

From: Kathryn Osmun

Additional justifications for appeal of planning commission decision on WeGrow UP 20-22

- **WATER USAGE** – Lake County is currently included in Governor Newsom’s Drought Emergency Proclamation due to severe drought conditions which directs state agencies to address drought impacts. Sheriff Brian Martin has also declared drought emergency in Lake County, ratified by the Board of Supervisors, noting impacts from drinking water to water supply. It would be irresponsible to approve this permit without truly addressing water concerns for the nearby residents. After consulting with a hydrologist, the recommendation was that a thorough Hydrogeological Study be done to ensure our well, and those around us, do not run dry because of the significant amount of water that will be used by this operation now and in years to come. Considering our current and future drought conditions and the **many residents dependent on wells** near this site, this should not be treated lightly. We are not alone in this concern, as noted, “the Redwood Valley Band of Pomo also expressed concerns about water usage due to drought conditions”. Who will be responsible if my well or my neighbors’ wells runs dry after WeGrow is granted a permit by the Board of Supervisors?
- **ACCESS THROUGH A RESIDENTIAL NEIGHBORHOOD** - The site takes access from Herrington Road, a small private road, that is accessed from Tinilyn Rd which is IN a quiet, residential neighborhood with many young families. We spoke with the Planning Department to find out if zoning allowed for primary access of a commercial grow of this scale through a residential neighborhood and we were personally told that the zoning was silent on this matter. We feel it is the responsibility of the Board of Supervisors to exercise discretion on matters like this and to put the wellbeing and safety of our neighborhood and other residents first. A reasonable person would agree it is not okay to have 40-80 trips per day for a commercial operation through a residential neighborhood from 7AM to 7PM Monday through Saturday and 12pm to 5pm Sunday. This is heavy traffic through our neighborhood. That’s 14,000 to 29,000 trips per year in a place where families and individuals are walking and jogging and kids are riding their bikes. This is a direct safety and wellbeing issue and streets and pedestrian facilities are NOT reasonably adequate to safely accommodate the specific proposed use as stated in the Memorandum- Addendum dated June 8, 2021. A reasonable person would agree, no commercial operation should be coming through a residential neighborhood. It will negatively affect the health, safety, comfort, and general welfare of the families in our neighborhood, as well as those on Spruce Grove Rd (which connects HWY 29 to Tinilyn Rd), which is also not adequate for that additional traffic and is already crumbling in disrepair with narrow lanes and little to no shoulder. This operation is surrounded by residents that will be affected adversely by the additional traffic. The neighborhood is not an appropriate or acceptable location for commercial traffic.
- **SAFETY/CRIME/SECURITY** – We would like to know specifically what security measures will WeGrow implement? Will there be armed individuals? Spotlights? Manned gate?
- **SIGNIFICANT IMPACT ON VIEW (AESTHETICS), AIR QUALITY, NOISE, PROPERTY VALUE, AND ENVIRONMENT** - This operation, based on the maps included with the Memorandum- Addendum dated June 8, 2021 will significantly impact our view, and will likely significantly impact our air quality, noise levels, and property value – the area is NOT heavily treed as noted

in 58.31b "Response" of the Memorandum- Addendum dated June 8, 2021 and it will have a 100 foot 'clear area' around the cultivation site and a five acre fire break according to the initial study making it highly visible to many. The grow site would be in direct sight of our driveway and be the main view from our backyard and others according to the current maps. It would be a major eyesore even with an 8' tall screening fence as we are located above the site and look down directly on the proposed approximately 9 acres grow and processing area. We are close enough that lighting, air quality, and noise would likely also be a significant issue and all of this would negatively affect our family's wellbeing and property value. Also, the initial study stated "only low-lying brush will be removed" but the Memorandum -Addendum dated June 8, 2021 is now saying "the applicant will need to remove between 20-30 mature oak trees to accommodate the greenhouses" indicating significant changes to the initial study. Claims of using "existing wells" and then seeing new wells drilled also indicates changes. There was also documentation using a different site for the greenhouses but the maps attached to the Memorandum -Addendum dated June 8, 2021 still show the grow site in the initial, highly visible area. We request an Environmental Impact Report be completed in addition to the Hydrogeological Study as well as documentation with clarification and correction where inconsistencies are found in these various documents along with time for us to respond.

We request that the appeal be upheld based on these issues until WeGrow has proper mitigation measures in place to address these concerns.

Signed,

Jacob and Kathryn Watson