

From: Scott Nagelson

Members of the Lake County Board of Supervisors, State Senator McGuire and Assembly Member Aguiar-Curry;

As an adjacent property owner to the above referenced proposed commercial cannabis operation, I write in opposition and ask that you uphold the appeal and deny this application. There has been tremendous opposition to this project and I am joined by many of my neighbors and interested community members in asking you to deny this inappropriate and flawed application.

Consider the following:

Article 27 - there was illegal building activity and stolen equipment associated with this property after acquisition by Zarina Otchkova. Please reference CHP Northern ISU Case # F0005-107-20. Even if the County Code Violation has been cleared, the existence of the violation should make the applicant ineligible for a permit.

Water Analysis/Use 27-12 - Lake County is currently experiencing an extreme level of drought as evidenced by our own Sheriff Brian Martin's declaration of a drought emergency. Many wells in the area of this property are already stressed and running dry. There has been no appropriate study of the water table in this area to determine the impact of pumping in excess of 5 million gallons or more per year. Why should a profit making operation be allowed to take ground water from residents that rely on it for daily life?

Policy LU-1.3 Incompatible uses. Access to this large commercial operation is through a quiet residential neighborhood. When Shadow Hills and Dohnery Ridge were laid out and an easement granted to the Herrington Ranch, nothing of this magnitude was contemplated. 40-80 vehicle trips with many being heavy trucks will destroy this quiet neighborhood.

Biological Study/Environmental Review. The March 2020 Biological Study was inadequate and not updated, as was required, prior to the Planning Commission hearing. To satisfy CEQA, a seasonal survey must be completed as part of a formal Environmental Impact Statement.

There are many other elements of this project and irregularities in the Planning Commission review that the Board should consider in upholding the appeal. Frankly, this is the wrong project in the wrong place at the wrong time. Please do the right thing for your constituents and uphold the appeal.

Scott and Andrea Nagelson
20395 Vineyard Drive.