

Monday, July 13, 2021

Dear Eric,

RE: Public Notice of Intent

**For a Major Use Permit (UP 20-11) on July 22, 2021 at 9:05 am.**

**Applicant/ Owner: Pasta Farms, LLC, for Four phase development**

**Locations: 10750 and 10417 Seigler Springs North Road, and 10833 Deiner Drive, Kelseyville, Ca. APNS 115-004-01, and 05 and 08.**

THE PURPOSE OF THIS LETTER IS TO ESTABLISH THAT THE WATER SOURCE BEING IDENTIFIED FOR THIS EXPANSION IS NOT LOCATED ON ANY OF THE ABOVE PROPERTIES, AND IS NOT OWNED BY PASTA FARMS.

HISTORY:

The well report 713384 done by Larry Herman in 1999 was ordered and paid for by us Jim and Dana O’Gorman. We did this when we had an offer to purchase the property – there was no water or power on the property at the time we made the offer. Establishing a good well was a condition of our going through with the purchase of the property.

Once we closed escrow and purchased the property, we decided to install a vineyard on the south side of the property. However, the well needed for this purpose needed to fit a larger casing for that purpose. So, we had to drill another well – hence- This is the history of how the next well report was done( **713304** ). This well was also drilled by Larry Herman.

We then established the vineyard and operated the ranch for 12 years. During that time we purchased additional acreage surrounding our property and completed a 4 way lot split. While the surveys were being re-drawn we separated 10750 Seigler Springs North Road as a separate piece and the **above wells in question were re-located onto the property we still own at 11000 Diener Drive, APN’s 115-006-180-000 and 115-004-070-000.**

In July of 2012 Tom and Becky Larson purchased 10750 N. Seigler Springs Road from us . Our real estate attorney drew up an **easement for the use of the ag well to service only the 40 acres the Larson’s purchased. Again, the wells in question are on our property (11000 Diener) which we still own and have as a family farm.**

The Larson’s purchased additional land from us in 2018; as well as other contiguous lands in the neighborhood from other owners in the neighborhood. In the beginning of 2020, we heard that they had formed an LLC which had obtained licensing for cannabis cultivation ( 9-nine one acre permits).

When we heard that they were planning to grow on neighboring sites our immediate concern was "where will they get the water"? We immediately reached out to the Larson's to ask that question, and remind them that they had an "easement" to the agricultural well on our property – **AND THAT IT WAS ONLY FOR THE USE OF THE ONE PARCEL THEY HAD PURCHASED IN 2012.**

**We since have written over 30 emails to Tom Larson and Peter Simon, stating they are not to use our water for other parcels.**

Not only have we been ignored, they have huge irrigation pipes underground leading to other parcels for cultivation and they are filling large water storage tanks from our well THAT ARE LOCATED ON OTHER PROPERTIES.

It is up to the planning department to decide now, after reviewing these two top Real Estate Attorney's attestments , that the legal easement is only for the benefit of 10750 N. Seigler Springs Road, and evidence that Pasta Farms , LLC or whatever other LLC's are connected with these permits have mis-represented their water source. Sadly, we are in the process of opening litigation against them currently.

*When we raised this issue Pasta Farms did have another well drilled on 10750 N. Seigler Springs North Road, **however that was done last year and it is still not hooked up. Their entire operation is using the well on our property.***

They are going even further with this new expansion request, AND AGAIN USING OUR WELL REPORTS AS THEIR WATER SOURCE. Not only is this wrong but California is in an extreme drought, and water is a finite resource.

**LET ME ADD THAT THE LARSON'S DID NOT PURCHASE ANY RIGHT WHATSOEVER TO OUR DOMESTIC WELL, HOWEVER THAT IS BEING USED AS EVIDENCE WITH THIS PAPERWORK.**

Letters being forwarded with this email are:

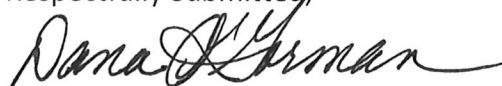
Email from Richard Abbey, 05/06/2020

Letter To Peter Simon from our current Attorney, William Hatcher, dated 07/01/2021

I will be happy to forward any of my numerous emails or letters to the Larson's or Peter upon request.

Note: If these water sources were also used as justification for their existing cultivation permits that also should to be re-visited and possibly rescinded.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dana O'Gorman", with a stylized, flowing script.

Dana O'Gorman

Subject **Re: can I bring you out of retirement for a minute (or two)?**  
From Richard Abbey <RAbbey@abbeylaw.com>  
To Dana O'Gorman <sun@sonic.net>  
Date 05/06/2020 13:01

Hi Dana,

Good to hear from you. Your understanding is correct. The right to use water is for the benefit of the 40 acre parcel. It is not a personal right that can be transferred to or used to benefit other parcels. He has the right to use the water for the benefit of the 40 acres but does not have the right to export water to other parcels he owns. That is the general rule. In the grant deed there is a reference to a judgement in a partition case which was recorded in 1938 and created water rights. You should look at that to be sure that it does not have some unusual language. I would be very surprised if it did. Good luck.  
Dick

Sent from my iPhone

On May 5, 2020, at 9:07 AM, Dana O'Gorman <sun@sonic.net> wrote:

Morning Dick,

If I could trouble you for some sage advice... a quick history: We developed a ranch there back in 2000, then you helped us with the lot splits, vineyard sale, etc over the years.

When we sold the vineyard to Tom Larson we gave him an easement to the agricultural well - for the 40 acres he purchased from us: 10750 North Seigler Springs Road, Kelseyville AP # 115-004-050-000. The way we read that easement, this entitled him to use the water for that 40 acres he purchased from us back in 2012.

He has since purchased our property located at 10833 Deiner Dr. ( in July 2018) (which has the shared water agreement with two other properties we sold) That water agreement is specific to those three parcels only.

A the same time Tom closed on the above land in 2018 he also bought Della's land - I think another 80 acres. Della's land does not have a well.

It has come to light that Tom and some partners have acquired 9 cultivation licenses for growing cannabis, and their plans were to use our ag well for watering. We have nothing against farming of any kind and Tom is entitled to use the land he purchased from us at 10750 with the ag well on any venture he chooses too. BUT he wants to take that water to Della's site and water, that growing operation as well. We do see a conflict there, would appreciate your interpretation.

Our understanding is, that this easement was granting him use the water for the 40 acres he purchased back in July of 2012. The questions IS: does he have the right to also sell or give this water to another entirely different piece of property for an entirely different venture for the benefits of others?

It does not seem right one can purchase an easement for benefit of the vineyard parcel then turn around and extend those rights without obtaining approval from us, who we feel still own the well.

This well is only 80 feet away from our domestic well on our 36 acres, where we have a rental home and 4000 square foot barn, outdoor kitchen, plus other improvements, that we use as a family retreat.

Thanks Dick, our address for billing is O'Gorman, 2485 Vera Drive, Santa Rosa, Ca. 95403 - hope you and your family are staying well through this shut in - all the best wishes, Warmly, Dana

--

Dana O'Gorman  
<Untitled\_05062020\_082255.pdf>

LAW OFFICES  
OF  
WILLIAM W. HATCHER  
114 Pierce Street  
Santa Rosa, California 95404

WILLIAM W. HATCHER

Telephone (707) 542-1921  
Facsimile (707) 545-0220  
e-mail: whatcher@sonic.net

July 1, 2021

*Via U.S. Mail and email to [psimon@beyerscostin.com](mailto:psimon@beyerscostin.com)*

Peter L. Simon, Esq.  
Beyers Costin Simon  
200 Fourth Street, Suite 400  
P.O. Box 878  
Santa Rosa, CA 95402-0878

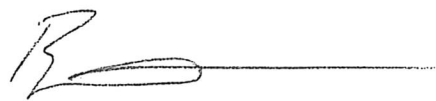
**RE: Well and Water Easement Affecting 11000 Diener Drive, Kelseyville, CA**

Dear Peter:

I represent the owners of the above-referenced property. I have reviewed the easement for the well and waterline contained in the 2012 deed to Tom and Rebecca Larson, as well as the extensive communications between the Larsons, you and my clients in May and June of 2020. I have confirmed my clients' position that the easement in favor of the Larsons' parcel at 10750 N. Seigler Springs Road in Kelseyville (Lake County APN 115-004-050) is non-exclusive (meaning my clients have the right to utilize the water from that well as well as the Larsons) and is appurtenant only to Parcel No. 115-004-050. This means that the Larsons may not utilize water from the well located on my clients' property to serve any agricultural or domestic water uses on any adjacent or non-adjacent parcels they may own, either by piping water to those other properties or by transporting it by tanker trucks. All such activity must end within 10 days of the date of this letter.

My clients advise that the Larsons have installed their own water well which may be used to supply water to other properties they own, and that PG&E appears to have been connecting power to that well within the last few days. Within 10 days of the date of this letter, please provide me with confirmation that the water supplied by the well located on my clients' property will only be utilized for your clients' property at 10750 N. Seigler Springs Road and that all water lines used to provide water from such well to other parcels have been cut and capped.

Very truly yours,



William W. Hatcher, Jr.

WWH/cs  
cc: Client



PLEASE PUBLISH IN THE **LAKE COUNTY NEWS** on **July XX**, 2021 AS A LEGAL  
NOTICE

NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
AND NOTICE OF A PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the County of Lake, State of California, will hold a public hearing to consider **MAJOR USE PERMIT (UP 20-11)** on **Thursday July 22, 2021 @ 9:05 a.m.**, in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. **Applicant / Owner: Pasta Farms LLC.** Proposed Project: **Four phase development containing (11) A Type 3 (medium outdoor) commercial cannabis cultivation licenses within 113 hoop houses, and (1) A-Type 13 'self-distribution' license.** Four (4) of the A-Type 3 licenses will convert to A-Type 3B (greenhouse) licenses within four years and will be inside four (4) 26,000 sq. ft. greenhouses. **Location: 10750 and 10417 Seigler Springs North Road and 10833 Diener Drive, Kelseyville, CA; APNs: 115-004-01, 05 and 08.** Environmental Evaluation: **Mitigated Negative Declaration (IS 20-11).** Planner: Eric Porter, (707) 263-2221 or [eric.porter@lakecountyca.gov](mailto:eric.porter@lakecountyca.gov). Staff report is available for review seven days prior to the hearing. If you challenge the action of the Planning Commission on any of the above stated items in court, it may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Lake County Planning Commission at, or prior to, the public hearing. **The following is a link to the Planning Commission Agenda posted 72 hours prior to the hearing:** <https://countyoflake.legistar.com/Calendar.aspx>.

COMMUNITY DEVELOPMENT DEPARTMENT

By: \_\_\_\_\_  
Kerrian Marriott, Office Assistant III



Doc # 2012011038  
Page 1 of 6  
Date: 7/2/2012 03:11P  
Filed by: FIRST AMERICAN TITLE  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
DOUGLAS W. WACKER  
COUNTY RECORDER  
Fee: \$1004.30

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Thomas C. Larson and Rebecca T. Larson, Trustees  
23355 Millerick Road  
Sonoma, CA 95476

Space Above This Line for Recorder's Use Only

A.P.N.: 115-004-050 and 115-004-050-000

File No.: 2306-4046045 (CAH)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$982.30; CITY TRANSFER TAX \$0.00;  
SURVEY MONUMENT FEE \$0.00

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[        ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ☒ ] unincorporated area; [    ] City of Kelseyville, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Morningsun Vineyards, LLC, a California limited liability company**

hereby GRANTS to **Thomas C. Larson and Rebecca T. Larson, Trustees of The Larson Family Trust, UDT dated April 16, 1998**

the following described property in the unincorporated area of the County of **Lake**, State of **California**:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF**



Grant Deed - continued

Date: **06/25/2012**

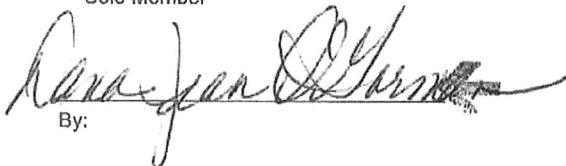
A.P.N.: 115-004-050 and 115-004-050-000

File No.: 2306-4046045 (CAH)

Dated: **06/25/2012**

Morningsun Vineyards, LLC, a California  
limited liability company

By: Dana Jean O'Gorman, Managing and  
Sole Member

  
By:

STATE OF California )SS  
COUNTY OF Sonoma )

On 06-28-12, before me, Sunita Ram, Notary  
Public, personally appeared Dana Jean O'Gorman

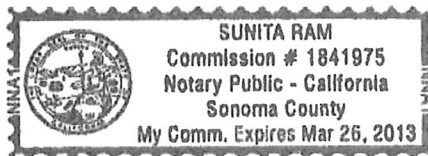
, who proved to me on the basis of satisfactory evidence to  
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on  
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature





My Commission Expires: March 26, 2013

*This area for official notarial seal*

Notary Name: Sunita Ram  
Notary Registration Number: 1841975

Notary Phone: 707-526-8799  
County of Principal Place of Business: Sonoma

**Exhibit "A"**

**Legal Description**

A.P.N.: 115-004-050 and 115-004-050-000

Real property in the unincorporated area of the County of Lake, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LAKE, STATE OF CALIFORNIA BEING A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M. DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 11, 1966, IN BOOK 3 OF RECORD OF SURVEYS AT PAGES 5 & 6, IN THE OFFICE OF THE RECORDER OF SAID LAKE COUNTY; THENCE ALONG THE NORTH LINE OF SAID SECTION 14, NORTH 89° 11' 17" WEST, 900.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH LINE, NORTH 89° 11' 17" WEST, 1140.54 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00° 08' 15" WEST, 1384.24 FEET; THENCE SOUTH 89° 42' 25" EAST, 1550.66 FEET; THENCE NORTH 26° 54' 07" EAST, 417 FEET, MORE OR LESS, TO THE CENTER OF SEIGLER SPRINGS NORTH ROAD; THENCE NORTHWESTERLY ALONG THE SAID CENTERLINE 601 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 01° 09' 24" EAST FROM THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE NORTH 01° 09' 24" WEST, 841 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**PARCEL TWO:**

SUCH RIGHTS AND EASEMENTS AS MAY EXIST AS SET FORTH IN THAT CERTAIN FINAL DECREE OF PARTITION IN THE SUPERIOR COURT OF THE COUNTY OF LAKE, CASE NO. 4490, RECORDED NOVEMBER 7, 1938, IN BOOK 123 OF OFFICIAL RECORDS AT PAGE 457, IN AND TO THE PRESENT EXISTING WELL SITUATED ON THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 8 WEST, M. D. M.; TOGETHER WITH THE SUFFICIENT GROUND AROUND SAID WELL FOR THE PURPOSE OF MAINTAINING A PUMPING PLANT AND SYSTEM THEREON; TOGETHER WITH THE RIGHT TO THE USE OF THE PRESENT PUMPING SYSTEM AT SAID WELL; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID WELL AND PUMPING PLANT OVER AND UPON THE PRESENT EXISTING ROADWAY LEADING TO SAID WELL FROM THE COUNTY ROAD; AND TOGETHER WITH THE RIGHT TO THE USE OF THE PIPELINES THAT ARE NOW CONNECTED WITH SAID WELL; AND TOGETHER WITH THE RIGHT TO THE USE OF ANY FURTHER PIPELINES THEREFROM.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LLA 07-09, RECORDED JUNE 20, 2007, AS INSTRUMENT NO. 2007-014794 OF OFFICIAL RECORDS.

**PARCEL THREE:**

AN EASEMENT OVER A PORTION OF AP 115-004-07 FOR THE BENEFIT OF THE PROPERTY KNOWN AS AP 115-004-05 AND AS SHOWN ON THE ATTACHED "WELL AND WATERLINE EASEMENT MAP". SAID EASEMENT IS FOR INGRESS AND EGRESS TO THE DESCRIBED PROPERTY FOR USE OF AN EXISTING WATERLINE, WELL AND WELL SHED. SAID EASEMENT IS ALSO FOR A PARKING AND TURN-AROUND AREA TO BE USED FOR MAINTENANCE AND UPKEEP OF THE EXISTING WELL AND WATERLINE. SAID EASEMENT IS ALSO FOR THE REPAIR AND REPLACEMENT OF SAID FACILITIES AS NEEDED.

THE NEW EASEMENT IS ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LAKE, STATE OF CALIFORNIA BEING A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M. DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON PIPE LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF SEIGLER SPRINGS NORTH ROAD AND THE WEST LINE OF PARCEL 2 AS SHOWN ON PARCEL MAP PM 10-03 RECORDED IN BOOK 41 OF PARCEL MAPS, PAGES 37-39, LAKE COUNTY RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 71 DEGREES 40' 03" EAST, 600.00 FEET TO THE **POINT OF BEGINNING** OF THIS EASEMENT DESCRIPTION; THENCE LEAVING SAID RIGHT OF WAY NORTH 18 DEGREES 19' 57" EAST, 10.00 FEET; THENCE SOUTH 71 DEGREES 40' 03" EAST, 273.32 FEET; THENCE NORTH 28 DEGREES 29' 27" EAST, 59.17 FEET; THENCE NORTH 10 DEGREES 15' 05" WEST, 8.98 FEET; THENCE NORTH 83 DEGREES 19' 28" EAST, 19.83 FEET; THENCE SOUTH 85 DEGREES 28' 32" EAST, 43.70 FEET; THENCE SOUTH 01 DEGREES 44' 16" WEST, 50.86 FEET; THENCE SOUTH 04 DEGREES 40' 58" EAST, 50.19 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID LINE NORTH 71 DEGREES 40' 03" WEST, 374.02 FEET TO THE POINT OF BEGINNING.

BEING LOCATED ON AP 115-004-07

**RESERVING THEREFROM ALL THAT PORTION SHOWN AS FOLLOWS:**

AN EASEMENT OVER A PORTION OF AP 115-004-05 FOR THE BENEFIT OF THE PROPERTY KNOWN AS AP 115-004-08 AND AS SHOWN ON THE ATTACHED "UTILITY, WATERLINE AND OPEN SPACE EASEMENT MAP". SAID EASEMENT IS FOR INGRESS AND EGRESS TO THE DESCRIBED PROPERTY FOR USE OF AN EXISTING WATERLINE, UTILITY LINE, AND OPEN SPACE AREA. SAID EASEMENT IS TO BE USED FOR MAINTENANCE AND UPKEEP OF THE EXISTING WATERLINE AND UTILITIES. SAID EASEMENT IS ALSO FOR THE REPAIR AND REPLACEMENT OF SAID FACILITIES AS NEEDED.

THE NEW EASEMENT IS ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LAKE, STATE OF CALIFORNIA BEING A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B & M. DESCRIBED AS FOLLOWS:

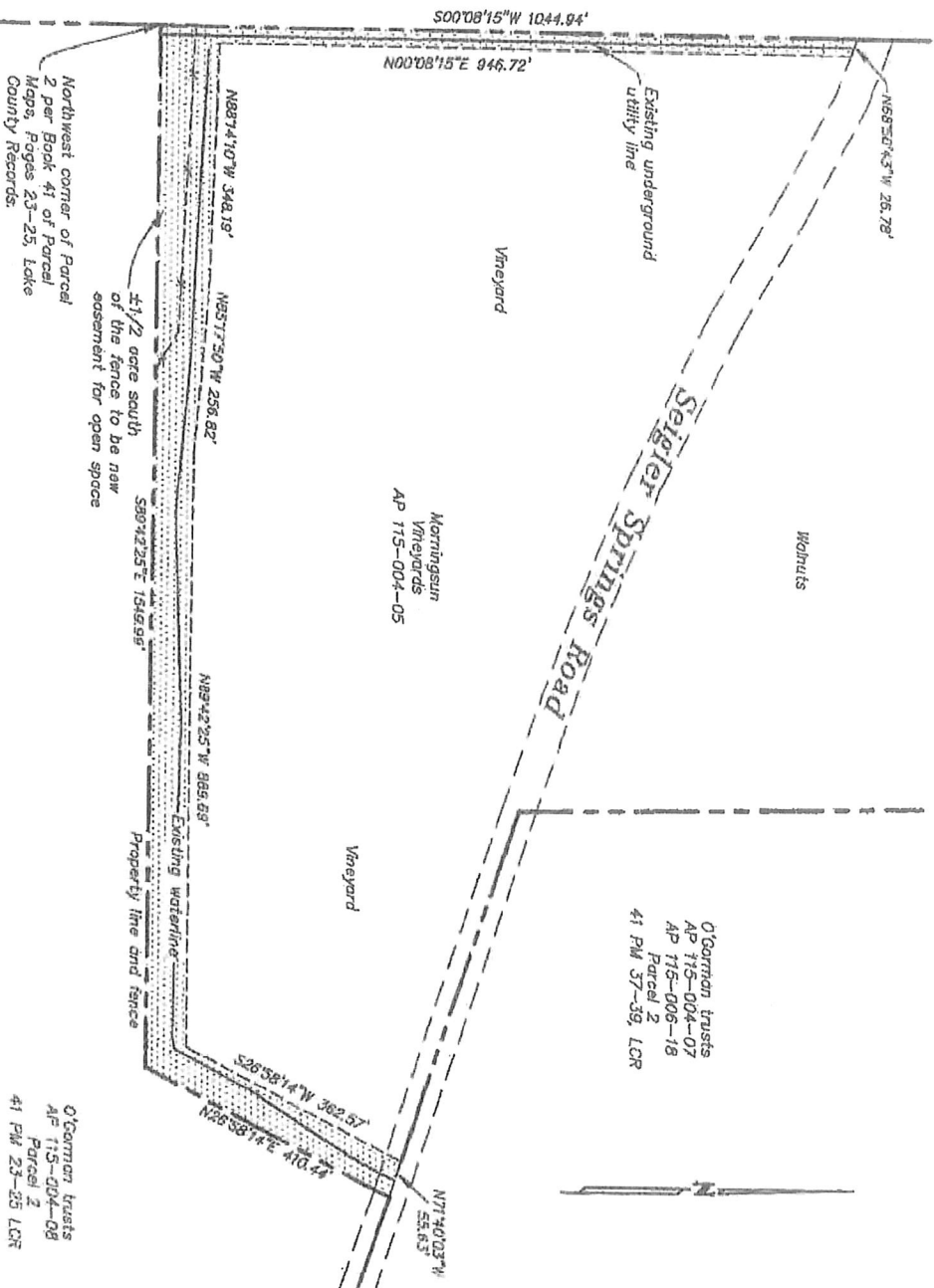
**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 41 OF PARCEL MAPS, PAGES 23-25, LAKE COUNTY RECORDS; THENCE ALONG THE NORTHERLY OF SAID PARCEL 2 SOUTH 89 DEGREES 42' 25" EAST, 1549.99 FEET; THENCE NORTH 26 DEGREES 58' 14" EAST, 410.44 FEET TO THE CENTERLINE OF SEIGLER SPRINGS NORTH ROAD; THENCE ALONG SAID CENTERLINE NORTH 71 DEGREES 40' 03" WEST, 55.63 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 26 DEGREES 58' 14" WEST, 362.57 FEET; THENCE NORTH 89 DEGREES 42' 25" WEST, 889.69 FEET; THENCE NORTH 85 DEGREES 17' 50" WEST, 256.82 FEET; THENCE NORTH 88 DEGREES 14' 10" WEST, 349.19 FEET; THENCE NORTH 00 DEGREES 08' 15" EAST, 946.72 FEET TO THE CENTERLINE OF SAID SEIGLER SPRINGS NORTH ROAD; THENCE ALONG SAID CENTERLINE NORTH 68 DEGREES 50' 43" WEST, 26.78 FEET TO THE WEST LINE OF THE MORNINGSUN VINEYARDS PROPERTY AS DESCRIBED IN DOCUMENT 2007-022713, LAKE COUNTY RECORDS; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 08' 15" WEST, 1044.94 FEET TO THE POINT OF BEGINNING.

BEING LOCATED ON AP 115-004-05





Well & Waterline Easement Map  
Seigler Springs North Road



# Utility, Waterline & Open Space Easement Map Seigler Springs North Road

June 3, 2012 -- Scale: 1"=200'



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## TECHNICAL MEMORANDUM

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To: Art Deicke

Environmental Pollution Solutions

2513 Deep Harbor Lane

Santa Rosa 95407

From: Christina Kennedy P.G

CKG Environmental, Inc.

P.O. Box 246.

St. Helena, CA 94574

(707) 363-5740 cell.

(707) 967-8080 (office and fax)

Date: January 10, 2020

**Subject: Opinion Regarding Adequacy of Water Well Yield, DiCesare Vineyards, 10750 Siegler Springs Road, Kelseyville, CA**

CKG Environmental Inc., (CKG) has reviewed the data and information provided by Environmental Pollution Solutions (EPS) from the well yield test performed on December 11, 2019 and the original well log prepared by Larry Herman Drilling on December 20, 1999, (both attached). CKG also worked with EPS to develop the scope of work and coordinate with Jim's Pump of Upper Lake, California to do the pumping test.

On December 11, 2019 Jim's Pump measured the depth to static water at the well to be 129 feet below the top of casing. Starting at 10:30 a.m. Jim's pump used the existing pump to pump the well. Initially the pumping rate was 206 gallons per minute (gpm.). As the water elevation dropped the pumping rate also dropped until approximately 11:10 a.m. when the pumping rate was 192 gpm., which was sustained until 1:10 p.m. when the test was terminated. Unfortunately, it was not possible to measure the depth to water during the pump test because there was an obstruction in the well just below 129 feet from the top of casing that prevented the water meter from advancing down the well. Based on the 1999 well log the pump was placed at a depth of 168 feet below the top of casing therefore the depth to water could not have been more than 168 feet. After the pump test the water in the well recharged for approximately half an hour to reach the initial water elevation. Based on these observations Jim's Pump concluded that the well was capable of producing 180 gpm.

EPS was able to measure depth to water in an observation well located approximately 127 feet west on bearing 290 degrees from the pumping well. Prior to starting the pump test the depth to groundwater in the observation well was 128.7 feet below the top of casing. After 2.5 hours of pumping the water at the observation well dropped 2.5 feet to 131 feet below the top of casing. Observation well notes are attached.

CKG could not quantify the well yield because there was no water elevation data available from the pumped well however, qualitatively, the behavior documented by Jim's Pump supports their conclusion that the well can produce at least 180 gpm. In the space of the 3.5 hour test the well produced approximately 40,320 gallons of water, (using the 192 gpm. pumping rate).

Presently there are approximately 20-22 acres of vines planted. The water use to irrigate the vines has not been measured but conservatively CKG estimates that they require one acre-foot of water per acre annually. Cannabis has not been planted yet at the property, but the owners are planning for a maximum of nine acres of cannabis that also will require one acre-foot per acre annually, (conservatively). At a maximum the water use at the property could be as high as 39-acre-feet per year.

One acre-foot of water is 325,851 gallons which means that projected maximum water usage would be 10,101,381 gallons per year or 27,675 gallons per day. Water usage will not be the same all year round so we should assume that there will be no usage in the winter and probably at least twice as much as the average during the summer (conservatively 60,000 gallons per day). If the well produces 180 gpm. /10,800 gallons per hour, it would take about 5.5 hours to pump the required water. Based on the well yield test completed by Jim's pump on December 11, 2019. The well should readily provide sufficient water.

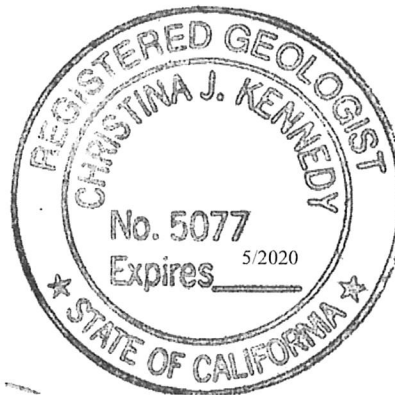
CKG acknowledges that the well yield test was completed in the winter and that at the driest part of the year (September or October) the yield could be less, but irrigation demand, from the grapes in particular, should be less as well. To assure a reliable water supply, and to manage variations in water availability CKG suggests that the owner install water storage to provide at least a few days buffer in the event of drought. CKG understands that the owner is planning to provide such storage.

CKG is pleased to provide the above option regarding adequacy of the existing irrigation well to provide sufficient water for vineyard and cannabis cultivation as described above based on the information provided by EPS. If you have questions or would like to discuss these findings further please feel free to contact me at (707 ) 363 5740 or [ckennedy@geologist.com](mailto:ckennedy@geologist.com).

Sincerely  
CKG ENVIRONMENTAL, INC.



Christina J. Kennedy  
Professional Geologist 5077



Attachments:

## NOTES ON WATER WELL TEST

Note Date: December 20, 2019

Well Test Date: December 11, 2019

Test Conducted by: Jim's Welding & Pumps  
PO Box 474  
Upper Lake, Lake County, Ca 95485  
CA License # 993066

### TEST WELL

Well Location: 10750 Seigler Springs Road N  
Kelseyville, Lake County

Well Data: 8-inch diameter irrigation well

Well Install Date: Report certified March 11, 2001

Well Depth: 300 feet

Screen Interval: 245 to 300 feet, 1/8-inch slot

### INTERFERENCE WELL

Well Location: 10750 Seigler Springs Road N  
Kelseyville, Lake County (see note 1)

Distance/direction: Approximately 137 feet west (290 deg) of test well

Well Data: 4.5-inch diameter domestic/irrigation well

Well Install Date: Report certified December 29, 1999

Well Depth: 200 feet

Screen Interval: 140 to 200 feet, 1/8-inch slot

### INTERFERENCE WELL TEST DATA

	Time	Depth to water (feet btoc)
	0955	128.7
Test begins	1030	--
	1054	129.8
	1115	130.3
	1201	130.8
	1300	131.0
Test ends	1310	--
	1315	130.8

Note 1: Interference well was located on 10750 Seigler Springs Road N, Kelseyville at time of installation, but due to parcel split, address is now 11000 Diener Drive, Kelseyville.

### ATTACHMENTS

Well Completion Reports for both Test and Interference wells  
Jim's Welding & Pumps Well Test Report dated December 11, 2019

**QUADRUPLICATE  
For Local Requirements**

STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**  
Refer to Instruction Pamphlet

Page 1 of 1

Owner's Well No.                     

No. **713304**

Date Work Began 1-18-01 Ended 3-19-01

Local Permit Agency Health Dept

Permit No. WE 23418 Permit Date 1-17-01

# APRV 115-004-02

DWR USE ONLY — DO NOT FILL IN	
STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

**GEOLOGIC LOG**

ORIENTATION (°)		DRILLING METHOD	FLUID	DESCRIPTION
VERTICAL	HORIZONTAL	ANGLE	(SPECIFY)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DEPTH FROM SURFACE	Ft. to Ft.	Describe material, grain size, color, etc.		
0	120	Red Volcanics		
120	230	Basalt		
230	300	Red, Blue Basalt		
<p>RECEIVED</p> <p>OCT 31 2003</p> <p>LAKE COUNTY</p> <p>WILSONVILLE</p> <p>CONFIDENTIAL</p>				
TOTAL DEPTH OF BORING <u>300</u> (Feet)				
TOTAL DEPTH OF COMPLETED WELL <u>300</u> (Feet)				

**WELL OWNER**

Name J. J. J.  
Mailing Address 3075 E. Highway 101  
City Wilsonville State OR ZIP 97150

**WELL LOCATION**

Address 10750 Sycamore Springs Rd  
City Wilsonville  
County Clatsop  
APN Book 115 Page 224 Parcel 02  
Township 24N Range 9W Section 14  
Latitude                      NORTH Longitude                      WEST

**LOCATION SKETCH**



**ACTIVITY (°)**

☒ NEW WELL  
☐ MODIFICATION/REPAIR  
    ☐ Deepen  
    ☐ Other (Specify)                       
☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")  
**PLANNED USES (°)**  
☒ WATER SUPPLY  
    ☐ Domestic ☐ Public  
    ☐ Irrigation ☐ Industrial  
☐ MONITORING ☐  
☐ TEST WELL ☐  
☐ CATHODIC PROTECTION ☐  
☐ HEAT EXCHANGE ☐  
☐ DIRECT PUSH ☐  
☐ INJECTION ☐  
☐ VAPOR EXTRACTION ☐  
☐ SPARGING ☐  
☐ REMEDIATION ☐  
☐ OTHER (SPECIFY)                     

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc., and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

**WATER LEVEL & YIELD OF COMPLETED WELL**

DEPTH TO FIRST WATER 160 (Ft.) BELOW SURFACE  
DEPTH OF STATIC WATER LEVEL 120 (Ft.) & DATE MEASURED 3-01-01  
ESTIMATED YIELD 275 (GPM) & TEST TYPE                       
TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN                      (Ft.)  
\* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)						ANNULAR MATERIAL			
Ft.	to Ft.		TYPE (°)	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	CE-MENT (°)	BEN-TONITE (°)	FILL (°)	FILTER PACK (TYPE/SIZE)	
0	245	12 1/4	<input checked="" type="checkbox"/>	PVC	8"	200						
245	300	"	<input checked="" type="checkbox"/>	"	"	"	1/8				Shale	

**ATTACHMENTS (°)**

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

**CERTIFICATION STATEMENT**

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME                      (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)  
ADDRESS                      CITY                      STATE                      ZIP                       
Signed                      DATE SIGNED 3-1-01 C-57 LICENSE NUMBER 465271  
WELL DRILLER/AUTHORIZED REPRESENTATIVE

**QUADRUPLICATE  
For Local Requirements**

STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**

Refer to Instruction Pamphlet

Page 1 of 1

Owner's Well No. 713384

Date Work Began 12-27-99 Ended 12-27-99

Local Permit Agency 120111 12-27-99

Permit No. 120111

Permit Date 12-27-99

113-007-02  
DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

**GEOLOGIC LOG**

**WELL OWNER**

ORIENTATION ( ) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DEPTH FROM SURFACE  
Ft. to Ft.

DRILLING METHOD Auger FLUID Water

**DESCRIPTION**  
Describe material, grain size, color, etc.

0-10 Red Ash  
10-50 Red Ash in Ash  
50-55 Red Ash & gravel  
Base

Pump seal only  
165' - 90 gpm

**CONFIDENTIAL**

REGENED  
DET'S 2003

Name                     

Mailing Address                     

CITY                      STATE                      ZIP                     

**WELL LOCATION**

Address 10750 Siegler Springs North

City Red Bluff

County Lake

APN Book 115 Page 004 Parcel 02

Township                      Range                      Section                     

Latitude                      NORTH                      Longitude                      WEST                     

**LOCATION SKETCH**  
NORTH

**ACTIVITY ( )**

☒ NEW WELL

☐ MODIFICATION/REPAIR  
Deepen                       
Other (Specify)                     

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

**PLANNED USES ( )**

WATER - JPLY  
Domestic                      Public                       
Irrigation                      Industrial                     

☒ MONITORING                     

☐ TEST WELL                     

☐ CATHODIC PROTECTION                     

☐ HEAT EXCHANGE                     

☐ DIRECT PUSH                     

☐ INJECTION                     

☐ VAPOR EXTRACTION                     

☐ SPARGING                     

☐ REMEDIATION                     

☐ OTHER (SPECIFY)                     

WEST EAST

SOUTH

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

**WATER LEVEL & YIELD OF COMPLETED WELL**

DEPTH TO FIRST WATER 140 (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 125 (Ft.) & DATE MEASURED 12-27-99

ESTIMATED YIELD 150 (GPM) & TEST TYPE                     

TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN                      (Ft.)

\* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 110 (Feet)

TOTAL DEPTH OF COMPLETED WELL 200 (Feet)

DEPTH FROM SURFACE Ft. to Ft.	BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE Ft. to Ft.	ANNULAR MATERIAL			
		TYPE ( )	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)		CE-MENT ( )	BEN-TONITE ( )	FILL ( )	FILTER PACK (TYPE/SIZE)
0-20	8"	BLANK	PVC	4 1/2"	160		0-24	X			5/16" pea
20-110	8"	SCREEN					24-200				
110-200	8"	CON-DUCTOR									
		FILL PIPE									

**ATTACHMENTS ( )**

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

**CERTIFICATION STATEMENT**

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME                      (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 12011 Hwy 99 Red Bluff, CA 95457 CITY Red Bluff STATE CA ZIP 95457

Signed                      WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED 12-27-99 C&S7 LICENSE NUMBER 445224

# JIM'S WELDING & PUMPS

P.O. Box 474  
Upper Lake, CA 95485  
Telephone 707-349-2277  
Jose Fernandez Jr.  
CA# 993066

## WELL TEST REPORT

JOB E.P.S. / Tomlinson / Larson Family Dugout SIZE TURBINE 3"  
LOCATION 1750 Seigler Springs Rd N Ketekville SETTING unknown  
WELL DEPTH 360' CASING SIZE 8" STATIC LEVEL 129'  
DATE STARTED 12-11-19 DATE COMPLETED 12-11-19

DATE	TIME		OPERATOR	G.P.M.	DRAWDOWN	WATER COLOR
	A.M.	P.M.				
12-11-19	10:30			206	129'	Clear
	10:40			199	unknown	
	11:10			192	unknown	
	11:40			192	unknown	
		12:16		192		
		12:40		192		
		1:10		192		
		end test		192		
		Recovery time				
		1:40		0	130'	

COMMENTS: At this time we feel this well is capable of (180 gpm) Note: All results are subject to change depending on time of year + weather conditions.

Jim's Pro  
P.O. Box 444  
Upper Lake, CA 95485

## Contractors Invoice

WORK PERFORMED AT:

TO: E.P.S / Laveen Family Vinyard

1750 Seigler Springs Rd North  
Kelseyville CA

DATE

12-11-19

YOUR WORK ORDER NO.

OUR BID NO.

### DESCRIPTION OF WORK PERFORMED

Perform Well test on Ag Well

At this time we feel this well is capable of (180 gpm)  
Note: All results are subject to change depending on time of  
year + weather conditions. *Jim B*

total \$1033

paid ch #1860  
*Jim B*

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_

Dollars (\$ \_\_\_\_\_).

This is a ☐ Partial ☐ Full invoice due and payable by: \_\_\_\_\_

in accordance with our ☐ Agreement ☐ Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_