

**Jared Hendricks
Hendricks Ranch
P.O. 574
Lakeport, CA 95453**

December 4, 2025

Trish Turner
Community Development Dept.
Planning Division
255 N. Forbes St.
Lakeport, CA 95453

RE : Lake Coco Farms Project
Use Permit PL-25-155/UP 20-58
3417 and 3547 Hendricks Road, Lakeport

Mrs. Turner,

I am writing to express my concerns about the potential problems and negative aspects of this proposed project. I am a professional land manager and ecologist, and have an extensive amount of knowledge pertaining to the lands of the Hendricks Creek Watershed. My family did in fact settle on the property of this project in 1859. I probably have more direct knowledge of the wildlife, water resources, general ecology and fire ecology in the Hendricks Creek Watershed, than anyone else currently alive.

These are the concerns and factors that I consider key to be addressed, relative to this proposed project:

Probable impact on neighbor's domestic water supplies:

The well on 3207 Hendricks Road, is part of a shared community water system, serving three parcels – 3207 Hendricks Road, 3617 Hendricks Road and 3297 Hendricks Road. The well is approximately 60' deep, and normally yields approximately 30 gallons/minute, all year long. The only year that its output was severely reduced, and it actually went dry in September, was 2020, the year that that there was an early activation permitted cannabis grow, on 3417 Hendricks Road (the applicant's parcel, utilizing the same well proposed for this cannabis project). I am extremely concerned that the new proposed cannabis grows, which are much larger than the previous early activation grows, will dry up our

community well and water supply. The 3207 Hendricks Road well is clearly in the same water aquifer as the proposed project well. I have had extensive discussions over the years with Jack Hutton, the legendary/ great reputation Lake County well driller, who drilled all of the wells in the area of this project, and for the all the adjacent neighbors. He was an educated geologist, as well as a high level well driller. He stated that the entire valley, encompassing the project, and its neighbors, had a connected aquifer system, of sand and gravel layers, that were previous creek channels for Hendricks Creek. Because of this, I believe that the “Well Radius of Influence” calculations in the related Hydrology Report, are grossly inaccurate and probably meaningless. The fact that the well on 3207 Hendricks Road dried up, for the first time, when Coco Farms did their first grow, a much smaller one than is proposed now, indicates they will create a major impact on neighbor’s wells. I also know, that there is no summer recharge occurring in the said valley aquifer, from Hendricks Creek. My ancestors dug down to bedrock in the creekbed, in multiple locations, looking for summer underground flow, and there was none.

The neighbors on 3481 and 3387 Hendricks Road, also have shallow wells, in the same said aquifer, and are also very concerned about possible negative impacts on their wells, by the project.

Potential impacts on migratory fish in Hendricks Creek:

I am very concerned about potential negative impacts on the migratory runs of hitch in Hendricks Creek. It is clearly established that Hendricks creek is a spawning creek for hitch, and that they run clear up into the 3297 Hendricks Road parcel, 1/8 mile past and upstream from the project site.

I believe that the application is clearly inaccurate, as to the Class rating of Hendricks Creek, and that it is a Class 1 watercourse, not a Class 2 watercourse, and that the appropriate work and riparian eco-protection set-backs from Hendricks Creek should be 150 feet, as required for a Class 1 watercourse. There is commonly water in Hendricks Creek, for 9 to 10 months per year, in the area near the east property line, on the 3417 Hendricks Road parcel.

The California State Water Resources Control Board (SWRCB) classifies water bodies, including creeks, to guide waste discharge requirements and protect aquatic habitats . The classifications are generally defined as: .

- **Class I Waterbody:** Stream channels that support fish, either year-round or seasonally, including necessary habitat for migration and spawning. This also includes domestic water supply springs or streams within 100 feet downstream of operational areas.

Cannabis grows utilize large amounts of fertilizers and pesticides. Site development and usage also has lots of potential for putting sedimentation into an adjacent creek. It is critical that the spawning hitch in Hendricks Creek are appropriately protected (And also all of the other aquatic life in the creek. Hendricks Creek flows out of a very clean, pristine watershed, and has vibrant aquatic populations in it, and abundant related wildlife). Siltation from the Scotts Creek Watershed, is an established major eco problem for Clear Lake.

Flooding issues in the west field grow area:

There is a drainage ditch/ephemeral watercourse along the south side of the west grow area. It parallels the private shared gravel access road that serves the neighbors to the west. It has had no maintenance for many years, and is mostly filled in. It overflows into the main field during hard storms, and could collect and carry fertilizer, pesticides or sediment downstream into Hendricks Creek. It needs to be cleaned out and deepened, to keep the normal run-off out of the grow fields, and contained in the established ditch.

High levels of cannabis odor for neighbors:

There are multiple residences adjacent to the project parcels, in a relatively narrow canyon. The local meteorological dynamics may not only NOT create good odor dispersal, but they may actually concentrate the odors, as the canyon narrows at the residences. I see no requirements for the project to mitigate odor problems, should they become serious, or actual health issues for neighbors. High odor levels both degrade the quality of living near a major cannabis grow, and degrade the property values of nearby properties.

Road degradation and maintenance:

Coco Farms has been the primary user of the shared road, from Hendricks Road, to their east property line. According to the easements, maintenance responsibility is proportional to use. Even though Coco Farms has been the predominant user of this stretch of road, they have not performed any maintenance on it. Since they have owned the property, all graveling, hole filling and grading has been done by the property owners west of them. The stretch of road is currently a complete mess of mud and potholes. Is the County going to enforce Coco Farms doing their share of road maintenance, when the traffic from their project increases the traffic on this stretch of road a great deal?

Viscous and dangerous guard dogs:

For the past year, Coco Farms has had dangerously viscous guard dogs running loose on their property. They have tried multiple times to bite people through the fence, who have to reach through the fence, to lock the gate to the access road to westerly properties. This was such a problem, that Coco Farms people had to put up second section of fence at the gate, to keep their dogs back from the gate, while people were opening and shutting it. One pit bull type dog was particularly frightening, blatantly dangerous. That dog and another escaped the deer fence into the west neighbor's yard one time, and threatened both the livestock and the neighbor. These guard dogs are also a reflection of many of Coco Farm's employee's personal energies, when you meet them at the entrance gates. The majority of them have been very unfriendly and uncommunicative, to a degree that makes them seem of questionable character. Are loose guard dogs going to be allowed to be part of this proposed project?

Septic system capacities for large numbers of workers:

The existing west house of Coco Farms center, is old, has a homemade septic system, and is right on the edge of Hendricks Creek. Does anyone know how close the leach field is to Hendricks Creek? What is the condition of that system, relative to a high degree of usage? Are the new proposed septic systems going to be adequate to make sure no leachage is going into the ground water aquifer or Hendricks Creek?

General Environmental Awareness & Responsibility Capacity:

I have significant concerns about Coco Farms owner's motivation levels to comply to the permit guidelines, and be proactively ecologically responsible. There are very large piles of used potting mix, probably with substantial levels of ag chemicals in them, right next to the ephemeral stream/drainage ditch near the center sheds. There are burn piles of brush and construction rubble right next to one of the largest valley oaks left in the entire area, putting it extreme risk for fire damage. I regularly see deer trapped inside of their deer fence, trying to escape. These are not good indicators of eco stewardship caring. Does the County even have the staff at this point, to monitor whether the permit requirements are being adhered to?

Thank you very much for considering these concerns, and what appropriate adjustments to this project's design should be implemented. You are welcome to call me, at 707-262-2977, if I might be able to provide you with any additional information.

At this point, I would like the source of my inputs to be kept confidential, and my identity to be withheld from Coco Farms and the public. I may still decide to give inputs at the hearings, but will make that decision as things progress.

Jared Hendricks

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From: [Elizabeth Rohnstock](#)
To: [Trish Turner](#)
Subject: [EXTERNAL] Project Lake Coco Farms permit p I25-155/UP 20-58
Date: Wednesday, November 12, 2025 12:39:54 PM

To Whom It May Concern:

I am writing with my concern about the cannabis cultivation proposed for 3417 and 3547 Hendricks Rd.

There was previously a Grow on that property and it created a huge amount of traffic and noise on our small rural road. The large trucks required to bring equipment in and out was at times constant. The trucks are loud and came in the early morning and throughout the day.

Hendricks road was repaved over a year ago. Before that was done the road was in such bad shape there were several areas that we were unable to drive on and had to wait if there was oncoming traffic. All the constant truck traffic as well as just increased car traffic is surely going to degrade our road.

This is a quiet peaceful area. That is why we wanted to live here, we have a few livestock, horses and dogs. It is very disruptive to have that type of business in a very nice residential area.

The water use is always an issue in my mind. I will admit I don't know much about how that much water storage will affect the wells of our neighbors and ourself, but water usage is always a concern.

Lastly, the last cannabis grow that was there in the past had large dogs that were not contained on the property. One dog was out constantly and went after the neighbors chickens. Two very large Cane Corso dogs came on my property at midnight on a Saturday and were aggressively barking, lunging and threatening me and my animals. The Sheriff was called and I was told nothing he could do. Animal control was not open until Monday at 11am. I managed to run the dogs off my property with my truck. I filed a report with animal control.

We pay a substantial amount of property tax to live here in peace and to enjoy this unique area. Please don't ruin this for us and our neighbors by granting this permit.

Sincerely,

E Rohnstock

TO: Trish Turner

December 6, 2025

Community Development Department
Planning Division
and Whom it May Concern

RE: Lake Coco Farms Proposed Cannabis Grow and Distribution / 3417 and 3547 Hendricks Rd. Lakeport, Ca.
Use Permit PL-25-155/UP 20-58

I am a property owner at 3617 Hendricks Rd. whose land is adjacent to the Lake Coco Farms parcels. We share an access road off of the county road, Hendricks Rd, the aquifer running the length of the canyon for our wells, a Class 1 creek which runs through our properties and the quiet and pristine air of a small rural canyon. I have many concerns about the use of this narrow canyon for a large pot grow and distribution business.

First: WATER

The fragile nature of the underground water source has been disrupted and depleted in the past by owners of the Lake Coco Farms parcels when a large cannabis farm was planted in the open areas of their lands and water overuse ran dry my well and the wells of other property owners in the canyon.

Second ROAD USAGE

Multiple vehicles using the access road will, and has already, resulted in damage that is consistent with frequent over usage and lack of proper road maintenance. If the Lake Coco Farms permit is granted, the "distribution" aspect of their business as well as the construction and maintenance traffic will most likely cause more damage to the shared road off of the county road also used by the owners west of Lake Coco Farms. The burden of road maintenance seems to lie squarely on the party who most uses and damages the road. Because of past lack of care, I fear the shared road will be in disrepair and dangerous.

Third: HENDRICKS CREEK

The use of fertilizers and /or pesticides for their crop if not stringently monitored by the county could result in pollution of the creek and possible overflow into fields during the extreme wet seasons. Hendricks Creek is a class 1 waterway with migratory fish that come up from Clear Lake and breed in the upper pools of the creek. Typically the creek flows for around 10 to 11 months and migratory fish swim upstream to spawn in the lingering pools in the west part of the Hendricks Creek.

Forth: NOISE, LIGHT and SMELL POLLUTION

The over use of generators has been a constant disturbing noise in the canyon. Sounds and smells carry easily in this narrow canyon and as the air flow varies in the course of a day and night, there has been very unpleasant odor from the cannabis grow and generator sounds that are disturbing to the neighbors. Security lighting causes light pollution in an otherwise very quiet and still environment. The extreme smell of a huge cannabis grow, generator noise and light pollution is disturbing and takes away from the pristine natural environment that was attractive to the adjacent property owners in settling in the Hendricks Creek canyon area.

Fifth: TRAFFIC

The large number of people proposed to live on the Lake Coco Farms property and the distribution aspect of their business means a lot of traffic with constant ingress and egress issues which will incur noise and most likely road damage. In the time Lake Coco Farms has been in the canyon they have used the entrance road off of Hendricks Rd. much more than the back parcel owners and they have not contributed to its maintenance and repair - this work has only been shared by the back parcel owners.

I am writing this letter to raise some of the concerns that have been experienced in the past and can negatively impact the quality of life for the residents and the environment along Hendricks Creek near the proposed Lake Coco Farms business in the future. As a single woman in a very rural area, I ask that my name not be shared with the public nor with the Lake Coco Farms people. My sense of safety is paramount in my mind and I trust you will honor this request. Please confirm with me that you have received my letter of concerns.

Thank you for considering the issues raised in my comments,
Katherine Wolf

Spencer and Danielle Johnson
3481 Hendricks Road,
Lakeport Ca 95453

Regarding APN No's: 005-006-07, 005-013-01
Major Use Permit PL-25-155/ UP 20-58
Project Title: Lake Coco Farms
Project Location 3417 and 3547 Hendricks Rd Lakeport, CA 95453

To: Trish Turner
Associate Planner
255. North Forbes Street
Lakeport, Ca 95453

Mrs. Turner,

This letter is to address the above mentioned project and the negative impact that the project will have on the local community and environment.

Road conditions: Hendricks Road is not designed for heavy traffic and commercial use. With its narrow lanes, no shoulders and blind corners, adding a large operation will significantly increase the traffic creating hazards for wildlife, livestock, pedestrians and nearby residences. The above mentioned property has already doubled the amount of traffic on Hendricks Rd. By adding another large commercial operation, it will only increase the effects and speed up the process of degrading the road leading to vehicle maintenance concerns. The easement that is used runs adjacent to our property and is a small unmaintained dirt road. The large trucks and trailers using this road create loud noises which are easily heard throughout our house and surrounding neighborhood. A seven day operation with traffic, 6am-10pm as stated in their permit, is not something that is appropriate for a residential area.

Environmental concerns: Hendricks creek runs through both of the parcels mentioned. The creek is seasonal and is frequented by Hitch, a local native fish that is currently on the threatened species list. It is also visited by the Western Pond Turtle which is listed as a species of special concern. I have seen both of these animals multiple times throughout my time living here. The proposed project would have run off that goes directly into Hendricks Creek negatively affecting the wildlife residing in and near the creek. Ground water contamination is also a concern. The valley in which the commercial project is proposed is directly connected to the Scotts Valley aquifer, which is one of the main sources of water for the city of Lakeport. Not to mention the countless residential and agricultural wells that pull from the aquifer to supply houses and livestock. Our well is situated in the center of the valley and in line with the project. How will our well be affected?

Safety concerns: The property is not currently growing that I can tell, however, my wife and our livestock have already been threatened by the dogs living on the property. The dogs have been observed stalking our cattle, attempting to kill our chickens and have been so aggressive outside of our house that my wife was afraid to open the door. There haven't been any recent issues, however, my fear is that if they start growing, the dogs will have free reign of the property again to protect the plants and we will be back to the same issues we had before.

Who's living there? It's common, especially in small communities to give a cordial wave, nod or smile when passing. The individuals coming in and out of the property do not wave, make eye contact or respond in any way when greeted in passing like a residential area typically would. Marijuana grows, whether legal or not, are well known to attract illegal dealings. The access to this property runs directly by several residential households including our own. There are constantly unknown people driving to and from the property creating a concern for safety. Also, the thought of potential thieves mistaking our property as the grow site is quite terrifying for myself and my family (in the event that they will try to steal from the grow site).

Additional Negative Effects: During their grow in 2020, the smell of the marijuana was quite potent. With an operation 2-3 times larger, I can only imagine that the smell will be unbearable. What will that do to our property value and quality of life? Will we be left with something that we can't sell due to this large operation directly behind us?

My wife and I are not rich by any means. I am a firefighter and she is a school teacher. We have worked hard to carve out this little slice of heaven for us. We are engrained and vested in our community and can't simply pick up and move on if it becomes unbearable to live out here.

As residents of Hendricks road, my wife, my teenage son, and myself are concerned and not in favor of the proposed project. At this time we would like to keep this letter confidential as I am concerned about repercussions from submitting this letter.

Thank you,

Spencer and Danielle Johnson