.

Please forward this email to any county employees that are involved in the approval or denial of this permit. If you have any questions, please feel free to call me.

Thank you.

Jesse Cude

Parcel# 013-061-140-000

(707) 322-1832

jcude@att.net

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres – Zone: RR

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres – Zone: RR

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres – Zone: RR

Kerrian Marriott

From: Julianne Schisler <juliannerentshvl@yahoo.com>
Sent: Thursday, March 4, 2021 1:02 PM
To: Eric Porter
Subject: Re: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

Hi Eric,

May I be included? My property is on Nicholas and I think I'm a bit over 725 feet away, so I don't think that I am included already.

Thank you in advance!

Julianne Schisler

On Mar 4, 2021, at 8:49 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Ms. Price,

Just as an FYI – our notice area only covers up to 725 feet from a project whose property is over 5 acres. If any of the persons that you have cc'd want a notice of public hearing on this item once the hearing date is scheduled, they will need to request it from me if they are further than 725 feet from any property line of the project site.

Email request for notice is fine. The hearing will be done remotely by Zoom, and we will send the Zoom link to anyone wishing to participate.

Take care,

Eric Porter

From: Karen Price [<mailto:karen@priceranch.com>]
Sent: Wednesday, March 3, 2021 8:08 PM
To: Jesse Cude <jcude@att.net>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Mark Roberts <Mark.Roberts@lakecountyca.gov>; Jim Ryan <emeraldlad2000@yahoo.com>; adye@chp.ca.gov; Six Sigma - Kaj Ahlmann <kahlmann@sixsigmaranch.com>; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrove@yahoo.com; Allison Brown <brattybones@yahoo.com>; Craig Bainbridge <cdbmbainbridge@hotmail.com>; Dan & Deedee Levine <danhomerepair@gmail.com>; Dan Hart <baseballnut27@yahoo.com>; Ellen Leu <ellenmleu@att.net>; Jake Watson <jake@vantageconstructionco.com>; James Watson <jimmy@vantageconstructionco.com>; Janice Thompson <janicekthompson@hotmail.com>; Jason Krauss <jrk1976@yahoo.com>; Jeannie Creager <prairiebell@comcast.net>; Jill Hearn <jillhearn6@icloud.com>; Jillian Krauss <jillian_corsetti@yahoo.com>; Julian <juliannerentshvl@yahoo.com>; Kathy Watson <kathryn.osmun@gmail.com>; Lisa Hart <lisadhart@hotmail.com>; MBC -Doug Thompson

<pastordougmbc@gmail.com>; Nikky Creager <middletownchristianschool@gmail.com>; Olivia Cude <oliviarae@att.net>; Rob Hearn <robhearn16093@me.com>; Shawn Lescher <lescher5@att.net>; Todd Shannon Williams <shannon_williams@mchsi.com>; Tom <tmlaughlin@gmail.com>; Darryl Mills <dmillscon@gmail.com>; Misha Grothe <mishamonet@yahoo.com>; Pat Taylor <Patricktaylor1231@gmail.com>; Richmond <richmond designs@me.com>; Jen Home <jenniferheiser@att.net>; Greg Price <greg@priceranch.com>

Subject: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

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16265 Spruce Grove Road

(707) 484-0599

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Parcel# 013-061-140-000
(707) 322-1832
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Kerrian Marriott

From: Karen Price <karen@priceranch.com>
Sent: Wednesday, March 3, 2021 8:08 PM
To: Jesse Cude
Cc: Eric Porter; Moke Simon; Andrew Williams; Dennis Keithly; Mark Roberts; Jim Ryan; adye@chp.ca.gov; Six Sigma - Kaj Ahlmann; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrove@yahoo.com; Allison Brown; Craig Bainbridge; Dan & Deedee Levine; Dan Hart; Ellen Leu; Jake Watson; James Watson; Janice Thompson; Jason Krauss; Jeannie Creager; Jill Hearn; Jillian Krauss; Julian; Kathy Watson; Lisa Hart; MBC -Doug Thompson; Nikky Creager; Olivia Cude; Rob Hearn; Shawn Lescher; Todd Shannon Williams; Tom; Darryl Mills; Misha Grothe; Pat Taylor; Richmond; Jen Home; Greg Price
Subject: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

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Parcel# 013-061-140-000
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jcude@att.net

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APN: 013-014-030-000 – 71 acres – Zone: RR

Kerrian Marriott

From: Kaj Ahlmann <kahlmann@sixsigmaranch.com>
Sent: Thursday, March 4, 2021 8:59 AM
To: Eric Porter
Cc: Karen Price; Jesse Cude; Moke Simon; Andrew Williams; Dennis Keithly; Jim Ryan; adye@chp.ca.gov; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrrove@yahoo.com; Allison Brown; Craig Bainbridge; Dan & Deedee Levine; Dan Hart; Ellen Leu; Jake Watson; James Watson; Janice Thompson; Jason Krauss; Jeannie Creager; Jill Hearn; Jillian Krauss; Julian; Kathy Watson; Lisa Hart; MBC -Doug Thompson; Nikky Creager; Olivia Cude; Rob Hearn; Shawn Lescher; Todd Shannon Williams; Tom; Darryl Mills; Misha Grothe; Pat Taylor; Richmond; Jen Home; Greg Price; Lake County Planning Consultants
Subject: Re: [EXTERNAL] Re: 16750 Herrington Road; file no. UP 20-22, Otchkova

Eric,

Please send me a notice of the hearing.

Thanks

Kaj

Six Sigma Ranch

13372 Spruce Grove Road

Sent from my iPhone

On Mar 4, 2021, at 8:50 AM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Ms. Price,

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Eric Porter

From: Karen Price [mailto:karen@priceranch.com]

Sent: Wednesday, March 3, 2021 8:08 PM

To: Jesse Cude <jcude@att.net>

Cc: Eric Porter <Eric.Porter@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>;

Andrew Williams <Andrew.Williams@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Mark Roberts <Mark.Roberts@lakecountyca.gov>; Jim Ryan <emeraldldad2000@yahoo.com>; adye@chp.ca.gov; Six Sigma - Kaj Ahlmann <kahlmann@sixsigmaranch.com>; dibipi@gmail.com; scott.nagelson@gmail.com; mike.wink@fireca.gov; dennispgrove@yahoo.com; Allison Brown <brattybones@yahoo.com>; Craig Bainbridge <cdmbainbridge@hotmail.com>; Dan & Deedee Levine <danhomerepair@gmail.com>; Dan Hart <baseballnut27@yahoo.com>; Ellen Leu <ellenmleu@att.net>; Jake Watson <jake@vantageconstructionco.com>; James Watson <jimmy@vantageconstructionco.com>; Janice Thompson <janicekthompson@hotmail.com>; Jason Krauss <jrk1976@yahoo.com>; Jeannie Creager <prairiebell@comcast.net>; Jill Hearn <jillhearn6@icloud.com>; Jillian Krauss <jillian_corsetti@yahoo.com>; Julian <juliannerentshvl@yahoo.com>; Kathy Watson <kathryn.osmun@gmail.com>; Lisa Hart <lisadhart@hotmail.com>; MBC -Doug Thompson <pastordougmbc@gmail.com>; Nikky Creager <middletownchristianschool@gmail.com>; Olivia Cude <oliviarae@att.net>; Rob Hearn <robhearn16093@me.com>; Shawn Lescher <lescher5@att.net>; Todd Shannon Williams <shannon_williams@mchsi.com>; Tom <tmlaughlin@gmail.com>; Darryl Mills <dmillscon@gmail.com>; Misha Grothe <mishamonet@yahoo.com>; Pat Taylor <Patricktaylor1231@gmail.com>; Richmond <richmond designs@me.com>; Jen Home <jenniferheiser@att.net>; Greg Price <greg@priceranch.com>
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Kerrian Marriott

From: Kate Schmidt-Hopper <wiseacre1farm@gmail.com>
Sent: Sunday, March 14, 2021 3:02 PM
To: Eric Porter
Subject: Re: [EXTERNAL] We Grow Farms use permit

Thank you Mr Porter. Sincerely Kate Schmidt-Hopper

On Sun, Mar 14, 2021 at 2:43 PM Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Hi Ms. Schmidt-Hopper,

I received your email and it is part of the public record. When I return to the office tomorrow, I will make sure that your address gets placed on the public hearing mailing list, and you will receive an email with instructions for how to participate in the hearing via Zoom.

The tentative hearing date is April 22nd. The tentative start time is 9:30, however there are five items in front of this one, so the probable start time will be closer to 10:30 or 11:00. I will send out the staff reports to all 35+ residents who have expressed concerns about this project once the staff report is cleared by legal counsel and management.

Take care,

Eric Porter

From: Kate Schmidt-Hopper [mailto:wiseacre1farm@gmail.com]
Sent: Sunday, March 14, 2021 11:38 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] We Grow Farms use permit

Hello Mr Porter

As a resident of the HVL Ranchos, I would like to voice my opposition to a large scale cannabis grow use permit in the area behind Sandy Court. This We Grow Farms project is too close to high density family housing and will negatively impact quality of life due to increased noise and air pollution, traffic on access roads, nitrate run off into nearby private water wells, increased need for law enforcement security patrols and most importantly, elevated fire risk.

I recommend denial of this use permit. Thank you, Kate Schmidt-Hopper. 19118 Comstock Ct. Hidden Valley Lake, CA 95467

Kerrian Marriott

From: Kellie Davis <kellie_n_davis@icloud.com>
Sent: Thursday, March 11, 2021 2:08 PM
To: Eric Porter
Subject: [EXTERNAL] Hidden valley proposed marijuana grow

Dear Mr. Porter

Hidden Valley is a small town, we have schools and lots of children. We Do Not want a Marijuana grow here in this small town. They will deplete and destroy our water sources, they will put chemicals in the soil. We just lifted the water Moratorium because there is not enough water. There will be delivery vehicles in and out destroying our roads, distribution stores that will bring a clientele we do not want to have in our small town with no police and no one to protect our small town when people from other towns come to buy marijuana or come to steal there product. Mexican cartel are among these people who want to purchase and grow. This will destroy our community. This will bring unwanted riffraff to our quiet small golf course community. The road of Hofocker already has huge grows and it's unsafe to be around that area with out caring a gun. People have traveled from Vallejo with guns to kill and to steal marijuana. This is a drug and the more that comes the worse this small community will become. This is horrible. I'm ready to move away already this is ridiculous. They have already broke ground.

Kellie Davis

Kerrian Marriott

From: Dan Levine <danhomerepair@gmail.com>
Sent: Saturday, February 27, 2021 10:21 AM
To: Eric Porter
Subject: Re: [EXTERNAL] Pending cannabis grow in our neighborhood

Thank you Eric.
Is the hearing scheduled yet?
Will it be virtual or in person?
Dan Levine

Sent from my iPhone

> On Feb 25, 2021, at 1:45 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:
>
> Thank you Mr. Levine. I will put your comments into the public record. Other neighbors are objecting to this project as well for various reasons.
>
> The water argument may be hard to uphold - the well data we received shows a strong recharge rate at this location, but I have other concerns about the project. We'll see how it goes at the public hearing.
>
> Eric Porter
>
> -----Original Message-----
> From: Dan Levine [mailto:danhomerepair@gmail.com]
> Sent: Thursday, February 25, 2021 1:39 PM
> To: Eric Porter <Eric.Porter@lakecountyca.gov>
> Subject: Re: [EXTERNAL] Pending cannabis grow in our neighborhood
>
> The company is We Grow LLC
>
> UP 20-22
> IS 20-25
> 16750 Herrington road
>
> A.P. 013-060-400
> 19678 Stinson road
> Hidden valley lake
>
> 013-014-110
> 013-014-110
> 17610 Sandy road
> Middletown
>
> This permit is for 35 greenhouses!
> The water use is way too much not to mention the drought were in.
> They have no right to endanger our groundwater supply.
> Dan
> Sent from my iPhone

>
>> On Feb 25, 2021, at 10:47 AM, Eric Porter <Eric.Porter@lakecountycalifornia.gov> wrote:
>>
>> Dan, I need a project name, file number, address or some other way of locating which project this is.
>>
>> Eric Porter
>>
>> -----Original Message-----
>> From: Dan Levine [mailto:danhomerepair@gmail.com]
>> Sent: Thursday, February 25, 2021 10:12 AM
>> To: Eric Porter <Eric.Porter@lakecountycalifornia.gov>
>> Subject: [EXTERNAL] Pending cannabis grow in our neighborhood
>>
>> Hello Eric, my name is Dan Levine and I live in the shadow hills subdivision which is adjacent to a Potential cannabis
grow of 395,00 Sq feet. 35 greenhouses.
>> These owners have already broken the law Using stolen equipment and have Been red tagged for illegal building.
>>
>> This is huge of an operation belongs farther away from So many neighborhoods.
>> Please do not allow this to be permitted.
>> I will attend any hearings in opposition.
>> Thank you
>> Dan Levine
>>
>> Sent from my iPhone
>>
>

Kerrian Marriott

From: Dan Levine <danhomerepair@gmail.com>
Sent: Thursday, February 25, 2021 1:39 PM
To: Eric Porter
Subject: Re: [EXTERNAL] Pending cannabis grow in our neighborhood

The company is We Grow LLC

UP 20-22
IS 20-25
16750 Herrington road

A.P. 013-060-400
19678 Stinson road
Hidden valley lake

013-014-110
013-014-110
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Middletown

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>

> Eric Porter

>

> -----Original Message-----

> From: Dan Levine [mailto:danhomerepair@gmail.com]

> Sent: Thursday, February 25, 2021 10:12 AM

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

> Subject: [EXTERNAL] Pending cannabis grow in our neighborhood

>

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> These owners have already broken the law Using stolen equipment and have Been red tagged for illegal building.

>

> This is huge of an operation belongs farther away from So many neighborhoods.

> Please do not allow this to be permitted.

> I will attend any hearings in opposition.

> Thank you

> Dan Levine

>

Kerrian Marriott

From: lincolnae@gmail.com
Sent: Friday, February 26, 2021 1:58 PM
To: Eric Porter
Subject: [EXTERNAL] RE: UP 20-22 and IS 20-25

Thanks for the update. This will be an interesting process.

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Friday, February 26, 2021 12:06 PM
To: Lincoln AE <lincolnae@gmail.com>
Subject: RE: UP 20-22 and IS 20-25

Unfortunately our Code does not have a 'minimum threshold' and we only require a water Availability Analysis, which is typically a well depth and recharge test after the well is run for a period of time, then shut down.

The Planning Commission has required monthly well reports from other cultivators, but that assumes that an approval will be issued. I have not yet decided on my recommendation for this one; many neighbors are in opposition. It depends on the basis of the opposition as to how my recommendation will go. The PC can always ignore my recommendation, but thus far they have followed my recommendations 100%.

Take care,
Eric Porter

From: Lincoln AE [<mailto:lincolnae@gmail.com>]
Sent: Friday, February 26, 2021 12:03 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] RE: UP 20-22 and IS 20-25

Ok, thanks. It looks like you did not require a full Hydrologic Study.
We are finding that the aquafer in this area is not holding up so will be asking for a study.

Sent from [Mail](#) for Windows 10

From: [Eric Porter](#)
Sent: Friday, February 26, 2021 11:54 AM
To: [Lincoln AE](#)
Subject: RE: UP 20-22 and IS 20-25

This is as far as I've gotten; these are the docs sent to the State Clearinghouse for state agency comments.

The staff report and recommendations have not yet been written; we're still in the Environmental Review portion of the process.

From: Lincoln AE [<mailto:lincolnae@gmail.com>]
Sent: Friday, February 26, 2021 11:42 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] UP 20-22 and IS 20-25

Eric
How do I go about getting access to the documents for this project?
Best,
Bill

Wm D. Lincoln
16903 Ranch Rd.
Middletown CA 95461

(707) 533-5337

Sent from [Mail](#) for Windows 10

Kerrian Marriott

From: Joan Makley <jccampi@gmail.com>
Sent: Thursday, March 11, 2021 12:40 PM
To: Eric Porter; Moke Simon
Subject: [EXTERNAL] NOI - We Grow Farms, UP 20-22, IS 20-25

Mr. Porter and Mr. Simon,

I am a property owner on Ranch Rd within the Rim Rock Ranch Subdivision and am very concerned about the negative impact We Grow Farms would have on our neighborhood.

Residential wells in the area are going dry during this extended draught. This is not the time to add high water demand to our already stressed water supply. This is a major area of concern.

The IS states that "The cultivation area is hidden from view due to the terrain and slope according to the applicant's Property Management Plan". This is not true. A 6' tall fence will not mitigate the significant negative impact on aesthetics from the Rim Rock Ranch vantage point. It appears that a more accurate site inspection is needed.

I look forward to your comments on the following questions:

Odor is a real problem. Not all the odor is contained and ventilation fans are noisy. How does the County enforce the "Odor Control Plan"?

What does the County do if "separation distance" is ineffective in preventing deterioration of neighbors air quality?

Please inform me of the date and time of any hearings pertaining to this NOI.

Thank you.

Joan Makley
17275 Ranch Rd.
Middletown, CA 95461

Kerrian Marriott

From: sheila manderson <smanders61@sbcglobal.net>
Sent: Friday, February 26, 2021 6:45 PM
To: Eric Porter
Subject: Re: [EXTERNAL] Project information

Thank you. I would appreciate receiving the. Notice of Public Hearing. My mailing address is as follows:

Sheila Manderson
19255 Dallas Court
Hidden Valley Lake
CA., 95467

Sheila.

On Friday, February 26, 2021, 11:38:32 AM PST, Eric Porter <eric.porter@lakecountyca.gov> wrote:

Sheila,

I'm the assigned planner on this file. You can request your email comments be entered into the record, or submit a formal letter. A public hearing will take place probably in late April or early May; that's when the public has an opportunity to testify either in support or in opposition to the project.

I need your mailing address so I can make sure you receive a Notice of Public Hearing.

Thanks,

Eric Porter

From: sheila manderson [mailto:smanders61@sbcglobal.net]
Sent: Friday, February 26, 2021 10:01 AM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: [EXTERNAL] Project information

Mr. Porter,

My apologies, I accidentally sent an incomplete response a short while ago.

The project I am referring to is: 013-060-40, 013-014-03 and 11

Project Location: 16750 Herrington Road, Middletown, CA

Project Title: We Grow Farms Use Permit (UP 20-22) and Initial Study (15 20-25)

I would also like to ask how and to whom opinions should be addressed and if a public forum will be provided for one to register opinions should one choose to do so. Secondly who or which Body approves or disapproves such permit requests.

I look forward to your response. Thank you.

Yours truly,

Sheila Manderson

Kerrian Marriott

From: Glen Marks <Glen@rti2000.com>
Sent: Saturday, February 27, 2021 2:47 PM
To: Eric Porter
Cc: Moke.Simon@lakeountyca.gov
Subject: [EXTERNAL] Major Use Permit for The Herrington Ranch is 333 acres sold on 1/29/2020
Attachments: Letter.pdf

We own the property at 16345 Tinilyn Rd., Parcel #136-101-270 , a residential parcel with a view overlooking the valley below and which is contiguous with the property in question.

The scale of this proposed operation is huge, and is in an area of surrounding residential developments which, in our opinion, is not suitable for such a large industrial operation.

Please
See Attached

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres

Glen Marks *PEME*

Refrigeration Engineer

REFRIGERATION TECHNOLOGY INC

www.rti2000.com glen@rti2000.com

707-987-0500

February 25, 2021

TO: Eric Porter eric.porter@lakecountyca.gov

CC: Moke Simon Moke.Simon@lakecountyca.gov

RE: Major Use Permit

16750 Herrington Road Middletown, CA 95461

APN: 013-060-400-000 – 155 acres

19678 Stinson Rd. Hidden Valley Lake, CA 95467

APN: 013-014-110-000 – 107 acres

17610 Sandy Rd. Middletown, CA 95461

APN: 013-014-030-000 – 71 acres

We own the property at 16345 Tinilyn Rd., Parcel #136-101-270 , a residential parcel with a view overlooking the valley below and which is contiguous with the property in question. The scale of this proposed operation is huge, and is in an area of surrounding residential developments which, in our opinion, is not suitable for such a large industrial operation.

As we understand it, the facts are as follows:

The Herrington Ranch is 333 acres sold on 1/29/2020 to an out-of-state property owner. This property borders The Ranchos to the South, Rim Rock to the East, the Shadow Hills Subdivision (Jaclyn Dr.) to the North, and Hidden Valley to the West (less than 450 yards from Ravenhill Park. The new property owners purchased the property in January of 2020. In February of 2020, the new owners brought in stolen heavy equipment and the CHP served a search warrant. The stolen equipment was recovered and returned to the owners. CHP Northern ISU Case # F0005-107-20. Unpermitted construction began in March of 2020. This also included semi-truck deliveries, numerous out-of-state vehicles, and non-local workers coming in after 10pm and gone by sunrise. This continued until the County responded and Red Tagged the property.

It is our opinion that this Commercial Cannabis Business will have a very negative impact on our residential neighborhoods.

From the start, the new property owners were cutting corners, sneaking around, and stealing equipment. The illegal building and felony violation should prevent the permit from being issued according to Lake County Ordinance Chapter 21, Article 27. These violations were not even mentioned in the initial study prepared by the county.

We continue to be in a drought, so water for 395,000 square feet of cannabis is a huge concern. The County estimates the water usage at 750,000 gallons for each grow. The new owners are applying for indoor lighting on their greenhouses, which gives the new owners the potential of 4 grows per year. That equates to 3 MILLION gallons per year!

There will be an impact to our Air Quality. The year-round smell put off by cannabis and living or buying next door will be insufferable.

The criminal element that always seems to follow this type of business is a huge concern with all the children outside playing in the residential neighborhoods surrounding this property on all sides. This is a RESIDENTIAL area.

The increased traffic and damage/wear to our roads should cause concern. Spruce Grove Rd already suffers from potholes and has no-shoulders, which have also caused several accidents and hazardous material spills as the road narrows and winds its way towards Tinilyn. In addition, the Shadow Hills and Dohnery Ridge Subdivisions pay a separate road tax for a yearly road maintenance that Herrington Rd is not required to pay. They have an easement that runs through both subdivisions, therefore have been able to avoid the road tax. A commercial operation will certainly impact our roads much more than the current residential impact and the heavy commercial traffic through our residential areas raises safety concerns.

We are strongly opposed to this project.

Please notify us of the Public Hearing on this project.

We also request there is no "early activation" to start this project.

We repeat, there has already been a criminal element demonstrated from the beginning of the purchase of this property. It is located in the midst of substantial residential properties and is NOT a beneficial addition to our community at this location. The water usage issue is huge, especially given the many recent fires in our area.

Our Local County Supervisor, Moke Simon, has been doing an impressive amount of work in furthering good development in the Middletown/Hidden Valley area to make this a better community. This project would have a very detrimental effect on our area, especially on top of the Bar X operation and all the smaller ones in the Jerusalem Valley area.

Please, please, stop this project.

Sincerely

A handwritten signature in cursive script that reads "Glen Marks". The signature is written in dark ink and is positioned above the printed name.

Glen Marks and Amy Marks

Kerrian Marriott

From: Mary Sullivan <maryksullivan4@gmail.com>
Sent: Wednesday, March 10, 2021 3:55 PM
To: Eric Porter
Subject: Re: [EXTERNAL] We Grow Farms requested use permit

Eric,
Appreciate your follow up. My address is 21080 Buckeye Court, Middletown California 95461.

The Board that represents the residents of Rim Rock Ranch will also be submitting an appeal no later than tomorrow to deny this permit. Would you like them to include individual home owner physical addresses?

Thanks,
Mary

Sent from my iPhone. Please pardon typos.

On Mar 10, 2021, at 3:27 PM, Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Hi Mary,

I'm putting together a list of neighbors who are objecting to the commercial cannabis application you've commented on below to make sure everyone gets a mailed notice.

Can you email me your address please?

Thanks,
Eric Porter
Planner
County of Lake

From: Mary Sullivan [mailto:maryksullivan4@gmail.com]
Sent: Wednesday, February 24, 2021 2:27 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Cc: Moke Simon <Moke.Simon@lakecountyca.gov>; Dist1 PlanningComm <dist1planningcomm@lakecountyca.gov>; CDD - Email <CDD@lakecountyca.gov>
Subject: [EXTERNAL] We Grow Farms requested use permit

Mr. Porter, County Supervisors, Planning Dept. & Code Enforcement-

I am writing to vehemently **OBJECT** to the Major Use Permit that is being considered for "We Grow Farms - APN No's: 013-060-40, 013-014-03 and 11.

I live in Rim Rock Ranch Vineyard Estates and was the first to purchase a parcel in the development 12 years ago. My purchase was based on the beauty of its rural setting and small, home town feel. I care deeply about preserving the integrity and nature of our community in a

responsible way. I strongly oppose a commercial cannabis growing operation and “self-distribution” so close to such a large residential community. Rim Rock Ranch borders 16750 Herrington Rd., Middletown. All three parcels that are included in this proposed permit are surrounded by residential neighborhoods, ours included. I urge you to **DENY** this permit.

As you are aware, this same owner and location was already raided and shut down for an illegal grow, where law enforcement also found a large amount of stolen equipment. This should serve as an obvious **RED FLAG** about the character and intentions of the owner and the way they would potentially operate a business. It is apparent that this particular owner has no regard for the law, the rules and regulations in place, nor for the neighborhoods they are affecting.

I'm also concerned about the extremely pungent and nauseating smell of cannabis that carries far beyond the property boundaries of which it is grown, as well as amount of water that will be used, drawing from a dwindling water table that so many local homeowners rely on.

Having a large commercial cannabis grow, whether out of sight or not, will have major impacts on the quality of life and the property values for the surrounding residential community affecting thousands of people.

Allowing a permit such as this will set a precedent for further commercial grows near residential areas and negatively affect the hard-working, tax-paying members of our community. We should not be making cannabis growers a priority in this county - but rather promote the safety, security and well being of **all residents** in our community.

Again, please DENY the application of a cannabis permit for 16750 Herrington Road, Middletown, CA 95461 - APN: 013-060-400-000 – 155 acres – Zone: RR

Mary Sullivan
Rim Rock Ranch Vineyard Estates

Kerrian Marriott

From: Mary Sullivan <maryksullivan4@gmail.com>
Sent: Wednesday, February 24, 2021 2:27 PM
To: Eric Porter
Cc: Moke Simon; Dist1 PlanningComm; CDD - Email
Subject: [EXTERNAL] We Grow Farms requested use permit

Mr. Porter, County Supervisors, Planning Dept. & Code Enforcement-

I am writing to vehemently **OBJECT** to the Major Use Permit that is being considered for "We Grow Farms - APN No's: 013-060-40, 013-014-03 and 11.

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Again, please DENY the application of a cannabis permit for 16750 Herrington Road, Middletown, CA 95461 - APN: 013-060-400-000 – 155 acres – Zone: RR

Mary Sullivan
Rim Rock Ranch Vineyard Estates

Kerrian Marriott

From: maverick jones <mvrck_jns@yahoo.com>
Sent: Thursday, March 4, 2021 6:35 AM
To: Eric Porter
Subject: [EXTERNAL] When is the public hearing

On the cannabis grow near hvl

Sent from my iPad

Kerrian Marriott

From: Scott Nagelson <scott.nagelson@gmail.com>
Sent: Thursday, February 25, 2021 1:04 PM
To: Eric Porter
Cc: Andrea Nagelson
Subject: [EXTERNAL] We Grow Farms; Use Permit 20-22 and Initial Study 20-25

Re: We Grow LLC/Zarina Otchkova Use Permit UP 20-22, Initial Study IS 20-25

Dear Mr. Porter

I am in receipt of the following documents related to the above referenced Use Permit:

- CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 20-25)
- COUNTY OF LAKE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
- MITIGATION MONITORING AND REPORTING PROGRAM

My wife and I, through our family trust, are the owners of parcel 013-063-12 which is on the southwest boarder of the proposed commercial cannabis project. I have reviewed these documents, as well as others provided to me by other interested parties, and have the following questions regarding the proposed Use Permit.

1. According to reports, there was stolen construction equipment recovered from this property in 2020, unauthorized construction that occurred on the property resulting in it being Red Tagged by the County. Within view of my property are the remains of what appears to be a greenhouse structure that was apparently part of this unauthorized, illegal and unpermitted activity. **Was We Grow LLC/Zarina Otchkova involved in this prior activity on the subject property?**
2. With regard to item #12 of the Initial Study, there is a statement that " Consultation was postponed due to significant violations that had occurred on the site...." **What were these violations and who was responsible for them?**
3. With regard to Impact Category I Aesthetics (a) and (c), how did you arrive at a Less than Significant Impact finding when the project with 39 buildings and a six foot fence will likely be in view of numerous residences and a public park in Hidden Valley Lakes?
4. With regard to Impact Category I Aesthetics (d), how did you arrive at a Less than Significant Impact finding when the proposed development will undoubtedly have security lighting and 24 hour interior fluorescent grow lighting? It does not seem likely that a six foot tall fence will screen this type of light completely from the surrounding property owners.
5. With regard to Impact Category II Agriculture and Forestry Resources (b), how did you arrive at a Less than Significant Impact finding when there are vineyards and olive orchards bordering the subject property?
6. With regard to Impact Category III Air Quality (a) AQ-7, what kind of air filtration system is required and how much odor and particulate matter is require to be removed?
7. With regard to Impact Category X Hydrology and Water Quality (a), how did you arrive at a Less than Significant Impact finding when I can find no evidence on any map of an "on-site water basin" for disposal of wastewater and stormwater?

8. With regard to Impact Category X Hydrology and Water Quality (a), it seems strange that this application would be allowed to move forward with a 24 year old Well Test. How did you arrive at a Less than Significant Impact finding when this information is not up to date and significant changes may have occurred in the water basin over that time?
9. With regard to Impact Category XIII Noise (a), how did you arrive at a Less than Significant Impact when there will be at least 39 air filtration systems running around the clock?
10. Does this project require approval by the Board of Supervisors at a regularly scheduled meeting?

It is possible that I may have additional questions prior to submitting my formal comments. Please ensure that I am notified of any public hearings and I would also request that there be no early activation that allows this project to move forward prior to formal approval.

Thanks

Scott Nagelson

Kerrian Marriott

From: nellis boyer <nellisboyer@yahoo.com>
Sent: Saturday, February 27, 2021 12:58 PM
To: Eric Porter
Cc: Moke Simon
Subject: [EXTERNAL] Major Use Permit hearing (UP 20-22) and (IS 20-25) 16750 Herrington Rd, Middletown

Please send me a notification of the date, time, and place of the hearing on the above mentioned project. I request that there be no early activation to start the project. I have many questions regarding water, power, and explanations of questionable mitigation plans.

Nellis Boyer
20765 Honey Hill Dr
Hidden Valley Lake, Ca 95467

707 355 0493

Kerrian Marriott

From: Olivia Cude <oliviarae@att.net>
Sent: Friday, March 5, 2021 10:14 AM
To: Eric Porter
Subject: [EXTERNAL] 16750 Herrington Rd.

Mr. Porter,

Please add me to the list to be notified of the public meeting scheduled for this project.
16750 Herrington Rd. Middletown

Thank you,
Olivia's Cude
oliviarae@att.net

Sent from my iPhone