

From: Judy Kauffman

>>> Dear Board of Lake County Supervisors, Congressman, and
>>> Assemblyperson
>>> We are writing to you and requesting an appeal of the Planning
>>> Commission Decision on WeGrow UP 20-22.
>>> Lake County Policy LU-1: To encourage the overall economic and
>>> social growth of the County while maintaining its quality of life standards.
>>> Policy LU-1.3: The County shall prevent the intrusion of new incompatible land uses into existing
community areas.
>>> Many but not all of our concerns are as follows:
>>> Water usage: The estimate of water usage is 4,713,000 million
>>> gallons per year - with no information as to how this estimate was
>>> arrived out - it could certainly be much higher. Even at the stated
>>> applicants' number, what is the impact of the surrounding
>>> residential and area wells and aquifers? We are in severe drought
>>> conditions now and with no guarantee of relief in the future.
>>> The Final Staff Report indicates that sewage disposal will be done
>>> through existing and future onsite septic systems. The existing system is unpermitted, and the
viability is unknown. This was not discussed in the Initial Study or the Staff Report.
>>> In the Staff Report, under hydrology it states the project will have
>>> an adverse impact related to hydrology, water quality, and amount of
>>> water used. This was not addressed by the Planning Commission; in
>>> fact, they downplayed the public concern for water usage and told the public not to talk about it
anymore.
>>> Air quality: Lake County has one of the best air qualities in the
>>> country. There is not a way to eliminate odor at certain times of
>>> the year regardless of filtration systems in place. Both initial
>>> study and Final Staff Report does not clarify what type of
>>> mitigation will be used for greenhouse odor control. At the very
>>> least there should be ongoing monitoring for air quality and light
>>> pollution.
>>> Residential road impact: Policy LU-1.3 The estimated 40/80trips a
>>> day will certainly impact the residents of Shadow Hilland Dohnery
>>> Ridge subdivisions, as well as the residents on the winding, narrow
>>> Spruce Grove Road. There are no stop signs, speed limit signs, or
>>> center lane striping. Spruce Grove Road is also a main artery into
>>> Hidden Valley Lake Subdivision. What will the impact be for Hidden
>>> Valley Lake residents (6,000) entering/exiting the subdivision onto
>>> Spruce Grove Road?
>>> The proposed mitigation from the
>>> applicant was "tell people to drive slow".
>>> Perimeter lighting: The Final Staff Report says they will have
>>> perimeter lighting.
>>> This will certainly have an impact on quality of life to all
>>> residents surrounding "the grow".
>>> Biological Study: The March 2020
>>> Biological Study is outdated. The study required a follow-up

>>> biological assessment prior to cultivation and prior the Planning
>>> Department Hearing. This was not completed. The study does not
>>> satisfy CEQA as no seasonal survey was completed.
>>> The Middletown Area Plan Conformance, objective 5.1.1/policy 5.1.1.a
>>> includes in the Final Staff Report, that the development proposal
>>> should contain a high level of community participation. However,
>>> during the planning commission comment section, one of the Planning
>>> Commissioners said that she did not want to hear any comments that had been previously brought
up.
>>> There are many facets to this project that have not been adequately
>>> addressed. As 45 year residents of south Lake County, we implore
>>> you to revisit this project and take into consideration its lasting
>>> impact to our county.
>>> Tax dollars must not be the parameter for which decisions concerning
>>> our community are made.
>>> Thank you in advance for your
>>> consideration.
>>>
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