

## Katherine Schaefers

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**From:** Candace Ponds <cponds10@yahoo.com>  
**Sent:** Saturday, August 7, 2021 5:44 PM  
**To:** Bruno Sabatier; Katherine Schaefers; Tina Scott; Jessica Pyska; Moke Simon; Eddie Crandell  
**Subject:** [EXTERNAL] Sourzhvr High valley clearlake oaks (for the appeal)

### SOURZHVR

Hello Board, I just wanted to send you my thought in regards to sourzhvr

This project is detrimental to the health, safety, morals, comfort and general welfare of property owners in High Valley.

JSTOR Daily Journal reports that growing cannabis plants emit volatile organic compounds that contribute to ground level ozone, or smog which is dangerous for humans to breath.

Classified by the state as an “agricultural” crop, cannabis can be grown and processed in Lake County on lots surrounded by rural residential properties -- with many undesirable but not really unexpected effects. Our neighborhood’s core concern is not the legalization of recreational marijuana, but rather the permitted size and proximity to residential neighborhoods of large-scale grows and processing facilities.

Traffic and noise: We have experienced a huge increase in traffic, notably heavy vehicle traffic. Many residents have abandoned their daily walks, bicycle, horseback riding on this once-safe street. The facility emits a constant rattle of machines as wells as commercial-scale diesel generators running all day and night, every day. We have been stuck on the road many times due to their semi trucks stuck on the road.

The stench: We will experienced an incredible olfactory assault that shocks even those among us who have lived amid smaller-scale marijuana grows in northern California.

For months, the intense, skunk-like, eye-watering stench will prevent us from opening our windows and doors or turning on our coolers to cool our houses on summer nights, raising nighttime temperatures to unhealthy levels and causing sleep deprivation and anxiety.

Involuntary exposure to the concentrated chemicals emitted by the cannabis operations can trigger severe headaches, asthma episodes and other respiratory problems. We are greatly concerned about the effects of such chemicals on infants, children and people with weakened immune systems -- and, frankly, on all of us; we feel like subjects in an ill-conceived experiment on the downwind effects of large-scale marijuana operation.

For months, the stench will force us to involuntarily limit our outdoor time, for both work (in gardens and orchards, with animals, on various outdoor projects) and play (patios, porches, outdoor dinners, swimming pools, etc.). We have already been stuck in our houses since the end of may due to the dust from them grading ect.

Water: Cannabis requires irrigation water. State law prohibits pumping groundwater for irrigating recreational marijuana unless the property has irrigation water rights. Nevertheless, groundwater gets pumped for large-scale marijuana irrigation without such water rights, drawing down the local water table and affecting water levels in surrounding wells. The valley residents wells are all ready being affected.

Physical safety: Cannabis may be classified as an agricultural crop, but the security concerns attached to it produce a cartel-like atmosphere with drones, security cameras and guards patrolling the valley. What the heck is this kind of facility doing in this area? Have the employees had their background checks yet? How can we find out? We no longer feel safe.

Intimidation: In addition to these impacts, which are likely to experience intimidation by neighbors of any large-scale marijuana operation, our neighborhood might be subject to intimidation, threatened violence, profanity and arrogant bullying.

While this may not be typical of large-scale marijuana operations, the current Wild West-like atmosphere of light state and local regulation and insufficient staffing in regulatory agencies invites exploitation by greedy opportunists.

Our neighborhood's cannabis presence has forced itself to the forefront of our everyday lives and introduced a persistent fear for our health, sanity and physical safety. Many neighbors are so distraught and intimidated that they are planning to move away, leaving behind invested time and resources, memories and plans, and their attachment to a place -- to their homes -- with the dimly perceived goal of somehow starting all over in a place like our street used to be.

Several actions could be taken at the county and state levels to limit the impacts of large-scale cannabis operations on adjacent neighborhoods.

Significantly reduce the permitted size of individual grows near residences.

Limit large-scale operations to sites distant from residences.

Significantly increase the required setback from property lines.

Reclassify cannabis as something other than an "agricultural" crop.

Enforce the water laws.

We believe that such measures could help protect residential neighborhoods from the impacts we've described, would minimize local water-supply issues arising from surreptitious pumping of groundwater especially in a historic drought, and would slow the influx of exploitative industrial-scale operations.

The county allowed this project to go beyond the scope of the EA permit and grade, disc, destroy the creek beds, force the animals to leave, destroy the artifacts, cause dust in which the valley residents suffered among other violations. The county did nothing even after receiving many complaints. We called when they had dozers going through the creek beds and you did nothing, we called about the dust and again you did nothing. The list goes on. How can we have any trust in this department or the applicant? We don't, and believe that you will allow them to do whatever they want. There are so many animals that called that place home and yet you think its ok to have fish and game and other departments out long after they destroyed the area to do a study. They graded right over their nest and everything. That land

was never graded, irrigated, or planted, it had cows and horses grazing the pastures for over the last 40 years. The lady Randy who spoke at the meeting on July 8th was in on the sale had her son disc the land to aid in the sale of the property. Prior to that it had only ever been mowed. This is not ok and should be stopped for what they have done. How in the heck is it ok to pump water from a neighboring property (Brassfield Winery) to Sourzhvr to water their pot? Where is that in their staff report? Why is that ok?

They have broken the rules already, they are impacting the health and safety of the neighbors while breaking the rules, people are running out of water and we are in a historical drought. We deserve a better life than this, you should be protecting our environment, health, and our safety. Are any of you going to ensure that SOURZHVR follows their permit and who will ensure that you follow up on SOURZHVR? The currently run huge lights all night long, is this ok? our houses are lit up like xmas trees. Since sourzhvr is ok with breaking the rules and simply just paying fines then its up to you to put a stop to it and deny their permit. They have proven to you that the cant be trusted to follow the rules and if you allow this you are saying its ok to break the rules. Please step up and protect the valley residents, we deserve better.

**The planning commission has the right to deny this project and should.**

51.4 Findings required for approval:

(a) The Review Authority may only approve or conditionally approve a major use permit if all of the following findings are made:

**1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.**

**This is detrimental to the health, safety, morals, comfort and general welfare of every single resident in this valley. It puts us all as risk.**

**2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.**

**3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.**

Thank you