



County of Lake
Community Development Department
255 North Forbes Street, Lakeport, CA 95453
Telephone: 707/ 263-2309 Fax: 707/ 263-2225

Case # _____
Date Rec'd _____
Logged by: _____
Rec'd by: _____

COMPLAINT FORM

This is a public document and subject to disclosure under the Public Records Act.
If you wish your identity to remain confidential, this form may be filed anonymously.

LOCATION OF COMPLAINT

Street Address: 11650 HIGH VALLEY ROAD **City:** CLEARLAKE OAKS
Assessor's Parcel Number: 006-004-07-25-24-00, 006-002-04-09, 006-009-36
Property owner's name, if known: SOUREZ HVE, LLC
Nearest cross street: VALLEY OAKS DRIVE
If address is unknown, please provide addresses of adjacent properties and draw map on reverse side of form.

NATURE OF COMPLAINT

PLEASE SEE ATTACHED DESCRIPTION DATED 8/6/21
NIGHT LIGHTING - GATE. FROM BRIGHT LIGHTS.

This complaint must be signed, with your phone number and your mailing and physical addresses. Please type or clearly print all information.

Every effort will be made by this division to keep the information herein confidential within the limits of existing law.

Your testimony may be necessary in order to prosecute this case if it requires court action. Would you be willing to provide this testimony in court? YES ☒ NO ☐

COMPLAINANT'S INFORMATION

Signature: [Signature]

Name: DON VAN PELT **Phone Number :** () 707-998-1115

Email Address: don@clliah.com

Mailing Address: PO Box 140

City: CLEARLAKE OAKS **State:** CA **Zip Code:** 95453

Physical Address: 1325 VALLEY OAKS DRIVE, CLEARLAKE OAKS

If there are additional complainants who wish to file, please take additional Complaint Forms for them to complete. Thank you.

Date: August 6, 2021

Project Name: Sourz HVR Cannabis Cultivation

Street location: 11650 High Valley Rd. in Clearlake Oaks.

Assessor Parcel Numbers: 006-004-07, 25, 24, 06, 006-002-04, 09 and 006-009-36.

Nature/Description of Complaint: Beginning on the night of August 5, 2021 numerous (6 to 12) high-powered outdoor floodlights have been brought in and were placed in several perimeter locations around and within the cannabis cultivation operation at 11650 High Valley Rd. in Clearlake Oaks. These bright lights have been on and in use for the entire night/early morning hours and are creating significant night sky lighting nuisance conditions and nuisance glare that is shining into adjacent properties. This lighting is in violation of the County of Lake Conditions of Approval for Early Activation of the Use EA 21- 10 issued for the Sourz HVR cannabis cultivation project dated June 8, 2021.

The Major Use Permit application for this project (UP 21-10) was approved by the Planning Commission in July 2021, however an appeal has been filed, which according to Section 58.32 of the Zoning Ordinance: ***Effect of filing the appeal: An appeal shall stay the proceedings and effective date of the decision of the Planning Commission until such time as the appeal has been acted on as hereinafter set forth.*** So the applicable rules for this project are as set forth in EA 21-10.

Condition #14 of EA 21-10 reads: ***All outdoor lighting shall be directed downward on to the project site and not into adjacent properties. All lighting equipment will need to comply with the recommendations of darksky.org and provisions of section 21.48 of the Zoning Ordinance.***

The use and operation of this outdoor lighting violates Section 41.8 of the Lake County Zoning Ordinance which reads: ***Glare and heat: (a) All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.***

The use and operation of this outdoor lighting requires an electrical power supply, electrical wiring, and it is assumed that a permit for the electrical work should have been obtained by the cannabis cultivation operator. Under the provisions of the County's Early Activation requirements, no County permits are to be issued. Was an electrical permit applied for and issued? If so what is the justification for this permit, and if not, there would seem to be violation of the County Building Code in this regard.

This cannabis cultivation operator has a documented history of violating both the Lake County Grading Ordinance and the Zoning Ordinance set back ordinance requirements, and California Department of Fish and Wildlife requirements.

Please enforce the provisions of County Ordinances and Codes and protect the public's interest.

Don Van Pelt – adjacent neighbor at 1325 Valley Oaks Dr. in Clearlake Oaks 707-998-1115