

**From:** Shannon Williams

Dear Board of Supervisors & Senator McGuire & Assembly Member Aguiar-Curry,

On behalf of my family, my fellow Lake County residents, and my clients, I am writing to in support of APPEAL AB 21-02, Herrington Rd., Middletown and ask you **to DENY the Commercial Cannabis Application for WeGrow LLC.**

I feel that the Planning Commission's approval of this project was a mistake and severely underestimates the negative effect that this project will have on the residents of Lake County. I believe the approval was based on multiple calculated oversights & misrepresentations, and that a comprehensive environmental impact study should be required considering the magnitude of this project.

To highlight just a few of the errors/misrepresentations -

Response to Item IV - 1.

The assumption that the grow area are "shielded enough by the existing tree coverage and positioning of these homes will likely not be significantly impactful to these neighboring houses if screening and blackout material is used around and inside the greenhouses, as was required by the Planning Commission." Is completely false. I have clients who own lots directly above said grow and will literally be staring straight down onto the proposed grow site. The idea that screening/blackout material will be sufficient blatantly disregards the actual impact that this will have on the neighboring parcels, and will severely & negatively affect the surrounding property values.

Response to Item IV - 6.

The fact that immediately upon purchasing this property, the current owner was in possession of a large amount of stolen property, began moving large amounts of soil, and began unpermitted construction and had to be given a notice to abate, and then later acted like they had no idea who was to blame, should be a RED FLAG as to the character of, and indication of what the County can expect with this owner. To essentially play dumb and possibly blame squatters for their illegal activity is unbelievable but perhaps more unbelievable is that anyone in a position of authority would accept that as an actual response! The Board has a responsibility to act in a manner that will best serve the residents of Lake County and these key pieces of character information should NOT be ignored. Additionally, the illegal building and felony violation should prevent the permit from being issued according to the Lake County Ordinance Chapter 21, Article 27.

While I understand that the majority of this property falls outside of the exclusion zone, I do believe that this was a big oversight at the time. However, it is an error that the County Board of Supervisors can and should fix!

This acreage is literally surrounded on each side by residential. While most parcels are a minimum of a couple acres, there are residential HOMES on every side. And having a commercial cannabis grow of this magnitude will DIRECTLY IMPACT ALL OF the surrounding residents. It will most certainly affect their:

1) WATER - Our state is facing one of the worst droughts in history. Everything else aside, a property environmental impact survey has not been done and water usage has only been ESTIMATED to this point. As stewards of our land and community, you absolutely cannot base your approval on solely the owner's stated ESTIMATES of use. Lake County homeowners and residents on EVERY side of this project and beyond could find themselves with a water shortage this year due to the drought and this project will only stand to worsen the water shortage!

2) PROPERTY VALUES - as every property that borders this grow, as well as anything in the general neighborhood will LOSE value.

3) ROAD USE & SAFETY - There are already too many accidents on our small county roads. The amount of additional use with commercial use on our small, windy residential roads will certainly have a negative impact and put our community in danger.

4) SMELL, SIGHT & NUISANCE - To pretend that having large greenhouses, no matter 'camouflaged' they may be will not have a direct impact on surrounding residents is absolutely absurd and an outright denial of reality. This WILL most definitely affect views, and the pungent smell of cannabis can travel for miles, even if in a greenhouse.

Another red flag to our entire community is the huge conflict of interest that the current Planning Commissioner is a local real estate agent who works for the same brokerage who represented the current owner when she bought the subject property! The Planning Commissioner is also the same agent who just sold the Bar X Ranch to buyers with the intent to grow cannabis, as well selling multiple other cannabis properties. While there is nothing wrong with her representing cannabis purchases, I believe the entire community is wondering how that is NOT a conflict of interest!? Who is going to make their living wage by representing a buyer and helping them purchase a property with the intent to grow cannabis and then turn around and ever recommend that permit be denied?! That would be bad for business and unfortunately this glaring conflict has and continues to taint the reputation and trust that residents of Lake County have in the Planning Commission as a whole. The fact that the Planning Commissioner works for the same brokerage that represented Ms. Otchkova and didn't recuse her role knowing the conflict should be just as alarming to our Board of Supervisors as it is to the community that you serve.

So again, I ask on behalf of the hard-working residents of Lake County, residents who like my family work right here in our county, employ local Lake County residents and want to see our County thrive with smart decision making, PLEASE VOTE TO DENY the Commercial Cannabis Application for WeGrow LLC and approve the appeal.

If the County supervisors choose to put financial benefit of the applicant over the actual impact that this grow will have on their fellow, hard-working residents of Lake County, it will be a sad, yet telling day as to what our county has deems as more important.

Thank you for your time.

Sincerely,

Shannon Williams