

To whom it may concern: This document outlines Lake County Land Trust's concerns about water inflow from APN 008-001-08 across APN 008-001-09 (Perkins' parcels) that enters the Wright Wetlands Preserve and Clear Lake.

We would like to be notified of any public hearings/meetings about this project.

The Lake County Land Trust appreciates the opportunity to comment on the application for a cannabis facility on property adjacent to the Wright Wetlands Preserve. The Preserve is a key component in advancing the health of Clear Lake by preserving and enhancing the wetlands on the property.

The Wright Wetlands Preserve is also important in that the historic Manning Creek delta is on the property. The Land Trust is in the final stages of acquiring the adjacent property on which the channelized Manning Creek currently flows. We are in discussions with the NRCS on the appropriate funding mechanism for planning for and accomplishing restoration of Manning Creek flow to its original Delta. This enhanced habitat will provide important benefits in the ongoing goal of protecting the Clear Lake hitch by providing greatly expanded wetlands in which the hatchlings will be able to mature with better protection from predation. Improved wetlands flow will also reduce sediment entry into Clear Lake, improving water quality as well.

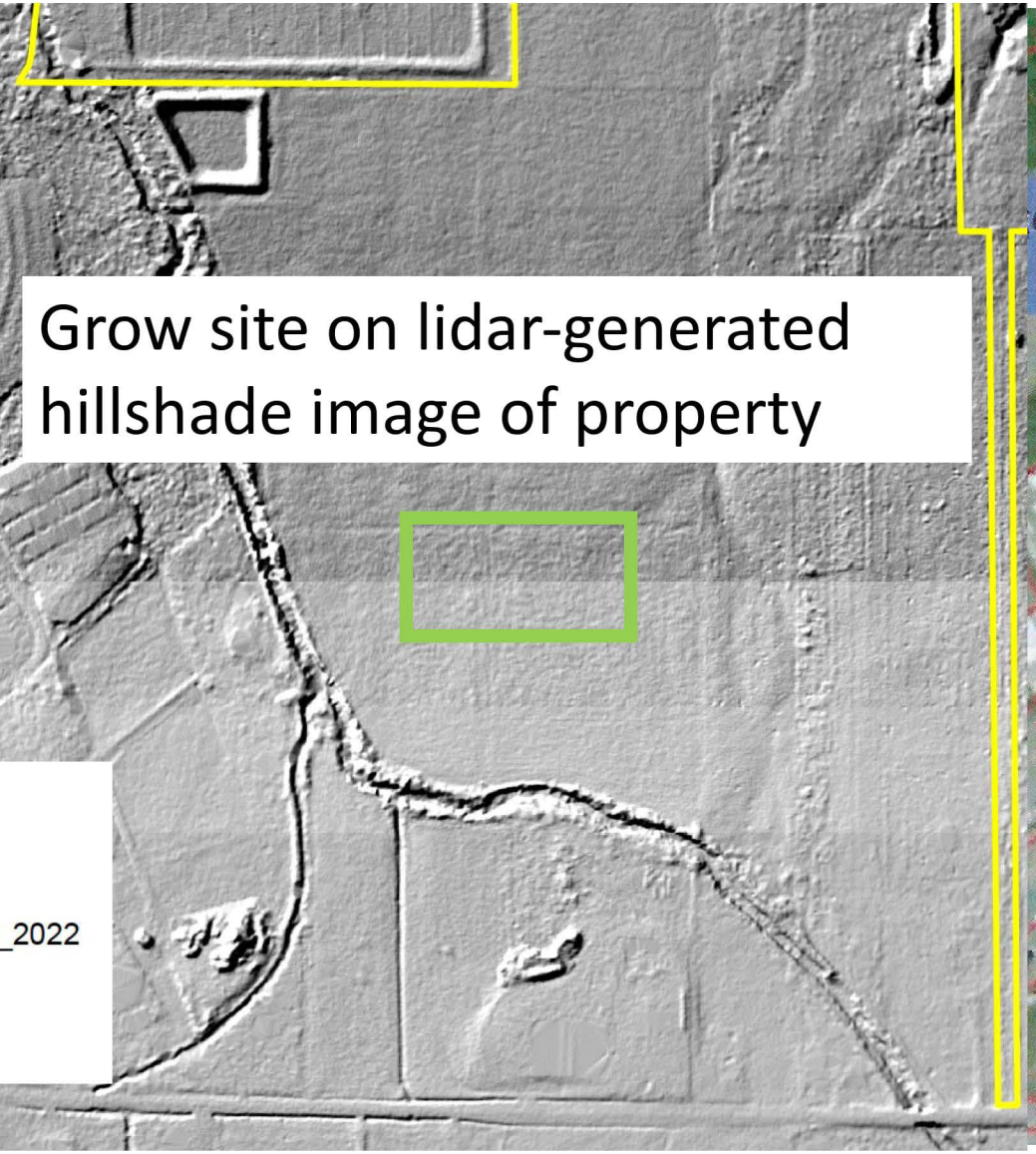
After historic drought (including the time in which the Perkins' Biosurvey was carried out), this past winter has seen abundant rainfall. This rainfall has revealed unexpected significant water flow from the Perkins' property onto the Preserve. Presumably, this large volume of water resulted from an overflow of Manning Creek on the Perkins' property. We are including in this document time- and GPS-stamped images taken this past winter of this flow. We used a lidar-generated hillshade image available on the County Parcel Viewer to research how the water flows across the Perkins' property onto the Preserve. We also have images that document the significant volume of water that was flowing from Manning Creek, across the Perkins' property, onto the Preserve.

The Land Trust has partnered with the Lake County RCD in a project to restore historic water flow on the Wright Preserve. The funding for this project is a block grant from the CA RCD. This project has been approved for statutory CEQA exemption. The adverse impacts of a garden style grow on the water quality of the inflow must be addressed for the health of the Wright Wetlands Preserve.

Below is a list of the information in this document

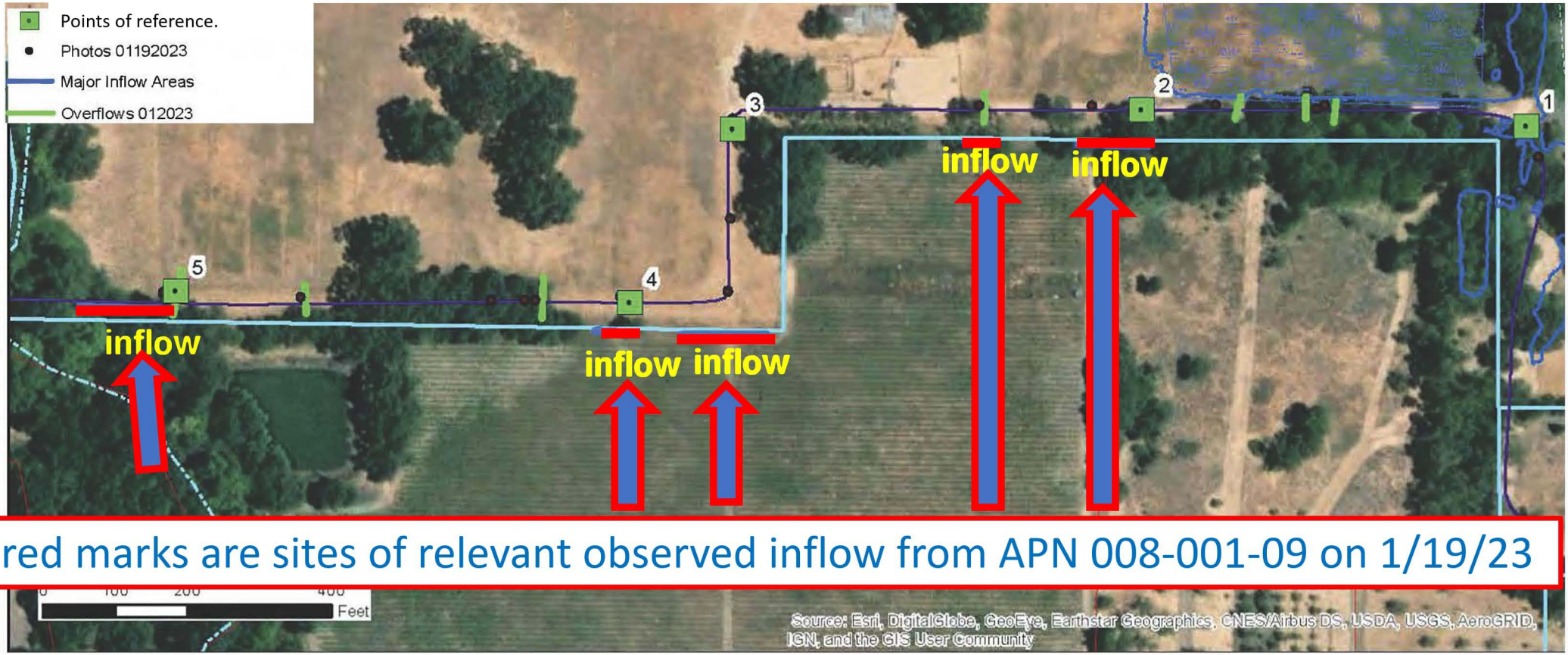
- The location of the grow area on a lidar-generated hillshade image.
- The location of inflows from the Perkins' parcels into the Wright Wetlands Preserve documented on January 19th, 2023.
- The locations of inflows on lidar-generated hillshade image.
- Hillshade-based water flow from overtopped Manning Creek across the Perkins' parcels. Likely paths include through the planned grow area.
- Map of locations of images of the flow onto the Preserve that were captured on 1/19/23. This is followed by the images.
- Images from mid-March 2023 documenting large numbers of hitch in the water flowing from the Perkins' parcels along the southern border of the Wright Wetlands Preserve.
- Image showing the flow of water from the Perkins' parcels along the southern border of the Wright Wetlands Preserve.
- Image of water flowing into the canal on the western side of the Wright Wetlands Preserve. The canal is connected to Clear Lake at its northern end. This is the access point for the hitch to the water flowing from the Perkins' parcels.

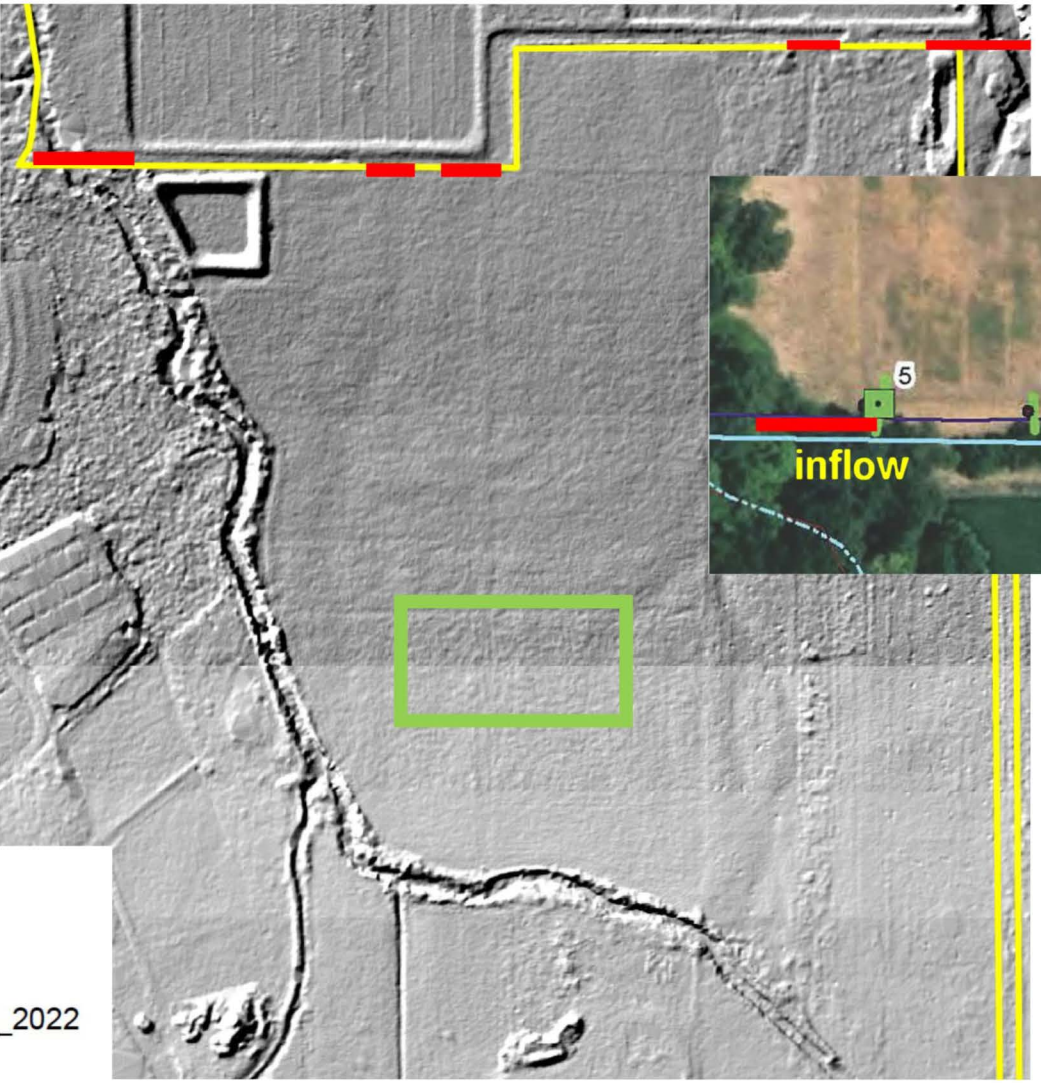
At the end of this document there is a summary of the Land Trust concerns and a proposed solution.

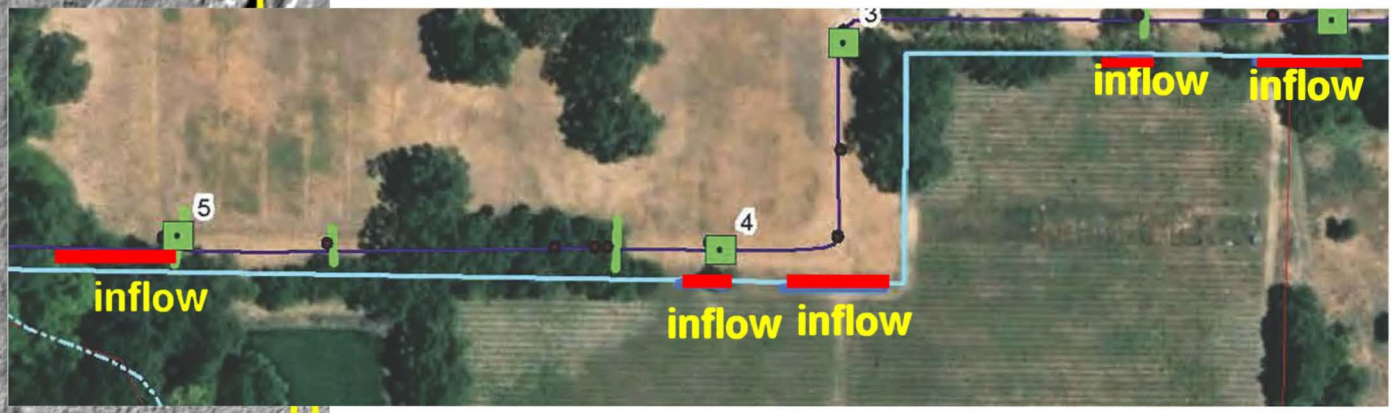

Grow site on lidar-generated hillshade image of property
_2022


008-001-09
008-001-08
60' x 100'
& Non-Volati
Proposed
"Medium
Cultivatio

On the ground inspection on 1/19/23 with water flowing onto the Wright Wetlands Preserve

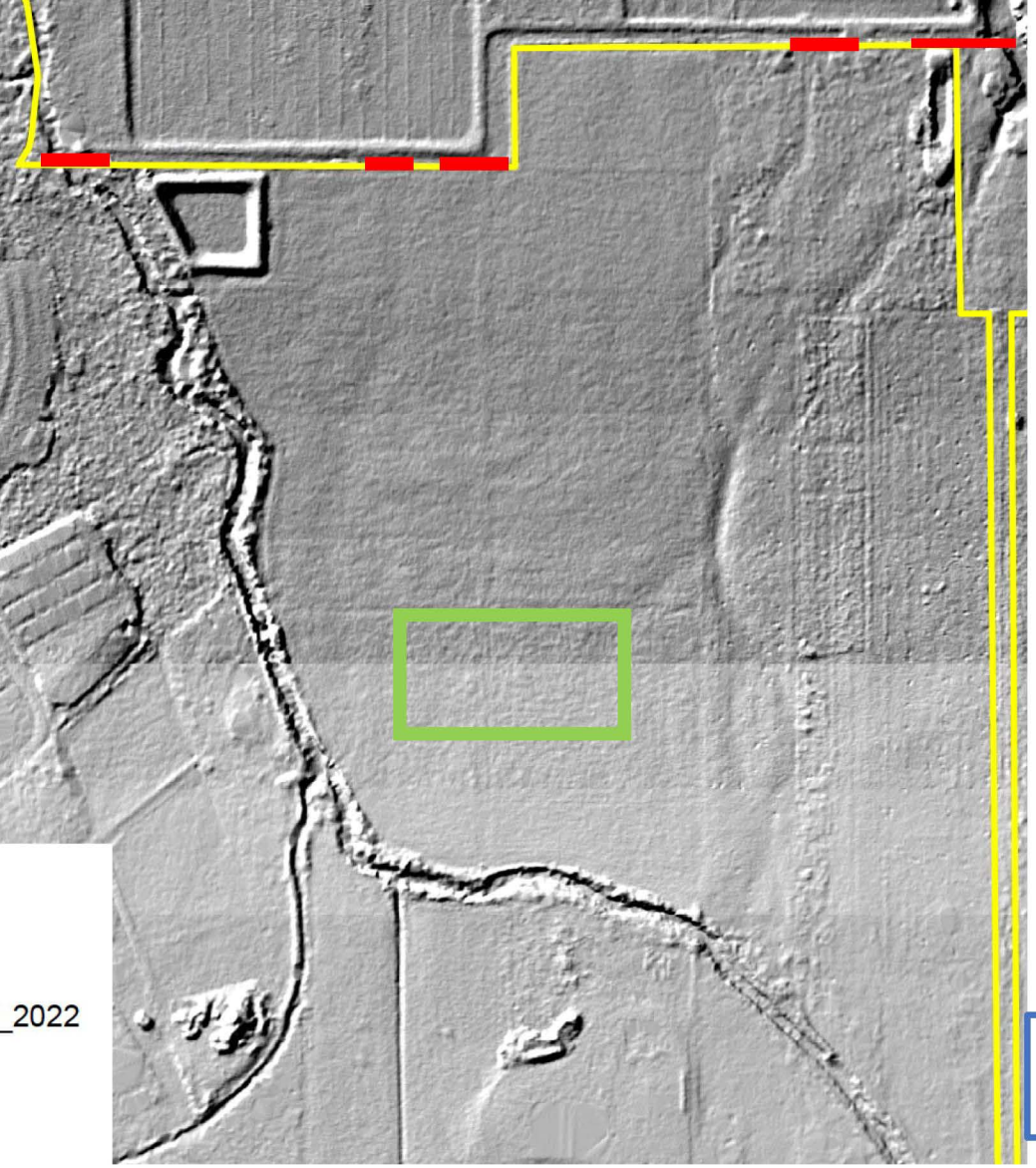




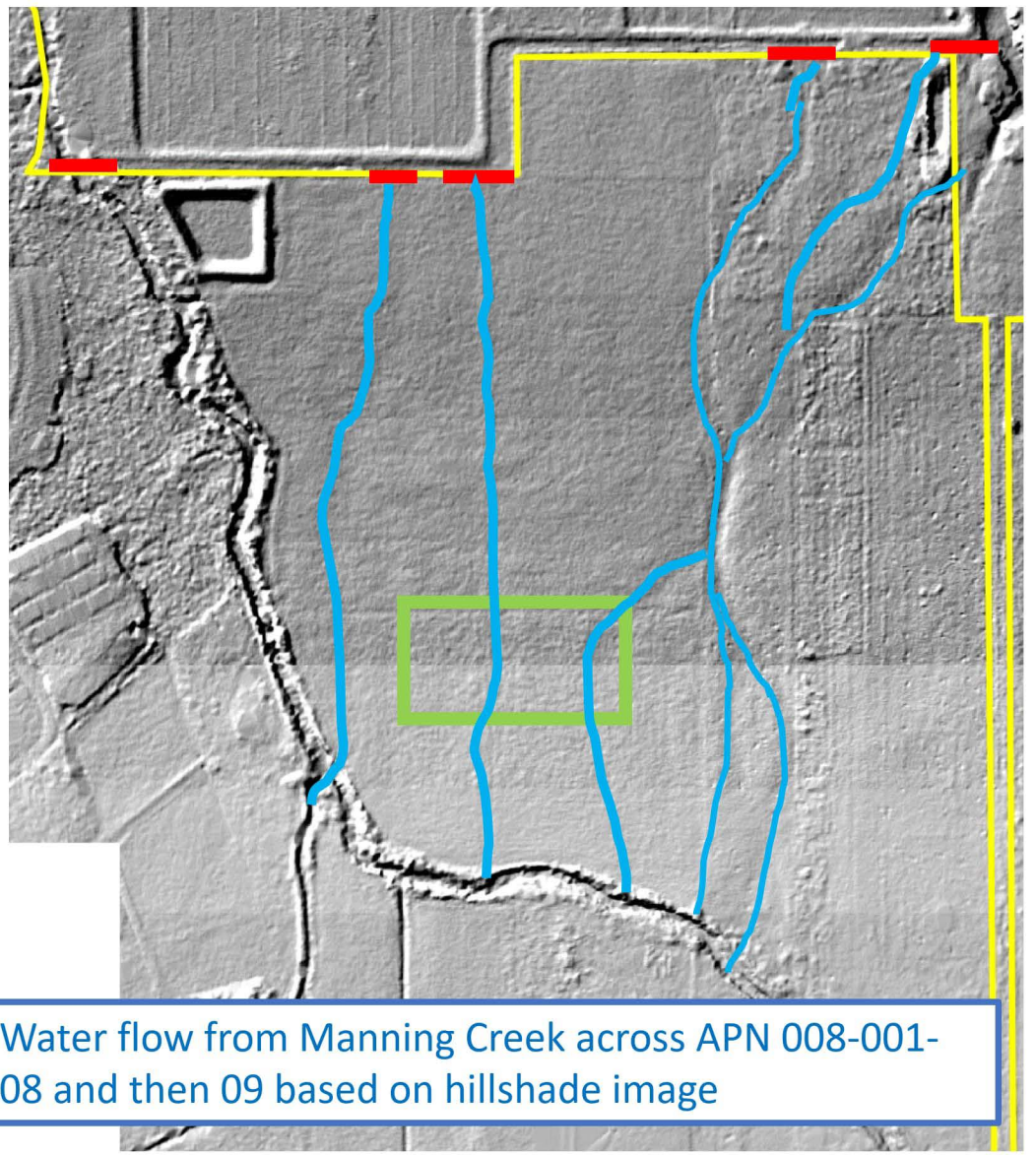


Inflows marked in red in hillshade image

_2022



_2022



Water flow from Manning Creek across APN 008-001-08 and then 09 based on hillshade image

red arrows point to photo sites (taken with GPS) on 1/19/23

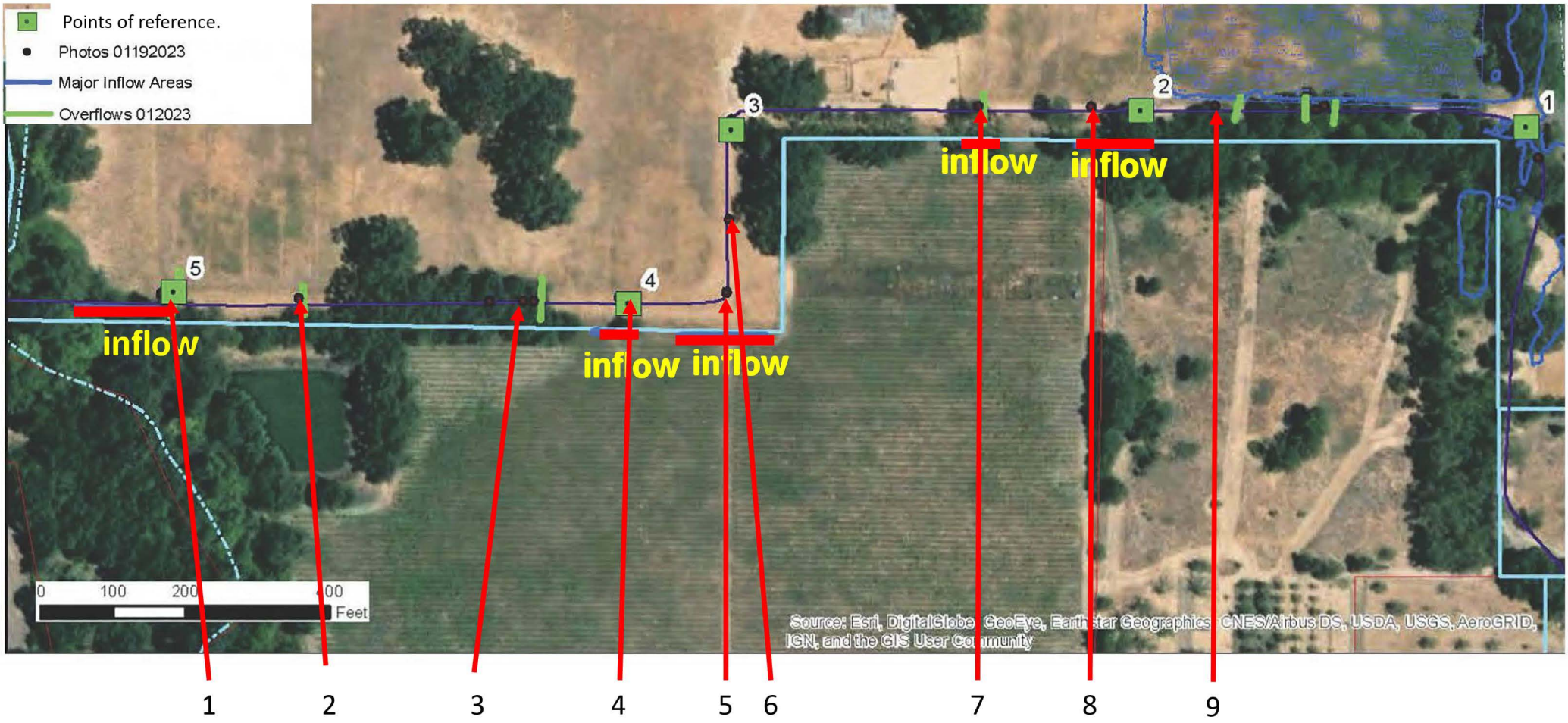




Figure 1: View to east from point 5. Note evidence of substantial flow to east on south side of berm. Flow was from Manning Creek inflow being diverted to east by the berm.



Figure 2: looking east of point 5. Note water to the south.



Figure 3: inflow west of point 4. Note water to the south.



Figure 4: inflow at point 4.



Figure 5: inflow south of point 3.



Figure 6: water south of point 3. The vineyard is south and west of the photo point



Figure 7: inflow west of point 2.



Figure 8: looking south from west of point 2. Image is at the boundary of APN 008-001-09 and parcel to the east



Figure 9: inflow to the east of point 2 looking east along road.

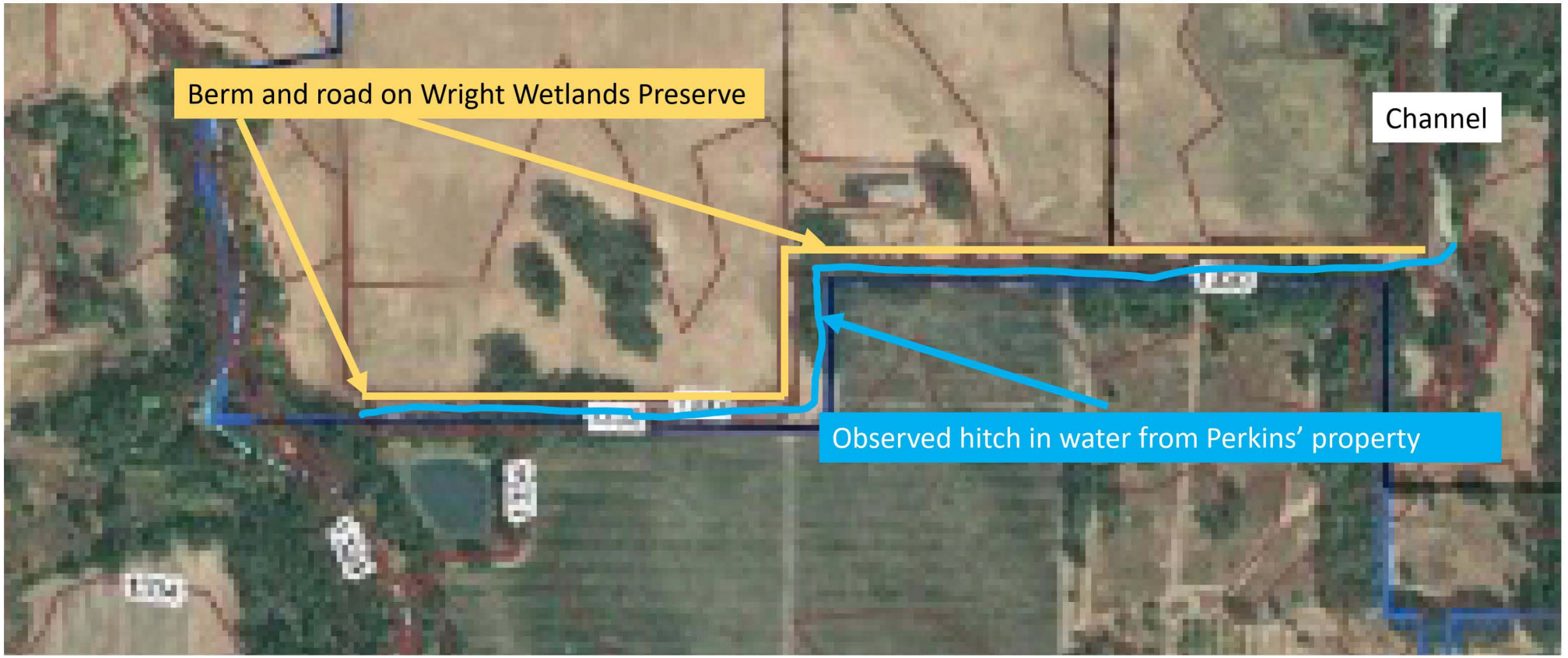
In March, 2023 hitch were observed in a channel that formed from the water from the Perkins' property.

Hitch in temporary creek formed by inflow from Perkins' property





Hitch Route


Berm and road on Wright Wetlands Preserve
Channel
Observed hitch in water from Perkins' property

Spillway of water from Perkins' property into canal/lake – route of hitch entry from lake/canal onto property.



Lake County Land Trust Concerns

- Water from Manning Creek crossed the Perkins' parcels.
- There is evidence that some of this water crossed the planned greenhouse area. Given the magnitude of water, waddles will not be effective.
- The planned growing conditions are high nutrient growth materials that will have nutrients replenished annually.
- The plan is to use "garden beds" that will be in contact with the Manning Creek water as it crosses the property.
- Inevitably, the water that enters the Wright Wetlands Preserve and exits into Clear Lake will contain nutrients leached from the garden beds.
- This threat to the Wright Wetlands Preserve and Clear Lake can be alleviated by effective diversion of the overflow from Manning Creek around the grow site or a substantially higher levee along Manning Creek.

From: Andrew Amelung
To: Merry Jo Velasquez; Eric Porter; Julie Cannard; Jamie Henry
Cc: Valerie Nixon; Roberta Lyons; John Stierna; Catherine Koehler; Erica Lundquist; wdlincoln@gmail.com; Richard Macedo; Thomas Horton
Subject: RE: Lake County Land Trust concerns about UP 21-40
Date: Tuesday, September 5, 2023 8:35:49 AM
Attachments: image002.jpg
image003.png

Hello Merry Jo,

Eric Porter is the assigned planner for this project and the correct person to contact. It is my understanding that there was a correction that needed to be made on the Initial Study which is why our Department, the Lead Agency, requested a withdraw of the circulation of the Initial Study in order to make the correction. The correction was made (I believe it was an incorrect address or parcel number) and then the Initial Study was recirculated. The project is still pending.

Sincerely,

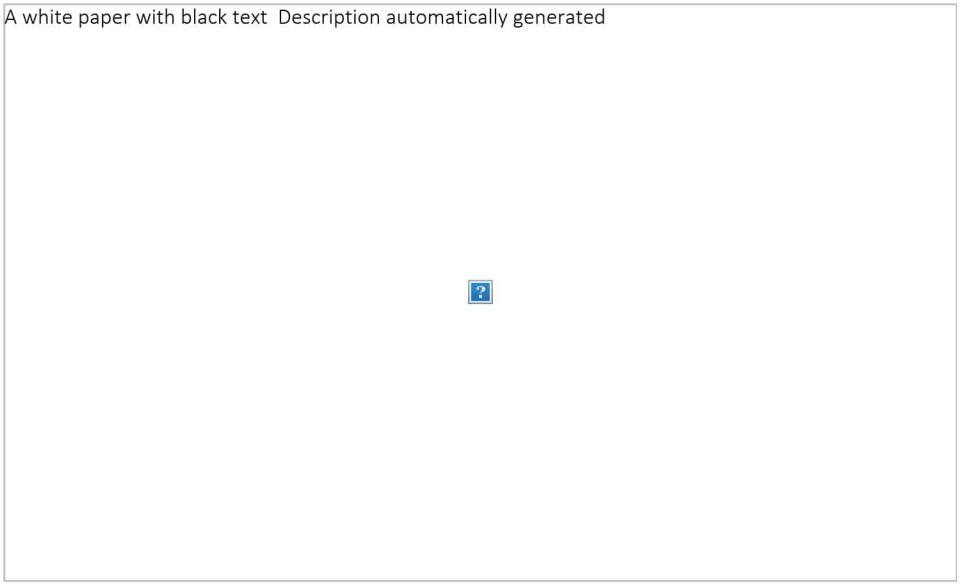
Andrew Amelung
Program Manager
Community Development Department
Planning Division – 3rd Floor
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: Andrew.Amelung@lakecountyca.gov

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From: Merry Jo Velasquez <merryjovelasquez@outlook.com>
Sent: Monday, September 4, 2023 4:08 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>; Julie Cannard <Julie.Cannard@lakecountyca.gov>; Andrew Amelung <Andrew.Amelung@lakecountyca.gov>; Jamie Henry <Jamie.Henry@lakecountyca.gov>
Cc: Valerie Nixon <4val944@gmail.com>; Roberta Lyons <roberta.lyons@att.net>; John Stierna <jnrstierna@aol.com>; Catherine Koehler <catherine.e.koehler@gmail.com>; Erica Lundquist <ericalund3@gmail.com>; wdlincoln@gmail.com; Richard Macedo <rmacedo1961@gmail.com>; Thomas Horton <hortonthomas@yahoo.com>
Subject: [EXTERNAL] Lake County Land Trust concerns about UP 21-40

I have attached a document that details the concerns about this project and its threat to the Wright Wetlands Preserve.

In looking online for information on to whom this should be sent I came across this on the internet:



What does "*Project Withdrawn Per Lead*" mean? Has the project actually been withdrawn?

The contact person listed on the website is Eric Porter. If this isn't the correct contact, please forward this to whomever that might be.

As noted in our document, we want to be notified of any public hearings on the project.

Merry Jo Velasquez

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Date: Thursday, August 10, 2023 at 1:48 PM
To: Merry Jo Velasquez <merryjovelasquez@outlook.com>, Julie Cannard <Julie.Cannard@lakecountyca.gov>, Andrew Amelung <Andrew.Amelung@lakecountyca.gov>, Jamie Henry <Jamie.Henry@lakecountyca.gov>
Cc: Valerie Nixon <4val944@gmail.com>, Roberta Lyons <roberta.lyons@att.net>, John Stierna <jnrstierna@aol.com>, Catherine Koehler <catherine.e.koehler@gmail.com>, Erica Lundquist <ericalund3@gmail.com>, wdlincoln@gmail.com <wdlincoln@gmail.com>, Richard Macedo <rmacedo1961@gmail.com>, Thomas Horton <hortonthomas@yahoo.com>
Subject: Public Information Request from the Lake County Land Trust

Re: UP 21-40, "140 Soda Bay Farms"

Good afternoon Ms. Velazquez,

I'm forwarding your Public Information Request to Julie Cannard, who handles P.I. requests. I've also copied the Manager of the Cannabis Program for Lake County so he will be aware of this request.

Eric Porter

From: Merry Jo Velasquez <merryjovelasquez@outlook.com>
Sent: Thursday, August 10, 2023 1:38 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Cc: Valerie Nixon <4val944@gmail.com>; Roberta Lyons <roberta.lyons@att.net>; John Stierna <jnrstierna@aol.com>; Catherine Koehler <catherine.e.koehler@gmail.com>; Erica Lundquist <ericalund3@gmail.com>; wdlincoln@gmail.com; Richard Macedo <rmacedo1961@gmail.com>; Thomas Horton <hortonthomas@yahoo.com>
Subject: [EXTERNAL] Request from the Lake County Land Trust

We would like to see all document related to the Anthony and Matsuki Perkins use permit (UP21-40) and Initial Study (IS 21-42).

Looking at the map that was provided, you can see the Manning Creek's path turns left then right at the south and west edge of the property. When Manning overtopped this past winter, the Creek water kept heading north with sheet flow across the property where they plan to have the grows. The water then entered our Wright Wetlands Preserve. There was so much water that we ended up with a significant number of Clear Lake Hitch in the water as it flowed on our Preserve before entering Clear Lake. The hitch entered the property by swimming against the current of the temporary stream created by the sheet flow. We have both photographic documentation plus we invited the Big Valley Pomo Hitch rescue people onto the property to save any stranded hitch. So we have many witnesses to this.

Thanks for providing the documents to us.

Merry Jo Velasquez
Vice President and Lands Committee Chair, Lake County Land Trust

Merry Jo Velasquez

From: Melissa Aguirre
To: Eric Porter; Sarah Ryan
Subject: Re: [EXTERNAL] Project 270 & 140 Soda Bay Rd. Lakeport
Date: Monday, November 13, 2023 3:24:47 PM
Attachments: image001.jpg

Hi Eric,

I hope this email finds you great.
I was wondering if you received my last email?
I have attached to this email.

Please let me know,

Thank you,
Melissa

Sent from Yahoo Mail for iPhone

On Thursday, November 2, 2023, 2:25 PM, Melissa Aguirre <melissaguirre@yahoo.com> wrote:

> Hello Eric,
>
> I emailed Mr. Green with my concerns for the Hitch habitat if the 270 & 140 project move forward.
> He did say they would be performing a new research on this matter.
> When this is complete, I would like a copy please.
> I attached the email from Mr. Green for your information.
> I am including Sarah Ryan, the director of the EPA program for Big Valley Rancheria so she can see assist me with the information.
>
> Thank you,
>
> Melissa
>
> Sent from Yahoo Mail for iPhone
>
> Begin forwarded message:
>
> On Friday, October 20, 2023, 9:45 AM, Melissa Aguirre <melissaguirre@yahoo.com> wrote:
>
> > Mr. Green
> >
> > Thank you for your quick response.
> > I am glad to know that there will be a new study done on this matter and I would like to get a copy of the finding if possible, please.
> > Yes, I will be attending the meeting via Zoom, thank you for the information.

I appreciate it.

Melissa Aguirre

Sent from Yahoo Mail for iPhone

On Monday, October 16, 2023, 1:38 PM, Michael Green <Michael.Green@lakecountyca.gov> wrote:

> Hi Melissa:
>
> Thank you for writing. I'm not always aware of pending cannabis projects as they move through the county's permitting process, if only because the Lake County Planning Commission does most of the heavy lifting on review and approval of project applications.
>
> As you may or may not be aware, Lake County uses a discretionary use permit process that includes environmental review of proposed state-licensed cannabis cultivation activities. This process most often results in preparation of an initial study and proposed findings that the project will not cause a substantial impact on the environment when mitigation measures are adopted in the conditions of permit approval. Our Planning Commission considers the initial study, proposed CEQA findings and proposed conditions of permit approval at a public hearing. Without speaking to the merits of the project that prompted your email, I do want to reassure you that cannabis cultivation projects are vetted far more intensively than are other types of agricultural activities of equal or greater size.
>
> That said, the strong hitch spawning season this year has provided strong anecdotal evidence that prior surveys of hitch habitat in primary streams and tributaries may be lacking in scope and detail. After checking with staff, I'm informed that additional information is being requested regarding the initial study prepared for the project in question. My expectation is that the initial study may be recirculated to better address the potential presence of hitch habitat and to identify what mitigating measures, if any, may be necessary to ensure adverse impacts do not occur.
>
> While your email is obviously centered on the project proposed near your home, I wanted to make you aware that

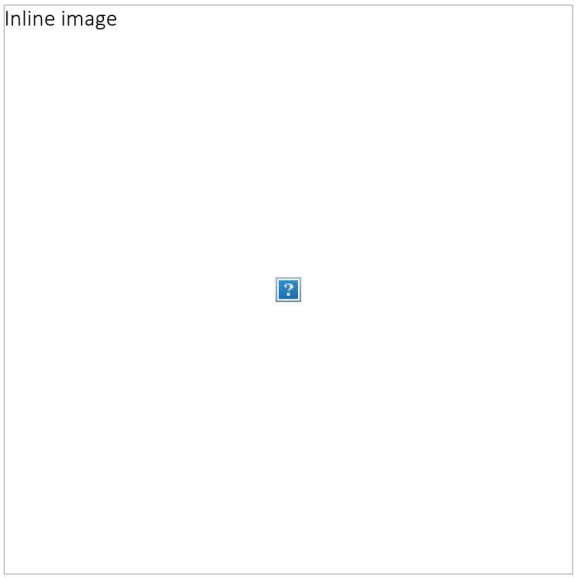
the Clear Lake hitch emergency response is robust and ongoing, involving the county, multiple state and federal agencies and several local tribes including Big Valley Rancheria. This Thursday, the State Water Boards will hold a public workshop at the BOS chambers in Lakeport to discuss pending emergency regulations pertaining to well data and water usage. I'm attaching the notice and would invite you to attend in person on Thursday or by Zoom on Oct. 24.

More info is available here:
https://waterboards.ca.gov/clearlakehitch/

Thank you again for writing. I believe strongly that we can do much to protect the chi and the streams in which they run without adversely impacting farms and businesses, including cannabis farms. Identifying and addressing gaps in data collection and sharing which may stand as an obstacle to hitch recovery planning efforts is Job One.

Michael S. Green
Dist. 4 Supervisor, County of Lake
Office: (707) 263-2368, ext. 40103
Mobile: (707) 510-7079

Inline image



From: Melissa Aguirre <melissaguirre@yahoo.com>
Sent: Friday, October 13, 2023 9:58 AM
To: Michael Green <Michael.Green@lakecountyca.gov>
Cc: Sarah Ryan <sryan@big-valley.net>
Subject: [EXTERNAL] Project 270 & 140 Soda Bay Rd. Lakeport

Good morning Mr. Green

My name is Melissa Aguirre and I live at 290 Soda Bay Rd, Lakeport. I live there with my husband and 2 children.

I am writing you because of the Cannabis Project in your district that is being planned and looking to be approved to open behind my home. I believe this project will threaten the already endangered hitch species.
I am not sure if you have had a chance to review their environmental study from July 2019? If not, I would like to encourage you to do so, as they do not make mention of the hitch, plus the study was done in July when the creek is dry and of course no signs of any fish.
I would like to invite you to my home in the rain season so you can see first hand how much fish swims through the creek.
On page 16 of the initial study, it states "the assessment did not identify any wildlife corridors on the site." Well that would be because the creek is dry and all the fish have migrated to the lake by then. It also goes on to say that "the proposed project would not affect any wetlands, ephemeral drainages, or other sensitive habitats..."
I understand you have much knowledge on this species and thought I would bring to your attention.

I hope I inspired you to look more into this matter. And would like to hear from you.
I am also copying Sarah Ryan, the environmental director for Big Valley Rancheria.

Thank you for your time,

Melissa Aguirre
290 Soda Bay Rd, Lakeport
melissaguirre@yahoo.com
707.245.7149

Sent from Yahoo Mail for iPhone

From: Loren Woolridge
To: Eric Porter
Subject: [EXTERNAL] mitigated negative declaration IS 21-42
Date: Wednesday, September 13, 2023 11:47:44 AM

My property is across the street from the transfer station and i would like to speak against the proposed pot farm for the following reasons: 1. this neighborhood doesn't need a crime magnet 2. the proposed area is subject to flooding which could result in unknown substances being spread into manning creek. 3. manning creek hosts a possible endangered fish when flowing and serves as a wildlife corridor when dry; lighting and around the clock activity may be detrimental to the wildlife. 4. when the greenhouses start to fall apart, who will cleanup the plastic blowing everywhere? 5. i suggest a better location for a pot farm would be at the already-failed pot farm located at the airport. sincerely loren wooldridge

August 29, 2023

Ms. Mireya G. Turner, Director
Lake County Community Development Dept
255 North Forbes Street, Third Floor
Lakeport, CA 95453

Re: Project Location: 140 and 270 Soda Bay Road - Notice of Intent

Dear Ms. Turner:

My name is Clarence O. Davidson and I live at 410 Soda Bay Road, on the Davebilt Ranch adjacent to the proposed Project Location: 140 and 270 Soda Bay Road, Lakeport, CA.I have owned and lived on this property for seventy years and seen many changes in my time.

I am the founder of Davebilt Company, and my family and I have made nut cracking and harvesting equipment here in Lake County since 1964. Davebilt is well known, and we ship our nutcrackers and equipment worldwide. I have been a member of the Lake County Farm Bureau for many decades as well. So, I have some history here.

I am wholly against approval of this project for a variety of reasons, and request that the Community Development Department reject this application.

There are a number of material errors in this application and in the approval process. Here are several issues that merit your attention:

1) My property shares a common boundary with this large scale corporate marijuana grow. I never received any public notice about this proposal at my mailing address of 410 Soda Bay Road. I found out about this second hand. My name has been on the APN documents for this property since the early 1950s, and have received official County notices (South Lakeport Annexation Proposal, for one) , and certainly, my property tax bill here for years. Perhaps since my daughter's Post Office Box address is somehow in the County's system tied to the APN for our property it was ASSUMED that I would learn about this massive project OR perhaps someone either was lazy or simply wanted to minimize that number of project rejection letters, I simply don't know. But it doesn't pass the sniff test.

2) The Notice has a number of material errors in it. Starting with the simple error of the site address that required a correction letter to be sent out… is this how my tax dollars are being spent?

Additionally there are other issues that negatively impact all of the property owners that share a boundary or are adjacent to the general area of this proposed project:

1) Trespassers, Vandalism and Crime. When this parcel was used for the first iteration of a large-scale CBD (they cite it as hemp) grow a few years ago, I had more trespassers on my property in that one year than I had in the entire time I've lived here. Even though the marijuana was not for "recreational use", we had people coming onto our parcel trying to get to the huge, adjacent grow, looking for the marijuana. Although there were clear signs posted that the grow was for CBD "medicinal" marijuana, not "recreational" marijuana, it mattered not. We had trespassers coming in our driveway and through our agricultural access roads to the North. "No Trespassing" signs do not provide a deterrent to those seeking marijuana. Have you tried calling law enforcement to have them arrest or cite a trespasser? This is an empty threat, and is treated by trespassers as such. We have had several instances of vandalized equipment, trash and debris left on our property as well. This wasn't an issue before the adjacent property became a grow site.
2) Infrastructure and Traffic Granted, this area has been zoned for Ag use since forever. But there's a big difference between farm management and labor working a field of hay, walnuts or grapes and the huge "crime magnet" that are inherent in a marijuana grow. The dirt access road and bridge were not intended to be a thoroughfare for THC. The bridge itself lacks ANY of the safety elements for commercial traffic and presents a significant liability for riparian damage if a vehicle were to drive into Manning Creek by accident. The dirt road itself is impassible in the rainy season, and often floods due to the nature of an ephemeral artesian well adjacent to the road. Everyone living adjacent to this huge grow is going to get that knock on the door when a vehicle gets stuck, lost or simply looking for the marijuana. Why should we endure this hassle, only to be rewarded with all the negative effects and lower property values due to crime?
3) The Big Valley region and Lake County have historically grown food and commodity crops. Walnuts, pears, corn, milo, hay, plums (prunes), and grapes have all been part of the mix. This "race to the bottom" for growing intoxicants is now legal, but this is an industrial grade grow, not some "back to the lander" fellow with a handful of pot plants growing out back.

   It is a sad commentary to see the County become a willing handmaiden to what was only recently illegal. As a result of legalization, we have seen the negative impact of marijuana use with psychological addiction, underage drug use and the increasing societal acceptance of drug culture. Why is the County promoting this, and how do we benefit as a society having de facto approval by the State for industrial scale drug production?

Again, I respectfully submit the above elements for your consideration and request that the application be dismissed. Should you have any questions, feel free to contact me.

Sincerely,

Clarence O. Davidson

Clarence O. Davidson
410 Soda Bay Road
Lakeport, CA 95453
(707) 263-5270

August 30, 2023

Ms. Mireya G. Turner, Director
Lake County Community Development Dept
255 North Forbes Street, Ste. 323
Lakeport, CA 95453

Re: Notice of Intent to Adopt a Mitigated Negative Declaration
Project Location: 140 and 270 Soda Bay Road, Lakeport, CA

Dear Ms. Turner:

My name is Rose Davidson and I live at 410 Soda Bay Road, adjacent to the proposed industrial marijuana grow. I grew up on this property, left after high school to "see the world" and was happy to be able to move back to the ranch that I was raised on, with my husband in tow.

To say that I was blind-sided when I received the notice regarding this proposed massive marijuana grow is an understatement and I wish to state that I vehemently oppose this project.

I made it a point to visit the Planning Department to learn more about the project and was allowed some time with Associate Planner Eric Porter, who not only answered my initial questions, but also emailed me a link to the 31 page California Environmental Quality Act Environmental Checklist Form, Initial Study (IS 21-14)

I explained to Mr. Porter that I was, what I thought, on good terms with my neighbor, property owner of the proposed project, Mr. Tony Perkins. We would contact each other regarding issues, etc. over the past years. Never do I recall Tony mentioning this project to me regardless of the fact that Mr. Porter told me that it has been in the works for over two years! It was not very neighborly of Tony to not give me a "heads up".

The following is just a few of the material flaws in the Initial Study:

Page 2 refers to an "existing industrial hemp cultivation area/field" Mr. Perkins told me this was a CBD field the one year it was in cultivation. For the following two years it has been a weed patch and fire hazard. Mr. Perkin's worker does get it mowed down once a year. There is no "Hemp Field" it's a field that had a one year grow (call it what you want) and has been fallow for the past two years.

Page 4 Vehicle Trips During and After Construction
The amount of traffic estimated for this project is insane! While I can't speak for the residents at 290 or 330 Soda Bay Road as to the impact of such a huge amount of traffic causing dust, noise and safety issues, I will raise the issue about the bridge. This railroad car bridge was installed, I believe, in the 1970s when it replaced a huge timber bridge that I believe my Great-grandmother Belle Davidson had installed. This bridge is at the end of an easement road and crosses over

Manning Creek. The foundation looks strong, and I suggest that the steel beams be inspected on a regular basis, no matter what the traffic level. The wooden treads,subjected to regular vineyard traffic, have already started to deteriorate and some are missing altogether. There are no guard rails to prevent a vehicle from driving off into the creek and fowling the water.
We have, in the past with Tony's permission, had access to crossing the bridge with large items we couldn't transport down our curvy driveway. We hope to be able to keep access to the bridge and easement road to Soda Bay Road in case of a fire emergency or other large equipment movement.

"Peace of Mind" is something that I highly value. The additional traffic and criminal element that this "grow" will attract will negatively impact the peace and quiet I currently enjoy.

Page 4 - Water Analysis mentions that once a portion of the vineyard is removed for the project that the remaining vineyard will be "dry-farmed", thus reducing water demand. I'm wondering why this was mentioned, as the irrigation infrastructure is already in place and used. I truly doubt the yield of grapes will be better without irrigation. Whether the vineyard is "managed" or "leased out" irrigation is fundamental to grapes.

Page 5 under Aquifer Data mentions that "the two aquifer sections were divided by the Kelseyville fault" However, on page 15 it states that there are no mapped earthquake faults on or adjacent to the subject site. Which is it???

Page 7 & 8 address whether the California Native American tribes were consulted and that the Big Valley Tribe did not respond to the AB-52 notice. Was there ever any follow up on this? I am sure that they also would be opposed to having this large scale commercial grow "just down the road" from their own cultivation and distribution site at the Big Valley Reservation. While they might not have responded, let me say that this project would most certainly impact their tribal cultural resources.

Page 15 c) Wetlands. While the proposed site doesn't neighbor a Federally-protected wetlands, the property is partially bordered by Manning Creek, an important breeding ground for an endemic and threatened fish species, the Clear Lake hitch. To the North is the Lake County Land Trust's Wright Wetlands Preserve, well known to the Lake County Planning Department's Laura Hall. To state that this project would have "Less than Significant Impact" is wishful thinking.

Page 16 d) "The Assessment did not identify any wildlife corridors on the site". I don't have the background nor time needed to learn about what the government states a wildlife corridor is, but I can tell you that on the proposed site and our own property next door I have seen coyotes, fox, crows, jack rabbits, owls, gophers, raccoons and possums to name a few.... Great Blue Herons and other waterfowl also frequent the area due to its proximity to Clear Lake and wetlands.

Lastly, and this one really sinks the whole "study" in my opinion:
Page 16 V. Cultural Resources

a) Cites "A cultural Resource Evaluation prepared for THIS project by Wolf Creek Archaeology and dated March 17, 2018.

"During the field inspection, some remnants of the 1918 Black Bart Mine were discovered and recorded." A one minute Google search reveals that Black Bart Mine is in MIDDLETOWN not Lakeport!!! It is pointless that the study be taken seriously when there is such a huge mistake as this.

As a whole, this project will have a serious negative impact on my quality of life, the value of my property and the properties of those in this area and is simply a bad idea.

I urge the county to revisit this initial study of this project and review it with a gimlet eye. If this project IS to move forward, let it be known that the neighbors are NOT happy about it one iota.

If there is any change to these plans, or a hearing in which the neighborhood may say their piece, please contact me.

Rose Davidson
410 Soda Bay Road
Lakeport CA 95453
(707) 533-7844 (cell)
(707) 263-5270 (work)

August 30, 2023

Ms. Mireya G. Turner, Director
Lake County Community Development Dept
255 North Forbes Street, Ste. 323
Lakeport, CA 95453

Re: Intent to Adopt a Mitigated Negative Declaration
140 and 270 Soda Bay Road, Lakeport

Dear Ms. Turner:

My name is John Moorhead. I live at 410 Soda Bay Road, adjacent to the project that is proposing huge new marijuana grow consisting of fifteen, three thousand foot growing greenhouses, drug processing, ongoing retail sales and associated infrastructure.

I am wholly against this project, in concept, and as proposed, for a variety of reasons:

1) When the current owner had put in a CBD grow several years ago. we encountered trespassers on our property "looking for the bud!", in spite of signage to the contrary. This can only increase with this corporate recreational grow.
2) The project proposes over an acre of greenhouses for marijuana. Is this the limit, or will the owner be able to add more grow houses once the "camel has his nose in the tent"?
3) The existing dirt road and ancient bridge were installed by my wife's great-grandmother many decades ago. They were not meant for constant traffic inherent in such a huge marijuana grow and traffic to a retail location. In the winter season, this road is often impassable due to flooding and mud bogs. Other access routes are in similar shape.
4) We've had ongoing issues with the owner's agricultural waste and vehicle/equipment operation on our property, in spite of repeated requests. Waste wire and irrigation hose debris is often hidden and becomes tangled up in our mowing equipment. This has happened multiple times. The owners claim they will follow through and clean up, but it hasn't happened and we are stuck with debris clean up and time consuming equipment repair.
5) A huge marijuana grow can only hurt property values in the area. The result of the past grow - not even for recreational use, caused an immediate increase in trespassing, vandalism and traffic on our property. It is reasonable to infer that this will certainly increase with acres and tons of recreational marijuana being grown and sold right next door, even more so as the location becomes "known".

6) Impact of operations - the odor of marijuana is quite distinctive, and not everyone considers the plant to be the eighth wonder of the world. This, traffic, dust and noise from construction - and then the ongoing operations, do, in fact, have a negative impact.
7) I understand that growing marijuana is now legal. But this - this is an industrial grow, and not some hippie in a tie dye, or a professor with a handful of plants out back. It's my opinion that using prime ag land to grow and sell drugs with the wholesale endorsement of the State is a sad state of affairs. California should be the food basket to the world, not a stash box or dime bag.

Therefore I request that the Community Development Department reject the application as currently submitted. Should the CDD rule for an ND on this application, I request, at a minimum, that it be modified to include the following:

1) A recorded lot survey to determine the actual North-South Western property lines shared by the owner and ourselves, with the applicant bearing the cost of this survey as a part of County approval of the project. Both parties will have rights to the survey information.
2) A 10' tall fence along the entire property line to reduce dust, noise and visibility of the project and its impact on us. Additionally, this will provide a physical barrier to reduce trespassing. We also request that two gates be installed for fire safety for each of us at points to be determined and mutually agreed upon. There are currently two paths used for agricultural work near the Northern and Southern ends of the shared property line that would be logical places for these gates to be installed. Each party will have their own lock, and full access for fire safety and other emergency use.
3) We have had informal rights to the use of the dirt road, access to the existing (and prior) bridge and carriage to Soda Bay Road on the common property line for some seventy years. We would like to see this access codified with the owner granting us a formal easement for this use. We are requesting that the owner grant us a recorded easement with unfettered access to the existing road, bridge and gate for ingress and egress as a condition of County approval. We do not anticipate regular use of the road, or the gates mentioned in (2) above, only use related to our own agricultural operations and for an alternate route in the event of fire or other emergency. Concurrent with this easement, we would grant emergency access to the owner through our property for an emergency.

Again, I urge the county to dismiss this application for its manifold flaws and the very real negative financial and quality of life impact it will have on everyone surrounding the area of this industrial marijuana growing operation. Contact me if you have any questions. Thank you

John Moorhead
410 Soda Bay Road
Lakeport, CA 95453
john.davebilt@gmail.com

August 30, 2023

Ms. Mireya G. Turner, Director
Lake County Community Development Dept
255 North Forbes Street, Third Floor, Rm. 323
Lakeport, CA 95453

Re: Project Location: 140 and 270 Soda Bay Road, Lakeport, CA
Intent to Adopt a Mitigated Negative Declaration

Dear Ms. Turner:

My name is Chris Lutz. I received a notice regarding this proposed massive marijuana grow near my property at 430 Soda Bay Road. I have lived on this property for several years. The ranch is currently in walnuts, and I am also raising livestock with my young son and daughter.

I think the industrial, corporate marijuana grow under consideration for approval by the county is ill-considered. This project should be rejected for a variety of practical, social and administrative reasons. I request that the Community Development Department reject this application.

Growing marijuana for recreational use is more than an attractive nuisance. I should know, as I am a BSIS certified armed guard that patrolled a similar "grow" situation. That job was located quite a ways out of town, and at one point the criminal element that it attracted nearly put me into a shoot-out situation. I certainly don't want that to happen in my neighborhood!

BSIS Firearms Permit holders need to "complete an assessment to demonstrate that they are capable, at the time the assessment is completed, of demonstrating appropriate judgment, restraint and self-control for the purposes of carrying and using a firearm when performing security guard duties." You can bet your sweet bippy that the thugs who are shooting back don't care what their bullet trajectory is!

The increase in this unsavory activity puts me, my children and all of my neighbors at the effect of unsavory elements. If someone is looking to steal marijuana, they've got their eyes open for anything else that might be "handy". Why would the county willingly subject my family, my security and that of my neighbors? This is a bad idea.

My neighbor, Clarence Davidson has already suffered theft, trespassing and vandalism on his property during the earlier "hemp" CBD grow on the proposed site. I have had trespassers on my Northern border looking to gain access to the grow. No trespassing signs had been posted, and the CBD grow was clearly marked as not being for recreational use. None of this stopped any of the "lookie loos" or trespassers. Law enforcement and public safety is already stretched thin. Are they really going to provide a meaningful deterrent to trespassers with ulterior motives? Long story short, they won't, and those seeking out this drug grow know it. This can only increase as the scope and scale of this grow become known in the drug user community.

For the sake of public safety, peace of mind and preservation of legitimate agriculture in Lake County, please reject this application. Feel free to contact me if you have any questions.

Sincerely,

Chris Lutz
430 Soda Bay Road
Lakeport, CA 95453