Exhibit I
8.13.24 BOS
Public Comments

SOMACH SIMMONS & DUNN
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

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OFFICE: 916-446-7979 FAX: 916-446-8199
SOMACHLAW.COM

August 8, 2024

Via Email Only

Board of Supervisors
County of Lake
c/o Clerk of the Board
255 N. Forbes Street
Lakeport, CA 95453
clerkoftheboard@lakecountyca.gov

Re: Reply to Applicant's July 19, 2024 Responses and Rebuttals to Appeal of Planning Commission's Approval of Highland Farms Cannabis Farm (UP 20-96) and Adoption of its Mitigated Negative Declaration (IS 20-116)

Dear Chairman Sabatier, Vice Chair Crandell, and Supervisors Simon, Green, and Pyska:

As explained previously, Somach Simmons & Dunn represents Thomas Lajcik and Margaux Kambara (Lajciks), owners and residents of the property at 6451 Ridge Road, Lakeport. On May 28, 2024, the Lajciks filed an appeal with Lake County (County) challenging the Planning Commission's approval of the Highland Farms Cannabis Farm (UP 20-96) (Project) and adoption of the associated Mitigated Negative Declaration (MND) (IS 20-116). On July 19, 2024, the applicant, Highland Farms, LP, submitted a letter to the Board responding to and rebutting the Lajciks' appeal, labeling it "unmeritorious." On July 26, 2024 (July 26 Letter), the Lajciks submitted a compendium of supplemental material to the Board in support of their appeal. We now submit a reply to the applicant's July 19 responses and rebuttals to the appeal.

In the applicant's July 19 letter, the applicant asserts that the Lajciks lack "substantial evidence" supporting some of the bases for their appeal and that there is "no merit to any of the vague and unsupported arguments proffered as ground for appeal from the Planning Commission's approvals." We acknowledge that the applicant and its legal counsel did not have the benefit of the Lajciks' July 26 supplemental material when preparing its July 19 letter. The Lajciks have since submitted ample evidence and support for their appeal, in the form of:

- A seven-page letter including legal and factual support for the appeal;
- Eight attachments to that letter consisting of 47 pages of supporting documentation including graphics, factual analyses, expert input, data, citations to County documents and state rules and regulations, and references to additional supporting materials;

- Twenty-two exhibits to the attachments containing 234 pages of additional support including everything from state and federal rules and regulatory guidance to expert scientific information; and
- Additional evidence emailed to the Board on August 7, 2024, regarding serpentine formations onsite.

This material sufficiently supports the Lajciks' appeal and provides more than enough evidence to support a fair argument that the Project *may* have a significant effect on the environment, which is the low threshold that must be met under the California Environmental Quality Act (CEQA) (Pub. Res. Code, § 21000 et seq.) for determining whether an environmental impact report (EIR) must be prepared instead of a negative declaration. (See Cal. Code Regs., tit. 14 [CEQA Guidelines], § 15070, subd. (a)); *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 957; *No Oil, Inc. v. Los Angeles* (1974) 13 Cal.3d 68, 75; *Protect Niles v. City of Fremont* (2018) 25 Cal.App.5th 1129, 1139.)

Accordingly, the applicant's reliance on *Newtown Preservation Society v. County of El Dorado* (2021) 65 Cal.App.5th 771 is misplaced. In *Newtown Preservation Society*, petitioner "fail[ed] to identify *any* factual foundation" for their claim related to wildfire hazards. (*Id*. at p. 789, emphasis added.) Here, however, the Lajciks have identified a substantial body of evidence supporting their arguments that the Project will have several significant environmental impacts that go unanalyzed in the MND. For example, per the enumerated concerns in the applicant's July 19 letter, the Lajciks have provided expert factual support that serpentine formations and soils exist onsite, which the Project will disrupt. County-generated maps show that serpentine formations and soils exist on and around the Project's access roads. (July 26 Letter, Attach. A, pp. 2-3 [Figs. A1, A2].) Additionally, these soils and the several special-status species that occur within them were identified by local experts who have previously performed similar work for the County. (*Id*., Attach. B, pp. 2-3.) Information coming directly from the County and its own experts most assuredly constitutes sufficient factual support and not simply "[a] lay person's opinion based on technical information that requires expertise" (*Newton Preservation Society*, *supra*, at p. 789), which may not always constitute adequate evidence but certainly can, depending on circumstances.

This example, of course, is non-exclusive. The material submitted by the Lajciks in support of their appeal contains many more substantive facts demonstrating the environmental impacts of the Project that went unanalyzed in the MND. The fair argument standard is unequivocally met here. At this stage, preparation of an EIR is the only legitimate path forward under CEQA for the Project. (See, e.g., *Protect Niles*, *supra*, at p. 1148, fn. 10 [lead agency has a "responsibility to initially prepare an EIR if there is a fair argument of a significant environmental impact"].)

To briefly address the applicant's use of other case law in its July 19 letter, we offer the following. *California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392, does hold that "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents," but that premise does not obviate the County's obligation here to analyze the Project's air quality and human health impacts on the general public (e.g., recreationists at the adjacent Highland Springs Recreation Area) and construction workers from the disruption of serpentine soils. The applicant misuses this case to present a very distorted interpretation of CEQA's requirements. Just because serpentine soils pre-exist and are "not a condition created by the Project" does not mean they can be ignored. The serpentine formations and soils that exist onsite are a part of the "physical environmental conditions in the vicinity of the project," i.e., a baseline condition, "by which a lead agency determines whether an impact is significant." (CEQA Guidelines, § 15125.) When a project impacts the physical conditions of the environment, as will occur here when the access road is constructed over serpentine formations and soils, the CEQA document must analyze the severity of that environmental impact to determine its significance. (See, e.g., Guidelines, § 15064.) "All phases of Project planning, implementation, and operation must be considered …" (*id*., § 15063, subd. (a)(1)), including construction and operation of necessary access roads. That did not occur here. Moreover, it does not matter whether those impacts last two weeks[1] or two years, they must be discussed.

Leavenworth Audubon Adopt-a-Forest Alpine Lakes Protection Society v. Ferraro (W.D. Wash. 1995) 881 F.Supp. 1482 is a federal case that does not apply in a CEQA context. Nevertheless, the Lajciks have not and are not arguing that there exist no mitigation measures that might ameliorate the impacts and risks associated with serpentine soils and airborne naturally occurring asbestos. Two County departments, in their comments on the Project, suggest some type of related action—to stop work and prepare an Asbestos Dust Mitigation Plan prior to issuance of a grading permit should grading occur grading in a mapped Naturally Occurring Asbestos Area. However, these potential actions do not qualify as mitigation under CEQA. CEQA requires mitigation "be fully enforceable through permit conditions, agreements, or other legally-binding instruments" and include performance standards. (CEQA Guidelines, § 15126.4, subds. (a)(1)(B), (a)(2).) These potential actions are not included in the Project's Conditions of Approval or a Mitigation Monitoring and Reporting Plan (see, e.g., id., § 15097), nor is it explained in the MND or elsewhere how these actions

[1] The applicant asserts that construction of the portion of the access road that contain serpentine formations and soils would last only two-weeks. This timeframe, however, is not established anywhere in MND, the Planning Commission Staff Report, or the Project Conditions of Approval. Thus, there is no legal mechanism that would limit construction, and thereby limit airborne asbestos from disrupted serpentine, to two weeks; not that such a limitation obviates CEQA review. Notwithstanding, the Lajciks point out that there is no evidence that the roadway will be constructed to state standards for areas with naturally occurring asbestos, potentially creating air quality and human health impacts for the life of the Project. (July 26 Letter, Attach. A, p. 8.)

would result in lessening the impact. CEQA requires more. This impact must be disclosed and discussed in a CEQA document, which here is an EIR, and properly mitigated.

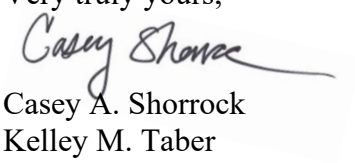
The Lajciks also disagree with the inference in the applicant's July 19 letter, when discussing hydrology and the biological reports prepared for the Project, that all CEQA responsible agencies found the MND and its technical reports "satisfactory and compliant with applicable standards." To the contrary, the State Department of Cannabis Control (DCC), in its comment letter dated May 7, 2024, pointed out several inadequacies of the MND, particularly its regulatory setting, environmental setting, impact analysis and methodology, which the DCC asserted lacked substantial evidence to support impact conclusions. (See July 26 Letter, Attach. I, p. 1.) The DCC further contended that the MND omitted analysis of cumulative impacts associated with groundwater, noise, transportation, and odor. (See July 26 Letter, Attach. C, p. 1.) These are major criticisms by a permitting state agency that go unacknowledged by the applicant but cannot be ignored by the County. The DCC's comments validate and support the Lajciks' arguments and evidence. Indeed, the applicant's own biologist validates the Lajciks' biological resource arguments, stating in a technical memorandum included as part of the MND:

> …we do not believe it is feasible to cultivate on the majority of the north parcel. The configuration of potential wetlands, and the existence of three branches of jurisdictional watercourse appear to preclude access to any potential cultivation areas on the north parcel without having to transit through wetlands or watercourses…In addition, State Water Quality Control Board Cannabis General Order requires 100-foot setbacks from wetlands, and it would be difficult to avoid any discharge of sediment into any setback area while grading the top of the two hills on the north parcel due to the small size of these potential cultivation areas. In addition, there is a high diversity of native species on the tops of the hills, most of the native species diversity on the parcel is concentrated in these wetlands and hills … Our recommendation is to limit cultivation to the south parcel and to restore the wetlands in the north parcel…"
>
> (See July 26 Letter, Attach. B, p. 8.)

As stated and demonstrated by the Lajciks in their July 26 appeal material, the Project's environmental analysis violates CEQA as well as local and state regulations and orders. If the Project is to proceed, an EIR must be prepared to comply with CEQA, and the Project must be redesigned to comply with local and state regulations and orders. Nothing in the applicant's July 19 letter changes this reality.

If you have questions, please feel free to contact Casey Shorrock at (916) 449-7979 or cshorrock@somachlaw.com.

Very truly yours,



Casey A. Shorrock
Kelley M. Taber

cc: Johanna DeLong, Assistant Clerk (johanna.delong@lakecountyca.gov)
Mary Claybon, Associate Planner (mary.claybon@lakecountyca.gov)

Johanna DeLong

From: Thrive95453@outlook.com
Sent: Wednesday, August 7, 2024 6:49 PM
To: Johanna DeLong
Cc: Casey Shorrock
Subject: [EXTERNAL] Appeal (AB24-02) for Highland Farms, LP (UP 20-96)
Attachments: Lake County Rockhounds correspondence.pptx

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. DeLong,

Attached please find a pdf file containing screenshots of correspondence between myself and the Lake County Rockhounds.

The Lake County Rockhounds are a local rock, lapidary and gemstone collecting club. I met them June 15, 2024 while they were on a field trip specifically to collect serpentine samples at the large serpentine rock cut at the intersection of Highland Springs Rd. and Udding Rd. -- the entrance to the proposed Highland Farms cannabis project. The attached file contains text messages between myself and a club member and also social media messages between myself and another club member on their Facebook social media site.

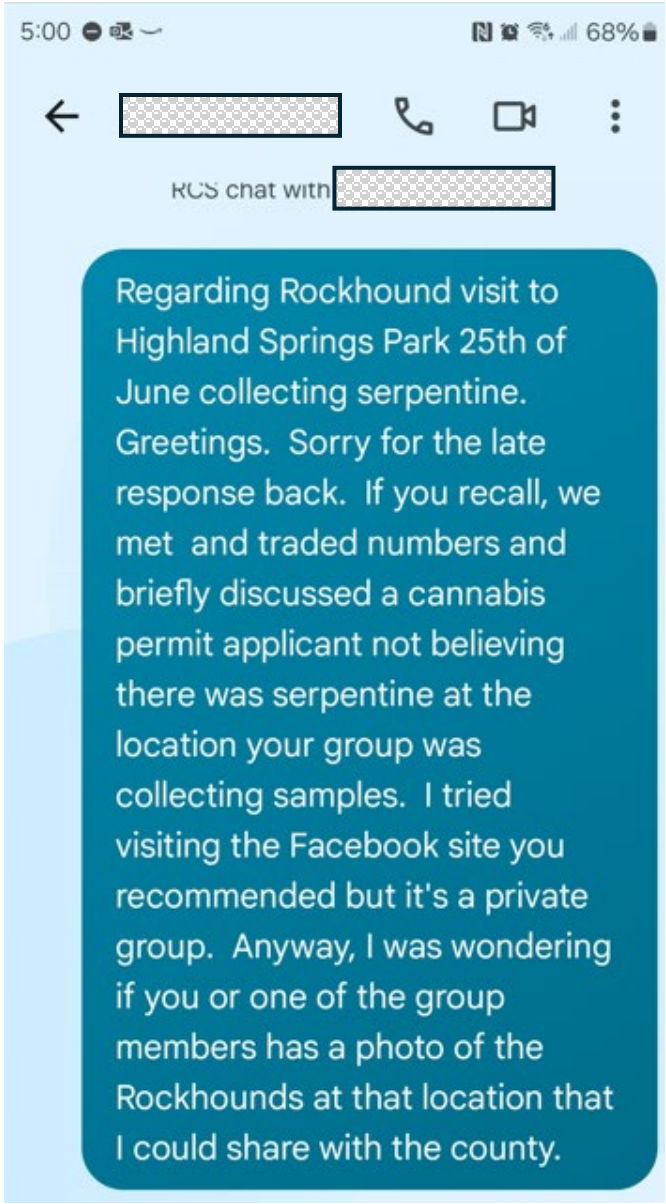
Please add this email and the pdf file to the public record in support of the appeal and as further evidence of the presence of serpentine on the Highland Farms project site.

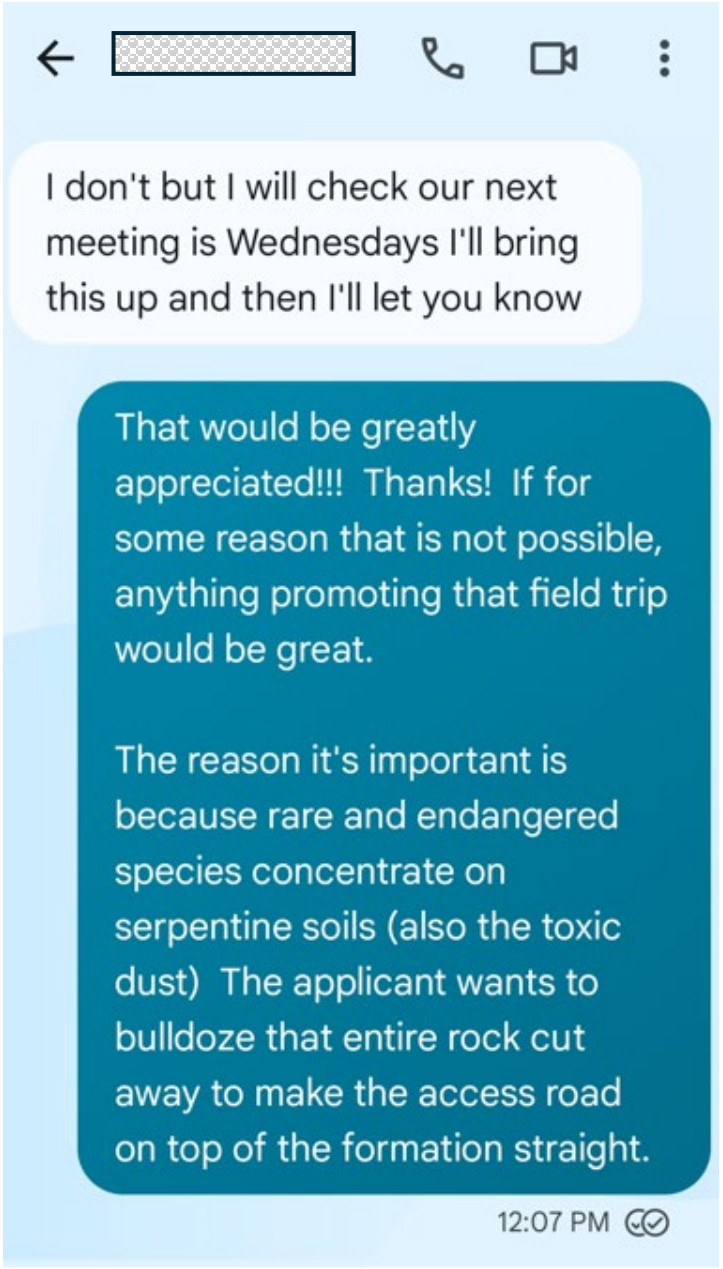
Regards,

Thomas Lajcik

Text Message sent to Lake County Rockhound Club Member June 29, 2024 at approximately 5pm.

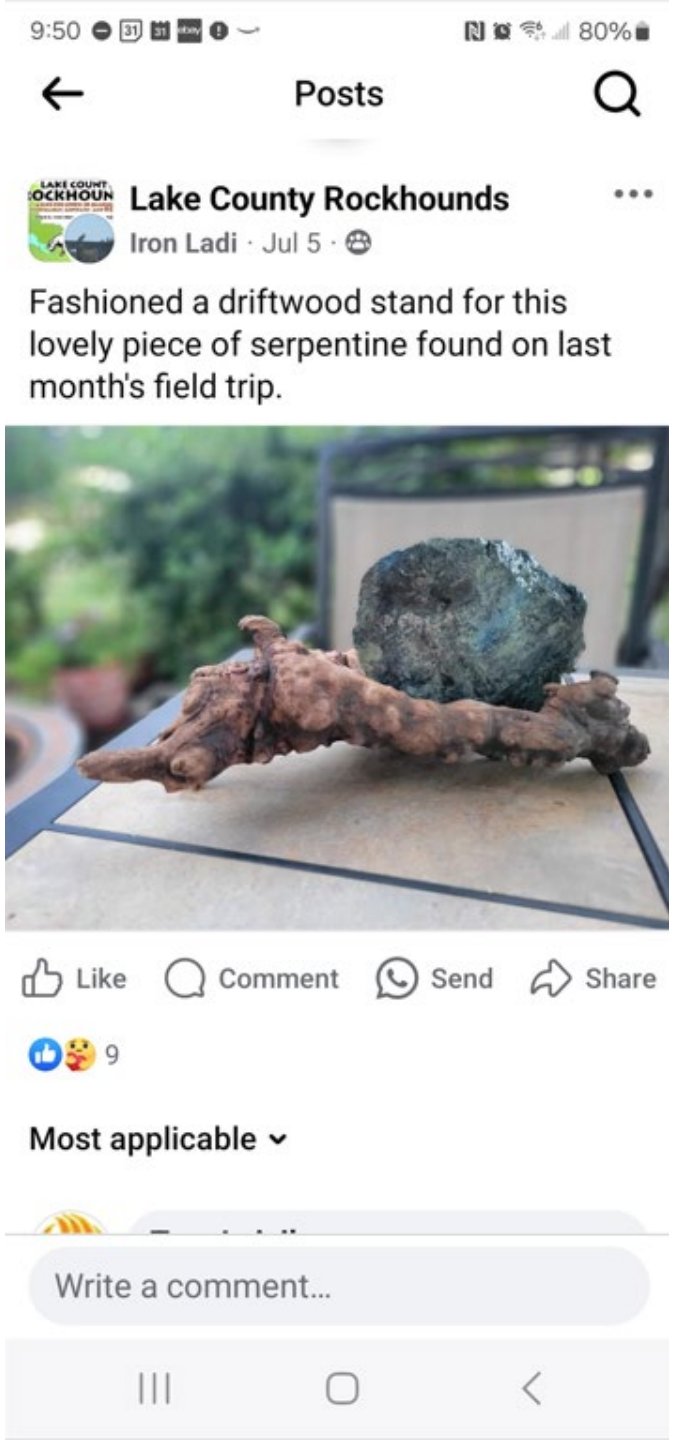
I encountered Lake County Rockhound Club members Saturday June 15, 2024 at the intersection of Highland Springs Rd. and Udding Rd. The club was on a field trip collecting serpentine samples at the rock cut at that location.

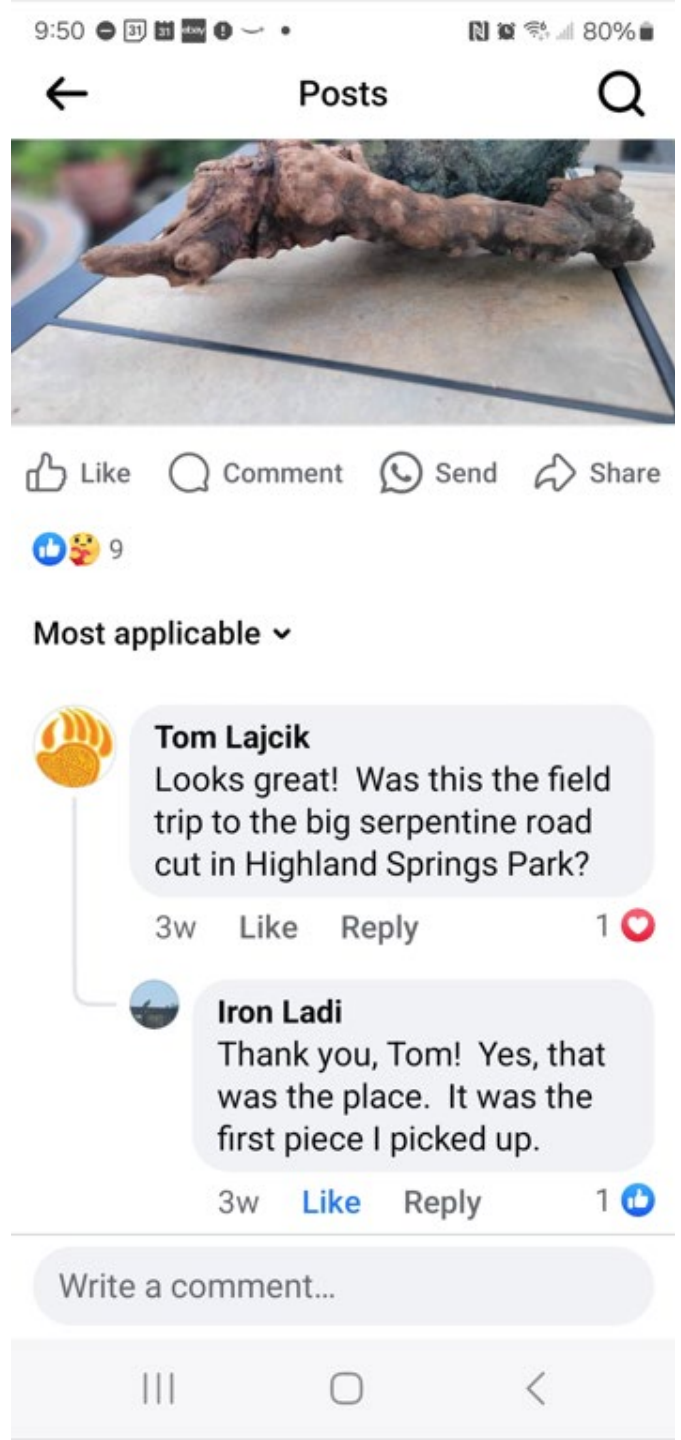




Social media post from member of the Lake County Rockhound Club member showcasing a serpentine sample collected at the rock cut at the intersection of Highland Springs Rd. and Udding Rd. The rock was collected during a club field trip to that location June 15, 2025.

Social media post is on July 5, 2024.





David P. Lanferman
Direct Dial: (650) 320-1507
E-mail: dlanferman@rutan.com

August 12, 2024

VIA E-MAIL

Board of Supervisors
LAKE COUNTY
255 N. Forbes Street
Lakeport, CA 95453

Re: Board of Supervisors Meeting – August 13, 2024

Agenda Item 6.3

UP 20-96 Highland Farms L.P./Autumn Karcey --

Appeal of Planning Commission Approval for MND and Major Use Permit

Request for Continuance

Dear Honorable Chair and Members of the Board of Supervisors of the County of Lake:

On behalf of my clients Highland Farms and Autumn Karcey, I am writing to respectfully request that the Board of Supervisors continue this item to allow County Staff and the Applicant further time to review and respond to concerns belatedly raised about the project by the Appellant.

While we continue to believe that there is no substantial evidence that could raise even a fair argument that the project may actually result in significant unmitigated environmental impacts, our clients want to continue be considerate and responsive participants in the public review process. They are dedicated to providing the community, and the County decision-makers, with full responses to all reasonable concerns and to provide unquestionably-sound environmental information and analysis relating to the project.

We note that recent submission of more that 270 pages by counsel for the Appellants on July 26, 2024 – more than a month after the Planning Commission's hearing and approval action – appears to be untimely and improper under the terms of Article 58 of the County's Zoning Ordinance. Section 21-58.30 requires that appeals from the Commission to the Board must by filed within seven (7) calendar days of the Commission's decision, and that such an appeal must be accompanied by a written statement setting forth the grounds for the appeal. There is no provision under the County Ordinance for an appellant to attempt to submit extensive additional documents or arguments beyond that 7-day filing deadline. Neither the County Staff nor the applicant should be required to respond to such "late hit" submissions, raising new issues.

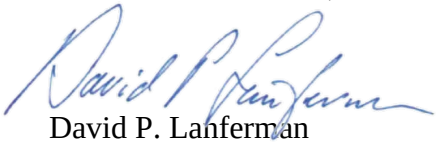
In view of the late filing of the Appellant's lengthy collection of new legal arguments and materials and County Staff absences, our clients are concerned that neither they nor the Community Development Department staff have had time to sufficiently explore all aspects of the proposed project and the newly-raised arguments.

We therefore respectfully request that the Board not take any immediate approval or disapproval action on the project, or the appeal, but rather continue to a future date.

Thank you for your consideration of this request.

Very truly yours,

RUTAN & TUCKER, LLP



David P. Lanferman

DPL:mtr

cc: Lloyd Guintivano, County Counsel
Nicole Johnson, Office of the County Counsel
Mireya Turner, Community Development Dept.
Michelle Irace, Community Development Dept.
Mary Claybon, Community Development Dept.
Autumn Karcey, Highland Farms LP
Sarah Bodnar, Golden State Public Affairs, Inc.

Johanna DeLong

From: Betsy Cawn <epi-center@sbcglobal.net>
Sent: Monday, August 12, 2024 4:19 PM
To: Johanna DeLong
Subject: [EXTERNAL] Fwd: Supporting the Appeal of Highland Farms Cannabis Farm (UP 20-96)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Johanna,

I'm not sure how this works, but please make sure this email gets into the agenda item materials that the Supervisors receive.

Thank you,

Betsy Cawn

Begin forwarded message:

From: Betsy Cawn <epi-center@sbcglobal.net>
Subject: Supporting the Appeal of Highland Farms Cannabis Farm (UP 20-96)
Date: August 12, 2024 at 4:09:33 PM PDT
To: Bruno Sabatier <Bruno.Sabatier@lakecountyca.gov>, "E.J. Crandell" <eddie.crandell@lakecountyca.gov>, Michael Green <Michael.Green@lakecountyca.gov>, Moke Simon <moke.simon@lakecountyca.gov>, Jessica Pyska <Jessica.Pyska@lakecountyca.gov>

Dear Supervisors,

Given the number of errors and lacunae noted by attorneys Casey A. Shorrock and Kelly M. Taber (Somach Simmons & Dunn) in their letter dated August 8, 2024, and the substantive documentation provided by appellants Thomas Lajcik, Margaux Kambara, and Karen Sullivan, I urge you to grant the appeal of the Highland Farms Cannabis project permit (UP 20-96).

As noted especially by Karen Sullivan, the Highland Springs Recreation Area is one of our most extraordinary and fragile eco-treasures, among the many deserving protection (as required by CEQA) for present day and future enjoyment as one of Lake County's "premier outdoor destinations" (reference: VISION 2028).

Sincerely,

Betsy Cawn
The Essential Public Information Center

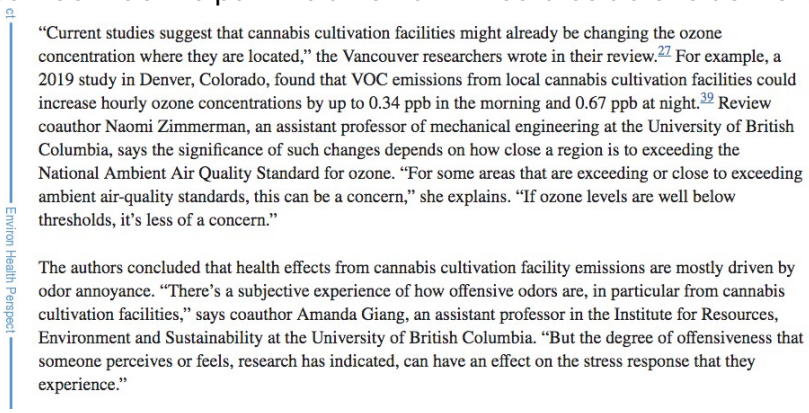
Upper Lake, California

Member: Lake County 2050 General Plan Advisory Committee and Upper Lake - Nice Local Area Plan Advisory Committee

Johanna DeLong

From: bill wilson <billwilson09@gmail.com>
Sent: Friday, August 9, 2024 9:21 AM
To: Johanna DeLong
Subject: [EXTERNAL] Highland Farm UP20-96--AB24-02
Attachments: Health Effects of Ozone Pollution _ US EPA.htm; Air Qual 2

We are in favor of repealing the permit to grow cannabis at Highland Springs
The proximity to the park and the hiking trails would have adverse
effects on the air quality and people's health.
The grading would put asbestos into the air and the non greenhouse growing would cause the creation of ozone. Both are serious health risks.
I have included a small sample of information pertaining to the ozone danger. I have more information but too much to put into an email. I would be able to deliver paper copies if you would be interested.



ct

Environ Health Perspect

"Current studies suggest that cannabis cultivation facilities might already be changing the ozone concentration where they are located," the Vancouver researchers wrote in their review.[27] For example, a 2019 study in Denver, Colorado, found that VOC emissions from local cannabis cultivation facilities could increase hourly ozone concentrations by up to 0.34 ppb in the morning and 0.67 ppb at night.[39] Review coauthor Naomi Zimmerman, an assistant professor of mechanical engineering at the University of British Columbia, says the significance of such changes depends on how close a region is to exceeding the National Ambient Air Quality Standard for ozone. "For some areas that are exceeding or close to exceeding ambient air-quality standards, this can be a concern," she explains. "If ozone levels are well below thresholds, it's less of a concern."

The authors concluded that health effects from cannabis cultivation facility emissions are mostly driven by odor annoyance. "There's a subjective experience of how offensive odors are, in particular from cannabis cultivation facilities," says coauthor Amanda Giang, an assistant professor in the Institute for Resources, Environment and Sustainability at the University of British Columbia. "But the degree of offensiveness that someone perceives or feels, research has indicated, can have an effect on the stress response that they experience."

Bill Wilson
707-263-3667

uses on the property, Identify and locate all proposed cannabis and non-cannabis related uses on the property, and describe how all cannabis and non-cannabis related uses will be managed in the future. The property management plan shall demonstrate how the operation of the commercial cannabis cultivation site will not harm the public health, safety, and welfare or the natural environment of Lake County.

The plan will consist of the following sections:

i. Air Quality

Article 27 — Chapter 21

(a) Intent: All cannabis permittees shall not degrade the County's air quality as determined by the Lake County Air Quality Management District (LCAQMD).

(b) In this section, permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminates including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors.

(c) All cannabis permittees shall obtain an Authority to Construct permit, if necessary, pursuant to LCAQMD Rules and Regulations, prior to the construction of the facility described in the Property Management Plan.

(d) All cannabis permittees shall obtain Authority to Construct Permit pursuant to LCAQMD Rules and Regulations, if applicable, to operate any article, machine, equipment or other contrivance which causes or may cause the issuance of an air contaminant.

(e) All permittees shall maintain an Authority to Construct or Permit to Operate for the life of the project, until the operation is closed and equipment is removed.

(f) The applicant shall prepare an odor response program that includes (but is not limited to):

a. Designating an individual(s) who is/are responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays.

b. Providing property owners and residents of property within a 1,000 foot radius of the cannabis facility, with the contact information of the individual responsible for responding to odor complaints.

c. Policies and procedures describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint.

d. The description of potential mitigation methods to be

"Current studies suggest that cannabis cultivation facilities might already be changing the ozone concentration where they are located," the Vancouver researchers wrote in their review.[27] For example, a 2019 study in Denver, Colorado, found that VOC emissions from local cannabis cultivation facilities could increase hourly ozone concentrations by up to 0.34 ppb in the morning and 0.67 ppb at night.[39] Review coauthor Naomi Zimmerman, an assistant professor of mechanical engineering at the University of British Columbia, says the significance of such changes depends on how close a region is to exceeding the National Ambient Air Quality Standard for ozone. "For some areas that are exceeding or close to exceeding ambient air-quality standards, this can be a concern," she explains. "If ozone levels are well below thresholds, it's less of a concern."

The authors concluded that health effects from cannabis cultivation facility emissions are mostly driven by odor annoyance. "There's a subjective experience of how offensive odors are, in particular from cannabis cultivation facilities," says coauthor Amanda Giang, an assistant professor in the Institute for Resources, Environment and Sustainability at the University of British Columbia. "But the degree of offensiveness that someone perceives or feels, research has indicated, can have an effect on the stress response that they experience."

Soper Reese Theatre Tickets purchased from Soper Reese Theatre - *** This is a copy of the original email confirmation***

Article about Ti....html Air Qual 2 (no subject) -

Peter,

Does your department have the ability to test the air for odor, as Linda states, it is Air Qualities responsibility.

Bill

Peter Helldorfer

to me

Bill,

The Air District does not have the ability to objectively quantify odor at this time.

Peter Helldorfer
Air Quality Engineer
Lake County Air Quality Management District
2617 South Main Street
Lakeport, CA 95453

Phone: 707-263-7000
Fax: 707-263-0421
PeterH@lcaqmd.net

Skip to main content

An official website of the United States government

Here's how you know

Here's how you know

-
-
-
-

Ground-level Ozone Pollution
Contact Us

Health Effects of Ozone Pollution

For Healthcare Providers

Ozone and Your Patients' Health: Training for Healthcare Providers

Ozone is a powerful oxidant that can irritate the airways.

Ozone in the air we breathe can harm our health, especially on hot sunny days when ozone can reach unhealthy levels. Even relatively low levels of ozone can cause health effects.

Who is at risk?

People most at risk from breathing air containing ozone include people with asthma, children, older adults, and people who are active outdoors, especially outdoor workers. In addition, people with certain genetic characteristics, and people with reduced intake of certain nutrients, such as vitamins C and E, are at greater risk from ozone exposure.

Children are at greatest risk from exposure to ozone because their lungs are still developing and they are more likely to be active outdoors when ozone levels are high, which increases their exposure. Children are also more likely than adults to have asthma.

What health problems can ozone cause?

Ozone can cause the muscles in the airways to constrict, trapping air in the alveoli. This leads to wheezing and shortness of breath.

Depending on the level of exposure, ozone can:

- Cause coughing and sore or scratchy throat.
- Make it more difficult to breathe deeply and vigorously and cause pain when taking a deep breath.
- Inflame and damage the airways.
- Make the lungs more susceptible to infection.
- Aggravate lung diseases such as asthma, emphysema, and chronic bronchitis.
- Increase the frequency of asthma attacks.

Some of these effects have been found even in healthy people, but effects can be more serious in people with lung diseases such as asthma. They may lead to increased school absences, medication use, visits to doctors and emergency rooms, and hospital admissions.

Long-term exposure to ozone is linked to aggravation of asthma, and is likely to be one of many causes of asthma development. Studies in locations with elevated concentrations also report associations of ozone with deaths from respiratory causes.

How can I reduce these health risks?

Johanna DeLong

From: Thrive95453@outlook.com
Sent: Thursday, August 8, 2024 9:03 PM
To: Carolyn Purdy; Johanna DeLong; Lake County Clerk of the Board
Cc: Mary Claybon; Casey Shorrock; Kelley Taber
Subject: [EXTERNAL] Fw: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Hello, Carolyn and Johanna,

Please include the email thread below as additional documentation for Highland Farms Appeal AB24-02, UP 20-96, IS 20-116. Central Valley Water Board, Cannabis Regulation and Enforcement Unit (CREU) is interested in the Highland Farms appeal, AB24-02. The appeal hearing date is Tuesday, 13 August.

Thank you for your assistance.

Best wishes,
Margaux Kambara
Lake County Resident

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Wednesday, August 7, 2024 8:42 AM
To: Thrive95453@outlook.com <Thrive95453@outlook.com>
Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>; Casey Shorrock <cshorrock@somachlaw.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Good morning,
Thank you for all of this information. Most of this is all very relevant to my regulatory realm. I will be in the field all day tomorrow and Friday. I hope to review what you have sent me in relation to the documents we have on file next week. I have copied Mary Claybon from Lake County, as much of what you have explained is in the County's jurisdiction as well.

Janae Fried (she/her)
Engineering Geologist
Central Valley Water Board, Redding Office
Cannabis Regulation and Enforcement Unit (CREU)
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Office Line: 530-224-3291

From: Thrive95453@outlook.com <Thrive95453@outlook.com>
Sent: Wednesday, August 7, 2024 7:38 AM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>; Casey Shorrock

<cshorrock@somachlaw.com>
Subject: Re: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Hello, Ms. Fried,

A belated thank you for your reply and introducing Mr. Pham into the conversation. I appreciate your clarification of the scope of your work. Mr. Pham was kind enough to follow up with an email describing his scope; it appears that the Highland Farms Project is out of Mr. Pham's scope. By the way, I've copied my attorney, Casey Shorrock, for the Highland Farms cannabis permit appeal on this email.

There are aspects of the Highland Farms cannabis permit application within your scope that may be of interest:

Access Road

- The part of the Project site that, with certainty, contains serpentine formations and soils includes the portion of the site access road located on County-owned parcels that would connect the cultivation area to Highland Springs Road. This portion of the access road containing serpentine soils was not included in the analyses or studies performed for the Mitigated Negative Declaration (MND), in violation of California Environmental Quality Act (CEQA). CEQA requires that a Lead Agency (Lake County) fully analyze "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment... ."[1] For detail, please see attachment Letter to BOS p. 1 (Serpentine Soils on access road) and p. 3 (Wetlands, required setbacks violated).
- The MND fails to analyze impacts associated with those road improvements and future roadway use and further fails to provide necessary and feasible mitigation; it also omits any discussion of the many rules and regulations, including County policies, governing construction in and around serpentine soils.

Required Wetland Setbacks Violated, Discharge of Sediment into Setback Area

The MND fails to acknowledge or abide by the recommendation of the Project biologist that no cultivation occur in areas where it is currently proposed because of the impossibility of avoiding wetlands and maintaining required setbacks. For detail, see attachment Letter to BOS p. 3 (Wetlands), p. 7 (second bullet, State Water Resources Control Board).

Specifically, the Project biologist stated: "Due to the configuration of wetlands and watercourses onsite, we do not believe it is feasible to cultivate on the majority of the north parcel. The configuration of potential wetlands, and the existence of three branches of jurisdictional watercourse appear to preclude access to any potential cultivation areas on the north parcel without having to transit through wetlands or watercourses. Potential wetlands and watercourses shown in the original BA [Biological Assessment] that are in the same hydrological drainage can be assumed to be connected even if they are not shown as such in the original BA, making access to any potential cultivation areas in the north parcel problematic ... In addition, State Water Quality Control Board Cannabis General Order requires 100-foot

setbacks from wetlands, and it would be difficult to avoid any discharge of sediment into any setback area while grading the top of the two hills on the north parcel due to the small size of these potential cultivation areas. [See Attachment G for more on this violation.] In addition, there is a high diversity of native species on the tops of the hills, most of the native species diversity on the parcel is concentrated in these wetlands and hills … Our recommendation is to limit cultivation to the south parcel and to restore the wetlands in the north parcel."

Disturbed Areas – BMP not Followed

The Project ignores BMP when it has not completed the required biological studies. The Project will displace 6,500 cubic yards of soil on county property, and 108,000 cubic yards of soil on private property. This is a significant amount of land disturbance. To put in context, a volume of 6,500 cubic yards is approximately the size of an open pit more than 3 feet deep the size of the parcel the Lake County Courthouse sits upon and 108,000 cubic yards is the size of an open pit 20 feet deep and larger than Library Park in Lakeport.

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Out of curiosity, did the discharger inform the Central Valley Water Board that the Project parcels are zoned RL-B5-WW? I understand that parcels with WW designation are subject to restrictions.

Appeal Hearing Set for Tuesday, 13 August 2024 09:15 a.m.

The hearing can be watched via Zoom. Zoom information will be on the Lake County Board of Supervisors meeting agenda, expected to be posted by this Friday. I will send the link when it is available.

The appendices and exhibits files for the appeal are too large to send; they will be posted on the county's website. I'll send the link when it is available with notes on where to find detail on the Project's issues of access road, wetland setback violation and discharge of sediment in setback area.

Ms. Fried, thank you for your consideration. I appreciate your interest in Lake County commercial cannabis cultivation and the county's revision of its cannabis ordinance. If you have questions about the Highland Farms appeal, please let me know.

Best wishes,

Margaux Kambara
Lake County Resident and Property Owner

---

[1] (CEQA Guidelines, § 15378, subd. (a); see also, e.g., Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora (2007) 155 Cal.App.4th 1214, 1222; Assn. for a Cleaner Environment v. Yosemite Community College Dist. (2004) 116 Cal.App.4th 629, 637.)

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Monday, July 15, 2024 11:57 AM
To: Thrive95453@outlook.com <Thrive95453@outlook.com>
Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>
Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Thank you for all the information.

My area of regulation is Discharges of Waste *from* Cannabis Activities *to* waters of the state. So my areas of concern more lie along BMPs for disturbed areas, access road issues, not over-watering and therefore causing runoff and soil erosion, keeping chemicals in proper containment etc. I work in the Division of Water *Quality* for the Water Boards. I have cc'd my colleague, Jonathan Pham, who works in the Division of Water *Rights* and may have more input to the specific water use concern you are bringing to our attention.

Thank you for telling me about the agenda for today. I was not planning on attending today. I will listen in on the COTF meeting, but my attention will be divided between my work and the meeting. I appreciate it.

Janae Fried (she/her)
Engineering Geologist
Central Valley Water Board, Redding Office
Cannabis Regulation and Enforcement Unit (CREU)
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Office Line: 530-224-3291

From: Thrive95453@outlook.com <Thrive95453@outlook.com>
Sent: Monday, July 15, 2024 10:43 AM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: Re: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

EXTERNAL:

Hello, Ms. Fried,

Thank you for the AMR and your question. Yes, we have serious concerns about the discharger's hydrology plan and development in the wetland area. We are appealing the permit's approval. We will send you details, probably by the end of this week.

Regarding water usage, the discharger intends to pump millions of gallons annually and about one million gallons per month during the dry season. This is an unprecedented amount of water usage for our area by several orders of magnitude. Our neighbor, whose property abuts the discharger's project area, depends on a perennial spring for residential use. It flowed reliably year-round for decades until the last year of the historic drought (2023) when it stopped flowing, and he had to truck in water. He has expressed concerns that the pumping from this project and the cumulative effects of the pumping from another cannabis project also near his property will cause his spring to dry up regularly or permanently. The discharger's hydrology report did not address this risk.

By the way, today's Lake County Cannabis Ordinance Task Force meeting agenda, has an item that may be of interest: prohibited uses - water. I don't know whether the task force will get to this item today. Meeting progress has been slow.

Thank you for your reply and consideration. If we have questions or concerns about the discharger's AMR, we will let you know.

Best wishes,
Margaux Kambara & Tom Lajcik
Lake County Residents

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Sent: Friday, July 12, 2024 1:14 PM
To: Thrive95453@outlook.com <Thrive95453@outlook.com>
Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Here you go, there isn't much to it, as they Site appears to had not begun development yet in 2023. Do you have water quality concerns from things you have seen on the ground that you would like to share?

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Sent: Wednesday, July 10, 2024 10:31 AM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: Re: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

EXTERNAL:

Hello, Ms. Fried,

Thank you for your response. No, worries about the delay. I appreciate your reply and I look forward to reading the discharger's 2023 AMR. Meanwhile, I wish you respite from the heat.

Best wishes,
Margaux Kambara
Lake County Resident

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Sent: Wednesday, July 10, 2024 10:26 AM
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Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Greetings,

Apologies for the delay in response. Yes, the discharger has submitted their 2022 & 2023 AMRs. The 2023 AMR was submitted on time this year. And all invoices are up to date. I will get back to you on sharing their 2023 AMR.

Janae Fried (she/her)
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364 Knollcrest Drive, Suite 205
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Office Line: 530-224-3291

From: Thrive95453@outlook.com <Thrive95453@outlook.com>
Sent: Thursday, June 20, 2024 5:41 PM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

EXTERNAL:

Hello, Ms. Fried,

As a member of the public, I was encouraged by your interest in attending Monday's Lake County Cannabis Task Force meeting. Cannabis cultivation projects have profound environmental impacts—especially on groundwater.

I'm writing to follow up on the status and standing of Discharger MUP 20-96 Highland Farms. In your email dated 8 September 2023 to Lake County Assistant Planner Mary Claybon on review for sufficiency for the Discharger, you noted that the Discharger was not in compliance. The Discharger was tardy in submitting its 2022 Annual Monitoring Report (AMR), due in March 2023 and not received as of 8 September 2023.

Has your office received the Discharger's 2022 ARM and 2023 ARM? If so, may I have a copy of the 2023 ARM? An electronic copy is fine. And is the Discharger current on its invoices?

Thank you for your consideration. Please let me know if you have questions or would like additional information.

Best wishes,
Margaux Kambara
Lake County Resident & Property Owner

Johanna DeLong

From: Thrive95453@outlook.com
Sent: Thursday, August 8, 2024 9:03 PM
To: Carolyn Purdy; Johanna DeLong; Lake County Clerk of the Board
Cc: Mary Claybon; Casey Shorrock; Kelley Taber
Subject: [EXTERNAL] Fw: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Hello, Carolyn and Johanna,

Please include the email thread below as additional documentation for Highland Farms Appeal AB24-02, UP 20-96, IS 20-116. Central Valley Water Board, Cannabis Regulation and Enforcement Unit (CREU) is interested in the Highland Farms appeal, AB24-02. The appeal hearing date is Tuesday, 13 August.

Thank you for your assistance.

Best wishes,
Margaux Kambara
Lake County Resident

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Wednesday, August 7, 2024 8:42 AM
To: Thrive95453@outlook.com <Thrive95453@outlook.com>
Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>; Casey Shorrock <cshorrock@somachlaw.com>; Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Good morning,
Thank you for all of this information. Most of this is all very relevant to my regulatory realm. I will be in the field all day tomorrow and Friday. I hope to review what you have sent me in relation to the documents we have on file next week. I have copied Mary Claybon from Lake County, as much of what you have explained is in the County's jurisdiction as well.

Janae Fried (she/her)
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From: Thrive95453@outlook.com <Thrive95453@outlook.com>
Sent: Wednesday, August 7, 2024 7:38 AM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>; Casey Shorrock

<cshorrock@somachlaw.com>
Subject: Re: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

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Lake County Resident and Property Owner

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Cc: Pham, Jonathan@Waterboards <Jonathan.Pham@Waterboards.ca.gov>
Subject: RE: MUP 20-96 Highland Farms (Lake County) WDID 5S17CC429031 - Standing and Status

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I'm writing to follow up on the status and standing of Discharger MUP 20-96 Highland Farms. In your email dated 8 September 2023 to Lake County Assistant Planner Mary Claybon on review for sufficiency for the Discharger, you noted that the Discharger was not in compliance. The Discharger was tardy in submitting its 2022 Annual Monitoring Report (AMR), due in March 2023 and not received as of 8 September 2023.

Has your office received the Discharger's 2022 ARM and 2023 ARM? If so, may I have a copy of the 2023 ARM? An electronic copy is fine. And is the Discharger current on its invoices?

Thank you for your consideration. Please let me know if you have questions or would like additional information.

Best wishes,
Margaux Kambara
Lake County Resident & Property Owner

Please consider this information supporting the Appeal of MUP 20-96.

I will also be in attendance Tuesday, and will read the letter into record, if necessary.

To: The Lake County Board of Supervisors and CAO Susan Parker

My Wife and I live at 7000 Highland Springs Road, and I am writing in support of the Appeal (AB24-02) for Highland Farms, LP (UP20-96). We feel that the Planning Commission's March 23rd, 2024 Approval of the Major Use Permit was done without the applicant completing essential elements of the application.

A Project of this magnitude requires the completion of a full California Environmental Quality Assessment(CEQA), which would reveal several deficiencies in the application. Instead of a full CEQA, the Community Development Department required only a "planning checklist," and was only completed for the area of the grow(s) and support buildings. A full CEQA would address many additional issues, such as access, traffic, road conditions and endangered species during a wet period, rather than only during the drought periods the applicant's agents conducted their examinations.

Highland Springs Road is an uncontrolled, no posted speed limit road. It is NOT regularly patrolled by either the Sheriff's Office or California Highway Patrol. Highland Springs Road was not listed on the County's Ten-Year Paving Rehabilitation Plan, and is in poor condition. There have been multiple accidents related to speed and/or intoxication on Highland Springs Road, especially on the sharp, narrow, blind curves South of Bell Hill Road. On most weekends, traffic is heavy with many cars, trucks with trailers and bicycles going to and from Highland Springs Reservoir. Several of the curves are not negotiable by larger, longer vehicles without using more than one lane of the road on those blind corners. The park itself is used by many people year-round for riding, hiking, fishing, equestrian, and family events, as well as special events authorized by the Watershed Protection District.

The Applicant also asserts that there are no public trails within the 1,000 foot exclusion zone. That assertion is incorrect, as there are several marked trails used by hikers, bikers and equestrians well within 1,000 feet of their proposed development. The County also has a published trail plan that includes trails through the area.

The Applicant's agent also states there is no serpentine geology within the proposed area. Serpentine rock formations have significant deposits of asbestos. However, several species known to grow in serpentine soils have been noted. The area examined also did not evaluate the proposed 7,500 foot long access road, where several seams of serpentine can be observed, especially where the proposed access road meets Highland Springs Road.

The application also references several sites where culverts will be required, but does not make any mention of the proposed 7,500 foot long access road, or the intersection at Highland Springs Road. Any uncontrolled run-off will flow directly across Highland Springs Road and into Highland Springs Reservoir. This run-off will most likely contain high concentrations of asbestos and other hazardous materials, which will flow into the Reservoir, which is a source of drinking water for the Big Valley.

I am also concerned about PG&E's proposal to install 11 power poles to provide electrical service to the applicant. This is an area of high winds, and a high fire danger area. I would strongly suggest that the permit, if issued, require that the electrical service to the site be buried.

Lastly, I am concerned about the proposed water usage. The proposed draw for the project should be evaluated in light of surrounding properties usage, including the effect on the springs which supply (in part) Highland Springs Reservoir.

Once again, we support the Appeal of the Major Use Permit for Highland Farms, LP. We oppose the granting of the MUP.

Respectfully,

Anne & Dale Carnathan

7000 Highland Springs Road

Lakeport, CA

Thank you for your consideration.

Dale Carnathan

Dana H. Adams

3550 Ackley Road, Lakeport, California | 415.624.7266 | danahadams@gmail.com

To:The Lake County Board of Supervisors and CAO Susan Parker

Dear Members of the Board,

I grew up in Lake County and my family uses the Highland Springs recreation area to its fullest almost every weekend all year to swim, hike, maintain trails, picnic, horseback ride, and frisbee golf. I am writing in support of the Appeal (AB24-02) for Highland Farms, LP (UP20-96). My family believes the Planning Commission's approval of the Major Use Permit on March 23rd, 2024, was premature, as critical components of the application, including a full California Environmental Quality Act (CEQA) assessment, were not completed.

A full CEQA review is necessary to address concerns related to access, traffic, road conditions, and environmental impacts, especially given the hazardous conditions of Highland Springs Road. The road is in poor condition, not regularly patrolled, and poses significant safety risks, particularly on the narrow, blind curves south of Bell Hill Road. The area is heavily trafficked on weekends, further exacerbating these dangers.

Additionally, the applicant's claims regarding the absence of public trails and serpentine geology are incorrect. There are trails within the 1,000-foot exclusion zone, and serpentine rock formations, which may contain asbestos, are present, particularly along the proposed 7,500-foot access road.

We are also concerned about the potential environmental impact of the project, including uncontrolled runoff into Highland Springs Reservoir, a drinking water source for the Big Valley, and the proposed installation of power poles in a high fire danger area. If the permit is granted, we strongly recommend that electrical service be installed underground and that water usage impacts be thoroughly evaluated.

In summary, we support the Appeal of the Major Use Permit for Highland Farms, LP, and oppose the granting of the MUP.

Thank you for your consideration.

Sincerely,
S/ Dana Adams
415-624-7266
danahadams@gmail.com

Johanna DeLong

From: Dennis Drake <denndr7@aol.com>
Sent: Thursday, August 8, 2024 9:31 PM
To: Johanna DeLong
Subject: [EXTERNAL] Appeal(AB24-02)for Highland Farms,LP(UP20-96)

I live in close proximity to this project. I am hearing things that some of the things that have been approved for this project might be hazardous to my health. I understand that a lot of things have been approved without the proper studies being doneThese studies are mandatory for any construction project anywhere in the United States. Our taxes pay for these rules, laws, and ordinances to be followed. These approvals have circumvented the law and all work should be stopped until all laws have been satisfied and legally filled. Whoever signed off on these permits should be prosecuted to the full extent of the law.
We are 81 years old and have lived on this property for 34 years. I am not against a pot grow but I want it to be done as legal as you would have me doing it. We have enough health problems to deal with. We would like the rest of our golden years to be golden. Thank youh
Dennis Drake
7155 Highland Springs Rd
Lakeport, Ca. 95453

Lake County Clerk of the Board

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Friday, August 9, 2024 1:09 PM
To: Lake County Clerk of the Board
Subject: [EXTERNAL] HIGHLAND SPRINGS FARMS AB 24092

HIGHLAND SPRINGS FARMS AB 24092 August 9, 2024

The project reports are incomplete and inaccurately presented.

The wetlands everywhere on the parcels have not been identified and special-status plants onsite and habitat for foothill yellow-legged frog disregarded.

These findings alone are facts to deny the project.

The original consultants, Pinecrest Biological Consulting, pointed out the critical habitat and yet no wetland delineation was never completed. This is unacceptable.

The construction plans clearly show cultivation occurring all over the site, and is interspersed with potential wetlands and watercourses, and in fact it shows cultivation on top of areas PEC identified as potential wetlands in Figures 4 and 5.

There absolutely needs to be a protocol-level wetland delineation performed according to US Army Corps of Engineers standards and this should be conducted during the appropriate time of year.

It seems difficult to argue that no sediment would enter any watercourses or wetlands based on the site plans.

PEC's biologist, DiVittorio, was never shown any construction plans, and was led to believe the project as being limited to a few greenhouses in the corner of the property near the existing house pad, not removing trees, and not crossing any watercourses.

This site needs a CEQA-level BA done (not reconnaissance level) based on the impacts to plants, wildlife (including foothill yellow-legged frog habitat) watercourses and wetlands that have not been acknowledged. Sufficient time has passed since the surveys (PEC and AES) that a new round of plant surveys is needed.

The proposed project is on the edge of wilderness - not an agricultural conversion - and reports identify serpentine soils, special-status plants, and habitat for special-status animals onsite.

The plans also show impacts to watercourses, and this requires reanalysis of sediment impacts as well. We would like to share the following email information as impacts to the endangered hitch was not focused on, which I brought up in the Planning Commission Hearing but was not addressed. This is a very large grow operation proposed between Manning and Thompson Creeks, with potential impacts to Clear Lake hitch. CDD used a Negative Declaration: https://ceqanet.opr.ca.gov/2023050420/4, which is illegal if there are potential impacts to hitch (Chi) we believe.

Thank you,

Donna Mackiewicz, President, Redbud Audubon Society PO Box 5780 Clearlake, CA 95422www.redbudaudubon.org Email:redbud.audubon@gmail.com

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Donna Mackiewicz
redbud.audubon@gmail.com
707-805-9410
P.O. Box 5780

Clearlake, CA 95422
www.redbudaudubon.org

Johanna DeLong

From: Greg Pope <pope.hsr@gmail.com>
Sent: Thursday, August 8, 2024 5:48 PM
To: Johanna DeLong
Subject: [EXTERNAL] Fwd: Appeal hearing Highland Farms/Udding Road

---------- Forwarded message ---------
From: **Huia Clifton-Pope** <kiwipope@gmail.com>
Date: Thu, Aug 8, 2024 at 5:36 PM
Subject: Appeal hearing Highland Farms/Udding Road
To: Greg Pope <pope.hsr@gmail.com>

To Whom It May Concern:

I wish to support the appeal to refuse the permit for the development of a Cannabis Grow on Udding Road for the following reasons:

- the permit process appears to have been done without due diligence
- excavating a rock/mineral such as serpentine containing asbestos is a severe health hazard to me as a neighbor to this property and to the community of lake county…so much so that the state of california imposed severe restrictions on the movement of serpentine in 1990…has an environmental impact study been done? Is there a plan in place which satisfies the california state regulations such as the Serpentine must be kept wet at all times and immediately covered with a solid cover such as asphalt before any traffic may cross it. Also any vehicles moved on or off the site must be washed each time.
- My family use the trails weekly which are adjacent to and around the property of the grow and these park trails will be impacted…we have helped to maintain these trails for many years and the setbacks to these park trails will be in violation.
-I am very concerned that the wetlands on the property will be destroyed which is a direct violation of federal environmental ordinances…these wetlands grow very large during the wet season and my belief is that Highland Farms diagrams display their size during dry season only…this is one of the very misleading concepts the county has accepted.
- This approval of extremely large buildings (two acres) and environmental hazardous actions will surely endanger the future use of Highland Springs Park and water shed for generations to come.
- The county needs to be transparent and forthcoming with information concerning setbacks, environmental impact studies, consensual biological studies and recommendations, endangered species studies, illegal use of chemicals going into our water supply , wetland studies done by reputable agencies, hazmat study done by reputable agencies, and traffic impact study done by the California department of transportation as the the road leading to the sight at both entrances is an illegal road as it is only one lane. This is a minimum of due diligence which needs to be required of the applicant prior to permitting.
_ I believe this project must have dual access and it does not and there is no way without asphalting a second legal easement.

- The county made no attempt to notify us as an adjacent property owner to them that this excavation and construction of commercial buildings was going on. The access to the project is county land and the easement is not legal....check it.
Please make my concerns noted at the appeal.
Thank you,
Greg POPE

June 25, 2024

Redbud Audubon Society fully supports the action appeal of UP 20-96 Highland Farms.

The project reports are incomplete and inaccurately presented. Our analysis focuses on four insufficient areas: (1) wetlands and watercourses subject to the Federal Clean Water Act, (2) foothill yellow-legged frog subject to the California Environmental Quality Act [CEQA], (3) special-status plants including Konocti manzanita and scrub oak subject to CEQA and County of Lake Municipal Code, and (4) revisions needed to the Biological Assessments (BA) to bring the BA to CEQA standards in light of the above-referenced insufficiencies.

1) Wetlands: The original consultants, Pinecrest Environmental Consulting (PEC), documented numerous potential wetlands interspersed among and immediately adjacent to cultivation areas. To date no protocol-level wetland delineation to US Army Corps of Engineers (ACOE) standards has been performed. The preliminary maps of potential wetlands in the BA are not sufficient to map the extent of wetlands, they just indicate where jurisdictional wetlands might be. The presence of wetlands onsite was not disputed by the applicant or subsequent consultants, yet still no wetland delineation was performed. The construction plans show cultivation occurring all over the site, and is interspersed with potential wetlands and watercourses, and in fact it shows cultivation on top of areas the PEC study identified as potential wetlands in BA Figures 4 and 5.

As presented, there is no way to determine the actual extent of wetlands onsite or whether project activities may impact wetlands subject to ACOE and the Federal Clean Water Act (CWA) jurisdiction. To comply with the CWA, a protocol-level wetland delineation would need to be performed in any areas where there are potential wetlands to document the precise extent of wetlands onsite, and this delineation subsequently verified by ACOE. The project plans would then need to be analyzed to determine whether there is any chance that project implementation could have adverse impacts on wetlands and propose measures to ensure that no impacts to wetlands occur.

It is not possible to argue that no impacts to watercourses or wetlands will occur when the extent of actual wetlands onsite is still unknown. The only way to determine whether there are wetlands onsite subject to ACOE jurisdiction is to perform a wetland delineation that conforms to the protocols established in the 1987 ACOE wetland delineation manual and subsequent regional supplements.

2) CEQA & Foothill yellow-legged frog: The BA performed by PEC clearly states that the wetlands, watercourses, and upland habitats onsite are potential habitat for Foothill yellow-legged frog (FYLF). Numerous watercourse crossings are proposed for accessing the area in between wetlands and watercourses that FYLF may use for breeding, and

development of adjacent upland habitat is proposed that FYLF may use for estivation (over-summering). The proposed activities will negatively impact both the channel habitat as well as upland habitat, thus targeted surveys for FYLF during appropriate times of year should be completed to assess whether FYLF are present onsite, and avoidance and mitigation measures developed and implemented to ensure that no impacts to FYLF occur. To-date no targeted surveys for FYLF were ever completed and thus it is not currently possible to determine whether impacts to FYLF will occur.

3) CEQA & special-status plants: Both PEC and AES did not perform required protocol-level surveys of the chaparral area. PEC and AES only performed cursory, reconnaissance-level, surveys of the chaparral area. We know from the PES report that two special-status plants are found in the chaparral areas of the property, scrub oak (*Quercus dumosa*) and Konocti manzanita (*Arctostaphylos manzanita* ssp. *elegans*). Both of these chaparral plants are considered special-status species, thus CEQA and other State laws require quantification of impacts and mitigation for impacts to these species. Scrub oak is a California Native Plant Society (CNPS) List 1B.1 species (https://www.calflora.org/app/taxon?crn=6991), and Konocti manzanita is a CNPS List 1B.3 species (https://www.calflora.org/app/taxon?crn=572). Since these are both chaparral shrubs, it should be assumed that anywhere there is chaparral these species have a high likelihood of being present.

County of Lake also requires at least two appropriately timed plant surveys to be performed in the project areas. Chaparral is proposed for removal yet no surveys were performed in the chaparral, despite the known presence of two special-status plant species in the chaparral onsite. Surveys in chaparral would be required to adhere to both CEQA and the County of Lake's own Municipal Code relating to special-status plants.

The PEC Biological Resource Assessment explicitly says that no impacts to scrub oak and Konocti manzanita are anticipated because chaparral is not proposed to be removed. Since applicant's plans now call for removal of chaparral, protocol-level surveys of chaparral areas for these species is now required. In order to comply with CEQA, all of the scrub oak and Konocti manzanita in the project area as it is now defined would need to be mapped, the number of individual plants to be removed quantified, and measures to mitigate for the loss of these plants implemented that reduce the impacts to these plants to less than significant levels. There is currently no way a valid CEQA analysis can be performed regarding impacts to special-status chaparral plants since neither PEC or AES performed protocol-level surveys of the chaparral onsite.

4) Biological Assessment (BA): This project needs a CEQA-level BA completed (not reconnaissance level) that assesses impacts to wetlands and watercourses, amphibians including FYLF, as well as plants including Konocti manzanita and scrub oak, based on protocol-level documentation for these species and habitats. The new BA should analyze project impacts based on wetland delineations and FYLF and chaparral surveys that were never performed but that we believe are required under CWA, CEQA, and County of Lake Municipal Code. In addition, sufficient time has passed since the surveys performed by PEC and AES that a new round of plant surveys in the areas previously surveyed is needed. Without appropriate plant, animal, or wetland surveys we believe the project

would be in violation of CWA, CEQA, and County of Lake Municipal Code because impacts to wetlands, plants, and animals are not sufficiently assessed or mitigated for.

In summary, without a protocol-level wetland delineation performed to ACOE standards, protocol-level plant surveys in the chaparral performed to CDFW standards, and surveys for FYLF in the watercourses present onsite, there is simply no way to assess the potential environmental impacts of this project. We believe that approval and implementation of this project with insufficient assessment of impacts to natural resources onsite would result in violations of the Clean Water Act, California Environmental Quality Act, County of Lake Municipal Code, and potentially other Federal, State, and local statutes.

Thank you,

Donna Mackiewicz, President

Redbud Audubon Society PO Box 5780 Clearlake, CA 95422

www.redbudaudubon.org Email:redbud.audubon@gmail.com

Johanna DeLong

From: Huia Clifton-Pope <kiwipope@gmail.com>
Sent: Thursday, August 8, 2024 10:15 PM
To: Johanna DeLong
Subject: [EXTERNAL] Appeal Hearing Highland Farms/Udding Rd

Dear Johanna,
Please note that I am in favor of the appeal.
I have grave concerns that California Environmental Protection Agency Air Resource Board, Method 435 which determines the presence and measure of Asbestos present in Serpentine Aggregate had been violated in granting of this permit.

I also fear that California Environmental Quality Act (CEQA) has been violated on many levels.

The elephant in the room is the recent arrest of a lake county code enforcement officer arrested for bribery and extortion and evidence at this time points towards the marijuana industry being linked to this case.
With the rewards of tax revenue for the county, one cannot help but suggest this being the motivation for so many ordinances and due diligence being overlooked in the premature granting of this permit. Revenue appears to have superceded community safety and the sanctity of our county parks.
Regards,
Huia Clifton-Pope

APPEAL HEARING FOR CANNABIS GROW ON UDDING ROAD

Dear Joanna,

Please make public our concerns at the appeal hearing.

We wish to agree with the appeal to reverse the County of Lake decision to grant a cannabis grow permit to Highland Farms at Udding Road. As land owners adjacent to the landowner, County of Lake, granting the easement access to the site of the grow, my husband and I have many concerns related to this development –

1. It is my understanding in the State of California adjacent landowners must be notified directly (in person) or if this is unsuccessful, by mail of the redevelopment of land. As much of this redevelopment, (access road) is taking place on County of Lake land and that land is adjacent to ours, we were neither notified directly or by mail. This permit needs to be retracted until proper due process has been complied with.
2. For the last 21 years we have been avid users of the established trails in the Highland Springs Park by hiking, horse riding and mountain biking. We have also been active in maintaining those trails and therefore know them very well. These trails go through the County Park property surrounding this proposed Highland Farms cannabis grow site. Having this grow site in this proximity to the trails and the park is a violation of use. Lake county depends on tourism for much of its income and I have met many visitors on the trails at Highland Springs. They will stop coming if confronted with this monstrosity of a commercial grow. I believe County Ordinance 3096 requires that State and County Parks, being public lands, must have a 1,000ft setback from cannabis cultivation…this makes this grow in violation as these trails are well established used trails in the County Park.
3. Many aspects of this development will ruin the ambiance and tranquility of our beautiful park e.g. a building TWO ACRES large and other out buildings sticking up, the noise of the fans, intimidation of the grow to the users of the trails which cross the boundaries.
4. By law, it is illegal to have a hairpin turn into a driveway off a public road, therefore this brings up a most concerning question as to the health and safety of residents of Highland Springs Road and users of the park. Making the access safe and compliant with regulations would require thousands of yards of serpentine to be disturbed. As we all know, much of this area and definitively Udding Road has a very high percentage of Serpentine. What environmental impact studies, Hazmat precautions and public safety measures have been done to make this a safe process for the public, water ways and permanent safety of Highland Springs area?

The Asbestos dust airborne and otherwise is a hazard to our community when disturbed. If the road is not kept wet during this entire process and sealed with a solid covering before any traffic is allowed on it, the County will be in violation of laws protecting our people and beautiful parks. These laws and codes are to protect the people from these environmental hazards. Our water supplies come directly out of Highland Springs which will without a doubt be contaminated by the excavation of the serpentine and the run off from the grow area which drains into the far end of Highland Springs.

5. Since the County has permitted at least five very large cannabis grows out past Highland Springs reservoir in the last five years, my husband and I have seen an impossible increase in traffic, much of which is heavy trucks with trailers transporting heavy equipment on a daily basis . These truck drivers are on a time schedule and DO NOT SLOW DOWN for animals or people. Our dog has been hit by a speeding vehicle. The number of speeding pickup trucks multiplies as workers at these grows are hired. In the last five years, we have had FIVE vehicles crash through our fences onto our property all doing severe damage to our arena and fences. One victim had to be airlifted out. Highland Springs road has become a hazardous road to walk, ride or drive on. The road does not qualify as a two way road according to California road regulations(144 inches) making it difficult to pass unless going at a very slow speed or going off the edge of the road and the number of vehicles using it have already exceeded what it can handle. Highland springs recreation and park area is being used more and more by the community. With added large truck traffic, the hazards multiply extra nomically.

Regards,

Huia and Greg Pope

7220 Highland Springs Road

Highland Farms Appeal AB24-02

SUPPORT THE APPEAL

My name is Huia Pope and as an adjacent land owner to the **Highland Springs County Park**, I was NEVER notified of this project.

In one week I have discovered multiple county, state and federal violations with regards to this permit:

- The County has failed to notify the public accurately, not once but twice of the location of the project. I have found 9 APN # Parcels associated with this project. In the notice of public hearing dated 5/23/24 only 6 were posted and in the notice of this appeal hearing only 2.
- Twice the TWO County land APN#'S on which the Serpentine excavation will take place for the access road have been denied revealment to the public and the applicant to my knowledge has not revealed this in their application.
- The County by their actions, denies that serpentine containing asbestos exists there but if one goes to the county's website parcel viewer and click on serpentine, the entire road access excavation site lights up like a Christmas tree and there is evidence of endangered plants such as leather oak growing there which ONLY GROWS ON SERPENTINE
- The applicants state the map of the wetlands on the site was done during the dry season, I ride on all the trails above this site and I have seen this site during the spring season and it is ALL marshy, this means the two grow sites will be ON the wetlands and it is almost certain that the wetland s will dry up as the water run off in this basin is drained by the applicant for watering the grow.
- The applicant hired two biologists to survey the site but I do not believe they even came to the site. One of them did advise Highland Farms on their report NOT to grow here but this was ignored by the applicant AND the County.
- The applicant and the county have ignored the 1,000 foot setback from public lands/park and trails. The trails that I have worked on for years, ridden my horses, hiked and mountain biked on run along the boundary line of this property with zero clearance.
- After the Y, highland springs road is a single lane in many places. In the last few years, with the permitting of several other grows beyond highland springs, the traffic has become extremely dangerous. The many heavy trucks with trailers and hired help are on tight schedules and DO NOT SLOW DOWN. We have had 5 vehicles go through our arena and fences in the last five years doing thousands of dollars of damage. I have seen no evidence of a traffic impact study.
- I have seen NO EVIDENCE of a California Environmental Quality Act (CEQA) which it would seem is a state requirement for this type of project along with a California Environmental Protection Agency – Air Resources Board review done by reputable agencies independent of the applicant.

Johanna DeLong

From: Judith Mitchell <mitchell@mcn.org>
Sent: Thursday, August 8, 2024 11:16 AM
To: Johanna DeLong
Subject: [EXTERNAL] Cannabis Grow at Highland Springs

Dear Johanna,
I am an adjacent property owner to Highland Springs rec area. I was never notified about this project before it was approved. I would like the opportunity to read the EIR. Serpentine is to be disturbed which could release asbestos into the air we breathe at our ranch. My husband suffers from asthma and I have livestock here. I plan to attend the meeting on Tuesday to express my concerns.
Sincerely,
Judith Mitchell
Sent from my iPad

Johanna DeLong

From: Judith Mitchell <mitchell@mcn.org>
Sent: Sunday, August 11, 2024 11:50 AM
To: Johanna DeLong
Subject: [EXTERNAL] Fwd: Proposed letter to bos from HAW

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

> **From:** Judith Mitchell <mitchell@mcn.org>
> **Date:** August 11, 2024 at 10:53:44 AM PDT
> **To:** Jaxan Christensen <JaxanC@yahoo.com>
> **Cc:** Richard Thorn <drthorn80@sbcglobal.net>, DALE CARNATHAN <dcarnathan@aol.com>, Judy Mitchell <mitchell@mcn.org>
> **Subject: Proposed letter to bos from HAW**
>
> Dear ————,
> Hooves and Wheels Carriage Driving Club uses the Highland Springs Range Trails for driving events. Our animals are well trained and expensive. They are susceptible to respiratory problems from breathing serpentine dust. Inevitably dust gets kicked up during driving. If this is dust contaminated with asbestos from the disturbed serpentine we and our animals are at risk. Also there is the risk of having an accident were we to meet a big truck at that blind curve with our horse trailer.
>
> Hooves and Wheels Carriage Club supports the appeal of the Highland Springs Farm project permit.
>
> Sent from my iPad

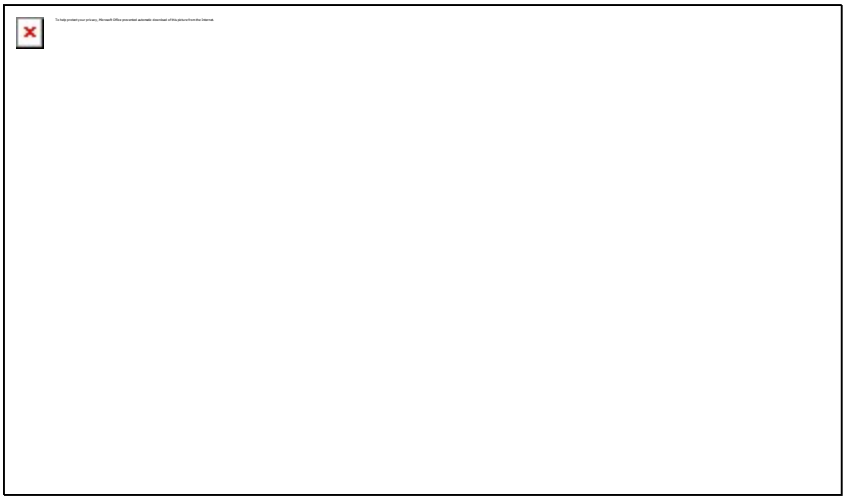
Johanna DeLong

From: Julia Richardson <juliarichardsonrealtor@gmail.com>
Sent: Sunday, August 11, 2024 10:06 PM
To: Johanna DeLong
Subject: [EXTERNAL] Highland Farms Proposed Cannabis Grow

Follow Up Flag: Follow up
Flag Status: Flagged

Please deny this request. We don't need anyone regardless of purpose disturbing anymore Serpentine soil with naturally asbestos in our County. The worst place is near a lake that residents and children use for recreation.

Too many grow operations don't comply with regulations. There are many places in the County where they can do this operation without the negative affects of asbestos being released into the environment.



Johanna DeLong

From: JULIE BARNETT <barnetts4@sbcglobal.net>
Sent: Monday, August 12, 2024 12:02 AM
To: Johanna DeLong
Subject: [EXTERNAL] Highland Farms proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
I am writing to express my support for the appeal (AB24-02) for Highland Farms, in the Highland Springs Park area of Lake County.
My family, which include my husband, myself, and my children live at 7610A Adobe Creek Road. We have lived here as a family since 1998, and I grew up here on this same property since 1973. My family have lived here in this location since 1971.
My family, including myself, drive Highland Springs Road to Lakeport almost every day of the week. This road has no posted speed limit, nor is patrolled by law enforcement. Some people drive this road like it is a highway.. excessively and dangerously fast, tailgating slower drivers, and passing unsafely. I have contacted the county roads department countless times over the years, requesting a speed limit be established, and also for deer crossing signs. My pleas fall on deaf ears, with no action or even the decency of a response to my requests.
It is very concerning to consider the possibility of a large cannabis grow being established in the Highland Springs Park area. This would obviously greatly increase the traffic on Highland Springs Road, not to mention the possibility of traffic increasing on Bell Hill Road, for those coming over here from the Kelseyville area. Bell Hill Road is in terrible shape & certainly would not be able to withstand increased traffic.
What is also concerning about this proposed grow, is the impact to the environment & wildlife that this will certainly have. The area surrounding Highland Springs Park is mostly wild, full of undisturbed flora & fauna. Cannabis grows are notorious for being pollutant & disrespectful to the land they're using.
This also leads to another very obvious issue, which is the water use. We live in a time & place where we cannot count on sufficient rainfall from year to year. Upping the water usage that would be needed to support this grow, could very potentially negatively affect people's wells in the area.
A lot of families out here have lived here for generations. We appreciate the quiet, the wildness, and the privacy of this area.
We do not at all want to have to give any of that up so that a corporation only interested in making money, is able to establish themselves out here.
Please consider my words in regards to this issue.

Sincerely,
Julie & Kreg Barnett
barnetts4@sbcglobal.net

Johanna DeLong

From: jul kreis <tikaljak@yahoo.com>
Sent: Monday, August 12, 2024 3:22 PM
To: Johanna DeLong
Subject: [EXTERNAL] Appeal of AB24-02 for Highland Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Julie A. Kreis
707-295-6773 tikaljak@yahoo.com
16451 Spruce Grove Rd. Hidden Valley Lake, Ca. 95467

August 12, 2024

johanna.Delong@lakecountyca.gov
County of Lake, Forbes Street,
Lakeport, Ca.

Dear Admin Clerk Johanna Delong,

This is an Appeal of AB24-02 for Highland Farms, LP. At present, Highland Farms is out of compliance with county and state codes and ordinances. This includes access road ordinances, hazmat regulations for toxic materials, environmental impact studies, traffic impact studies, setback regulations for public parks, cannabis production on wetlands and more!

The county must refuse the installation of a large cannabis processing plant on the edge of the Highland Springs Reservoir and Public Park. It must be refused on the fact that at present they are out of compliance in many areas that pose a danger to the environment and people of Lake County.

In addition, it must be denied because when they construct the proposed processing plant they will disrupt thousands of yards of serpentine, causing untold amounts of asbestos to be let loose into the air and Highland Springs water reservoir! This must be stopped and a proper EIR must be required to ensure exposure of dangerously harmful asbestos to the land, air and water is not allowed. Highland Farms has not arranged a proper mitigation process for this project. And their record in addressing past out of compliance actions have not been addressed, therefore they are untrustworthy.

Serpentine dust which contains asbestos is known to cause mesothelioma, asbestosis, and lung cancer. Hikers, bikers, horseback riders, swimmers, kayakers and picnickers are at risk for their health. Highland Farms profits should not take precedence over people of Lake County.

Do not allow the authorization of the installation of the large cannabis processing plant near Highland Springs.

Sincerely yours,

Julie A. Kreis

Johanna DeLong

From: Karen Sullivan <greymare56@gmail.com>
Sent: Thursday, August 8, 2024 1:08 PM
To: Karen Sullivan; Johanna DeLong
Subject: [EXTERNAL] Appeal (AB24-02) for Highland Farms, LP (UP 20-96)
Attachments: GPSmapgrowsiteanduddingroadtrailshiglight2.jpg; Udding road serpentine bluff.docx; rareserpentinecryptantha.jpg; Hesperolinonsdenophyllum.jpg; Hemizonia congests ssp. calyculata.jpg; Fritillariapurdyi.jpg; Streptanthusbarbiger.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

8-6-2024

To the Lake County Board of Supervisors and the Community Development Team,

I am a 33 year registered voting resident and taxpayer of Lake County and am submitting my comments regarding the Appeal for the Highland Farms Cannabis project (Appeal (AB24-02) for Highland Farms, LP (UP 20-96). I have worked for 4 decades now as a volunteer with the county and have been on the Mt. Konocti County Park Master Plan committee, the Konocti Regional Trails Master Plan Committee, the Highland Springs Trails Volunteers and the recent Lake County Parks, Recreation and Trails Master Plan. I also worked with Botanist Ed Dearing on the botanical inventory for Mt. Konocti County Park.

I have extensive knowledge of the terrain, trails and flora at Highland Springs Recreation Area (HSRA). I started with trail maintenance in the early 1990's and in 2001, I was part of a volunteer group invited by Bob Lossius, at the then County Department of Flood Control, to help develop a park-wide trail system. Our group, the Highland Springs Trails Volunteers (HSTV) have been working on recovering those trails and fire roads and keeping them open for 3 decades. We have collaborated with all the department managers and program coordinators to present date. We found county property survey markers, submitted GPS data on all trails to the county, did fundraising for, and installed trail signs, and recently, worked with TERA to provide an accurate trail map. As a founding member of the Lake County Horse Council (LCHC), we also did trail repair by attaining a grant to repair the rutted Lake Trail. The LCHC in 2010, at the request of Director Scott DeLeon, also wrote a Highland Springs Recreation Area Master Management plan for the park, as none existed. The HSTV has been on every boundary line on the HSRC property and we have left much blood sweat and tears on the trails. The Trails Volunteers have also reported trash dumped in creeks, and reported illegal camping, ORV damage and cannabis grows. We have strived to be positive stewards of the park.

We cleared and GPSed the Quarry trail, which in two directions, leads directly to the proposed grow site. We cleared and GPSed both Lone Pine and Loco trails. Lone Pine touches and parallels Udding Road, and Loco trail crosses Udding road These trails have had maintenance and GPS tracking data given to the county for 17 years. Why isn't the County enforcing the 1000 ft set back to public lands? By definition, and in the county Ordinance, "All State and County Parks are public lands."
Quarry trail also follows a stream than drains the proposed grow site wetlands and empties into Highland Creek

Also as the Trails Volunteers, we started a botanical list with photographs. In working on the trails and identifying the native trees, shrubs and other plants, we made notations of listed rare and endangered plants (California Native Plant Society Inventory list), and in the case of the serpentine bluff bisected by Udding road, we rerouted a trail that went through some sensitive species. We led wildflower hikes with botanist Ed Dearing, who also helped us on the identification of the rare species. We believe HSRA is a true botanical hot spot with many different habitats, from lakeside, to riparian, grasslands, oak woodland, pine woodland and the serpentine, encompassing a huge variety of flora. The serpentine bluff crossed by Udding road has at least 5 noted rare species of plants and possibly more.

With Udding Road as the site access, there will need to be extreme grading of the serpentine. This will produce many negative environmental impacts, including asbestos dust. Currently the road is only accessable with 4WD, is extremely rutted and has listed rare plants on road edge. Why was this not assessed for the permit?

Finally, the environmental analysis did not adequately consider the traffic impacts to the Highland Springs area. Highland springs road does not meet consistent width requirements for a two lane road, and in fact, the section of road by address 7075 Highland Springs Road, Parcel: 007-019-14 is a blind corner, obsucred by homeowners vegetation and only 18 to 20 ft. wide in places. There have already been multiple car crashes and fires at that location over the years. The addition of trucks and construction equipment will negatively impact neighbors, park users, and introduce further safety hazards, unless properly mitigated. I drive that road on a regular basis and have nearly been hit many times.

Until a full EIR that analyzes and fully addresses the serious negative impacts to the public recreation area, neighbors, traffic issues and rare plant species is performed, the permit should not be approved.

Thank you,
Karen Sullivan
7480 Kelsey Creek Drive
Kelseyville, CA 95451
707 349-1559

attachments:

1. Screen shot of GPS trails on county map showing highlighted Quarry trail going directly to the grow site, as well as Lone Pine and Loco trails touching Udding Road.

2. List of rare plants found adjacent to Udding Road on the serpentine, as well as rare plants noted in Highland Springs 3812288 quadrangle and within several miles of Udding road (within last 10 years)

3, CNPS Inventory location of rare Serpentine cryptantha on serpentine bluff

4. CNPS Inventory location of rare Glandular Western Flax on serpentine bluff

5. CNPS Inventory location of rare Mendocino Tarplant on serpentine bluff

6. CNPS Inventory location of rare Purdys Fritillary on serpentine bluff

7. CNPS Inventory location of rare Bearded Jewelflower on serpentine bluff

Calflora Observation Search

MAP TOOLS SIGN IN - REGISTER

Fritillaria purdyi

Native Status: any

Common Name:

anywhere / in map area

Start Date: yyyy-mm-dd End Date: yyyy-mm-dd

Observer:

POLYGON

OTHER SOURCES
CCH + CNABH + iNaturalist

include surveys/checklists

include obscured records

MORE CRITERIA

Photos: any

Location Description:

Location Quality: any

County: any, Alameda, Alpine, Amador, Butte, Calaveras, Contra Costa, Colusa, Del Norte

Source:

Number of Plants: at least one

Plant List:

Indexed After: yyyy-mm-dd Before: yyyy-mm-dd

Natural Status: WILD

Phenology: any

Category: any

Photo Contest Category: any

History Filter: All records

Questionable Records: do not include

Documentation: reported or specimen

Columns: Basic

customize

SEARCH

Click on to select a record. Click on column title to sort.

46 records

LEGEND LAYERS

39.0625, -122.7303

ID	Plant	Photo	Observer			
po266323	Fritillaria purdyi Purdy's fritillary		Karen Sullivan	2024-03-20		Lake

Lone Pine Loop
Dead Horse
Dead Horse
Dead Horse
Dead Horse
Dead Horse
Lake Trail Loop

Calflora Observation Search

MAP TOOLS SIGN IN - REGISTER

Scientific Name exact match

Hemizonia congesta ssp. calyculata

Native Status: any

Common Name:

anywhere / in map area

Start Date: yyyy-mm-dd End Date: yyyy-mm-dd

Observer:

POLYGON

OTHER SOURCES

CCH + CNABH + iNaturalist

include surveys/checklists

include obscured records

MORE CRITERIA

Photos: any

Location Description:

Location Quality: any

County: any, Alameda, Alpine, Amador, Butte, Calaveras, Contra Costa, Colusa, Del Norte

Source:

Number of Plants: at least one

Plant List:

Indexed After: yyyy-mm-dd Before: yyyy-mm-dd

Natural Status: WILD

Phenology: any

Category: any

Photo Contest Category: any

History Filter: All records

Questionable Records: do not include

Documentation: reported or specimen

Columns: Basic

customize

SEARCH

Click on to select a record. Click on column title to sort.

9 records

LEGEND LAYERS

Map Satellite

RECORD DETAIL mg247154

Taxon: **Hemizonia congesta ssp. calyculata**

Date: **2024-06-10**

Observer(s): **Thomas Lajcik**

Notes: **Identified by botanist Ed Dearing and Native Plant specialist Karen Sullivan**

Red Rock Rd

Highland Springs Rd

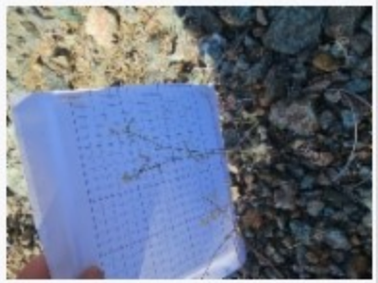
412

Google Keyboard shortcuts Map Data 50 m Terms Report a map error

39.1250, -122.8125

ID	Plant	Photo	Observer			
mg247154	Hemizonia congesta ssp. calyculata Mendocino tarplant	+1	Thomas Lajcik	2024-06-10		Lake

Calflora Observation Search MAP TOOLS SIGN IN - REGISTER

ID	Plant	Photo	Observer				
	Glandular western flax		Karen Sullivan				
mg247156	Hesperolinon adenophyllum Glandular western flax		Thomas Lajcik, Ed Dearing, Karen Sullivan				
mg247155	Hesperolinon adenophyllum Glandular western flax		Thomas Lajcik, Ed Dearing, Karen Sullivan				
mg247153	Hesperolinon adenophyllum Glandular western flax		Thomas Lajcik, Ed Dearing, Karen Sullivan				
mg247152	Hesperolinon adenophyllum Glandular western flax		Thomas Lajcik, Ed Dearing, Karen Sullivan	2024-06-10		Lake	On bluff of Highland Springs Rd. near Udding Rd.

Cryptantha dissita

Serpentine cryptantha

Annual herb

native to California

BORAGINACEAE

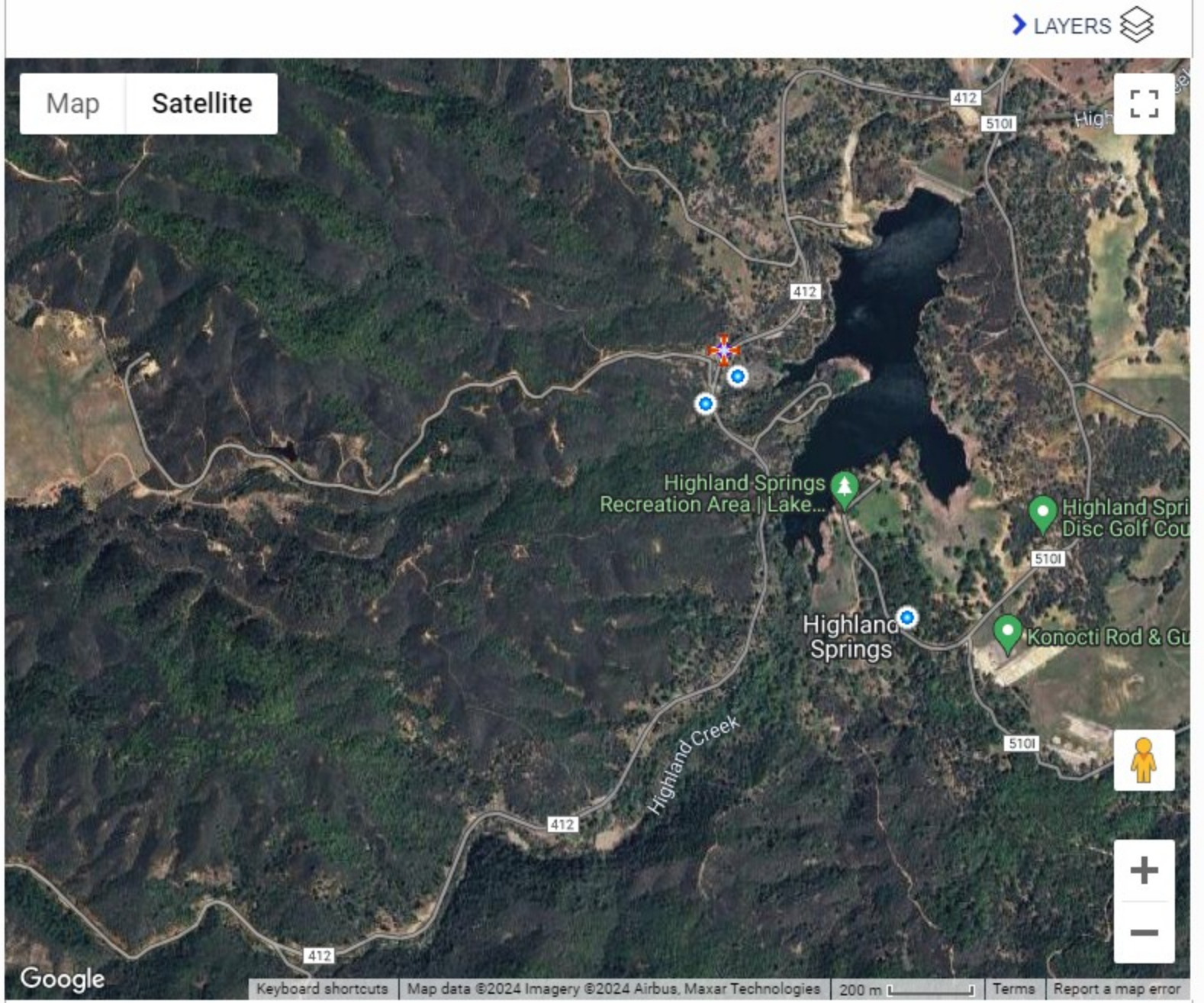
© 2020 Terrence Gosliner

© 2019 Terry Gosliner

- [ ] Potential habitat
  - ( ) by Watershed
  - ( ) by Climate Model
- [x] Individual observations — update

4 records

- simple point
- obscured point
- specimen
- [x] survey / checklist
- [x] quad (from CNDDB)
- [ ] potential habitat
- [ ] questionable



Calflora Observation Search

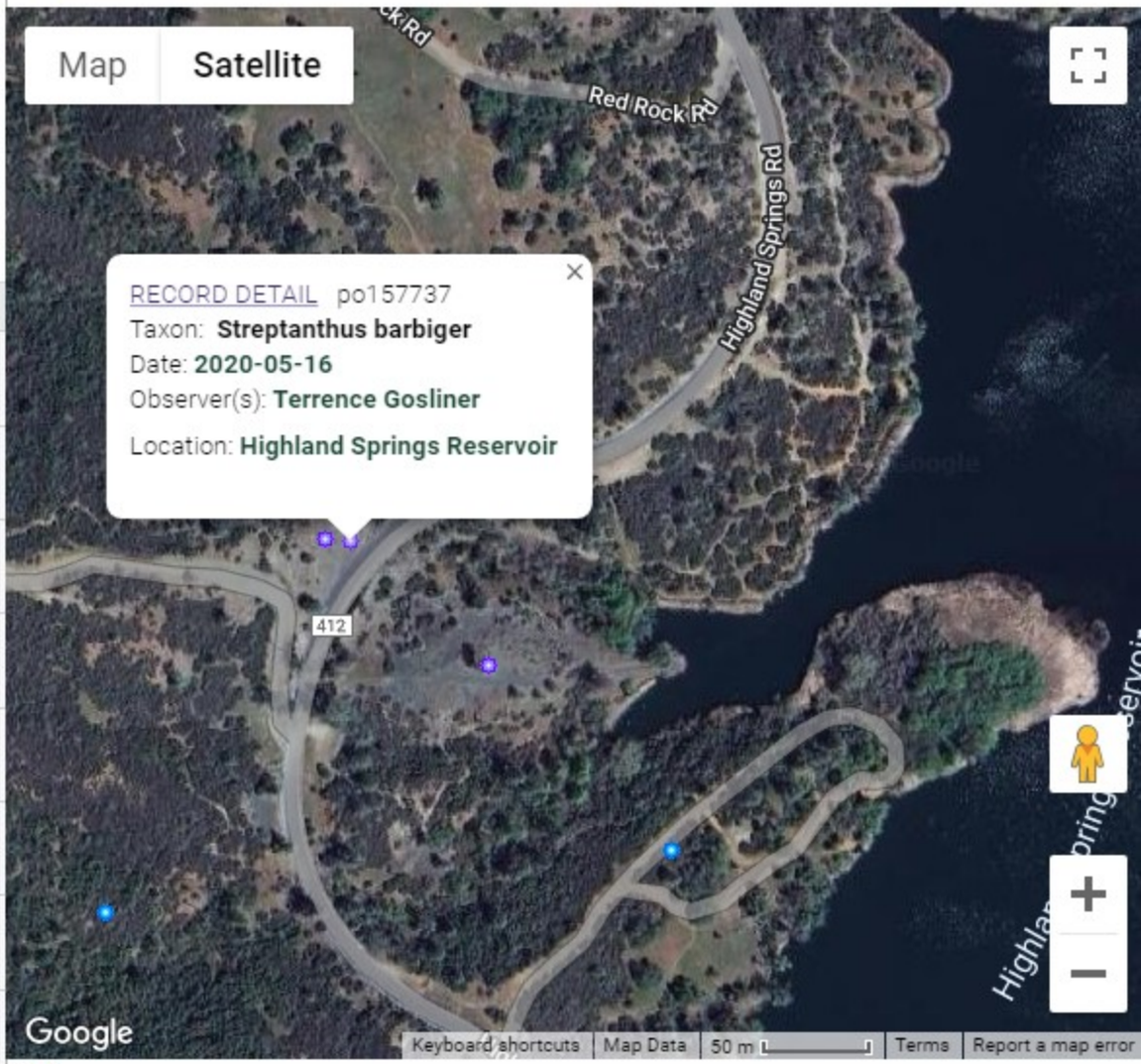
MAP TOOLS SIGN IN - REGISTER

Phenology: any
Category: any
Photo Contest Category: any
History Filter: All records
Questionable Records: do not include
Documentation: reported or specimen
Columns: Basic
customize
SEARCH

Click on to select a record. Click on column title to sort.

61 records

LEGEND LAYERS



39.0612, -122.7884

	ID	Plant	Photo	Observer				
	po161217	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161218	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161219	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161220	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161221	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161222	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161223	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po161224	Streptanthus barbiger Bearded jewelflower	none	Ryan O'Dell				
	po157737	Streptanthus barbiger Bearded jewelflower		Terrence Gosliner	2020-05-16		Lake	Highland Springs Reservoir

California Native Plant inventory of rare plants and ranking: https://www.cnps.org/rare-plants/california-rare-plant-ranks

Rare and Endangered native plant species on Serpentine bluff off Udding Road:

Serpentine Cryptantha *Cryptantha dissita* California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere).

Glandular Western Flax *Hesperolinon adenophyllum* California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere).

Mendocino Tarplant *Hemizonia congesta ssp. calyculata* California Rare Plant Rank: 4.3 (limited distribution).

Purdys Fritillary *Fritillaria purdyi* California Rare Plant Rank: 4.3 (limited distribution).

Bearded Jewelflower *Streptanthus barbiger* California Rare Plant Rank: 4.2 (limited distribution).

Re-check in spring*:*

Rayless Layia *Layia discoidea* California Rare Plant Rank: 1B.1 (rare, threatened, or endangered in CA and elsewhere).

Arctostaphylos stanfordiana ssp. raichei California Rare Plant Rank: 1B.1 (rare, threatened, or endangered in CA and elsewhere).

Also rare plants noted in Highland Springs 3812288 quadrangle and within several miles of Udding road (within last 10 years) :

Colusa layia *Layia septentrionalis California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere).*

Tall Snapdragon *Antirrhinum virga* California Rare Plant Rank: 4.3 (limited distribution).

Bent Flowered Fiddleneck *Amsinckia lunaris* California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Konocti Manzanita A*rctostaphylos manzanita ssp. elegans* California Rare Plant Rank: 1B.3 (rare, threatened, or endangered in CA and elsewhere). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Pink Star Tulip *Calochortus uniflorus* California Rare Plant Rank: 4.2 (limited distribution). County property off the Toll Road Karen Sullivan

Small flowered calycadenia *Calycadenia micrantha* California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Four Petaled Pussy Paws *Calyptridium quadripetalum* California Rare Plant Rank: 4.3 (limited distribution). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Mt. St. Helena Morning Glory *Calystegia collina ssp. oxyphylla* California Rare Plant Rank: 4.2 (limited distribution).). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Tracys Clarkia *Clarkia gracilis ssp. tracyi* California Rare Plant Rank: 4.2 (limited distribution). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Napa Blue Curls. *Trichostema ruygtii* California Rare Plant Rank: 1B.2 (rare, threatened, or endangered in CA and elsewhere). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Golden linanthus *Leptosiphon aureus also called Leptosiphon acicularis* California Rare Plant Rank: 4.2 (limited distribution). (RECORD DETAIL cn1813 Checklist Source: CNPS Inventory Database Location: within quad 3812288 aka 'Highland Springs')

Johanna DeLong

From: Kimberly Lajcik <ktklajcik@gmail.com>
Sent: Monday, August 12, 2024 4:49 PM
To: Eddie Crandell; Bruno Sabatier; Jessica Pyska; Michael Green; Moke Simon; Johanna DeLong; Lake County Clerk of the Board
Cc: Thrive95453@outlook.com
Subject: [EXTERNAL] [Written Public Comment] Appeal (AB24-02) for Highland Farms, LP (UP 20-96) at the BoS meeting

Follow Up Flag: Follow up
Flag Status: Flagged

To the honorable Board of Supervisors, County of Lake:

Please include the following written statement for the public record in support of the Appeal AB24-02:

I am concerned with the proposed cultivation of cannabis, at an industrial scale, by Highland Farms, LP (UP 20-96) and I support the appeal of application AB24-02.

A plain reading of State and County laws and ordinances should result in an acceptance of the appeal AB24-02 by the Board of Supervisors because of the environmental effect of Highland Farm's operation.

I recreated at Highland Springs Park since I was a child and continue to enjoy the park and its nearby trails. I have serious concerns about the proposed cultivation site's proximity to the park is a detriment to the public interest and habitat of special status species threatened by this project.

The road the site proposes to access, Highland Springs Road, is highly traveled by motorists, pedestrians and cyclists. The road does not have the standard safety signage for a two-lane road and is too narrow for two-lane traffic. In addition to the noise and dust, the road infrastructure is not fit for the volume of commercial vehicles needed to support the Highland Farms, LP (UP 20-96) operation.

I urge the Board of Supervisors to take a long view of how this appeal benefits the public and acknowledge the well documented factual errors – which are the basis of the Highland Farms, LP application – and support of the appeal (AB24-02).

Sincerely,
Kimberly Lajcik

Lake County Clerk of the Board

From: dell104993@aol.com
Sent: Friday, August 9, 2024 3:39 PM
To: Lake County Clerk of the Board
Subject: [EXTERNAL] Highland Springs Grow Site
Attachments: LCHCmissionstatement.docx

The Lake County Horse Council would appreciate it's comments put on the record regarding the Appeal (AB24-02) for Highland Farms, LP (UP 20-96).

The LCHC formed in 2010 by a group of avid equestrians to promote and support the thriving horse community in Lake County. We represent all equestrian sports and interests and recognize the horse community greatly adds to the economy of Lake County. We support veterinarians, farriers, trainers, clinicians, feed stores, hay growers, fence builders, well installers and maintenance, truck and trailer sales and maintenance, tire dealers, gravel,, concrete and footing businesses, not to mention paying taxes on acreage to keep our horses. We have held educational and safety forums, as well as participating in the Lake County Pear Festival as the Lake County Horse Faire, again, promoting the importance of horses in this county.

Many of our members are avid trail riders and have riding at Highland Springs for decades, as well as helping on trail clearing and development. The LCHC received a grant from Tractor Supply which allowed us to repair a degraded section on the Lake Trails. We also, at county request, wrote a Master Management plan for Highland Springs park, and supported the Highland Springs Trails Volunteers who did fund raising for trail signs and installed an informational Kiosk. Other members have been involved with county committees on trail issues, including grading and zoning ordinances, development of Konocti Regional Trails plan, Mt. Konocti County Park, and the current County Parks, recreation and trails plan.

We are concerned that the permit for Highland Farms was approved without following all Federal, State and County Laws and Ordinances. None of the neighbors affected by the project were notified. Highland Springs Road into the park is narrow and has a blind corner. There are also issues with the wetlands at the grow site, as well as failure to do a biological study on the access road to the site- Udding road cuts through a huge serpentine bluff that has noted rare species, and serpentine carries toxic asbestos dust.

Please support the appeal and do not approve the permit until all appropriate EIR and traffic studies can be done.

And a little more about us:

Lake County Horse Council

Mission Statement:

* Serve as liaison between the horse industry, the community, and government agencies

* Inform the public about horse community goals, projects, and events

* Promote educational programs for the horse industry

* Support private and public equine facilities and activities

* Promote all aspects of the equine industry

* Promote and preserve the horse as agriculture, industry, and recreation

LCHC members have been involved with:

* Konocti Regional Trails

* Bureau of Land Management master plans

* Westside Community Park

* Cache Creek Cowboy Horse Camp

* Lake County Farm Bureau

* Lake County Grading Ordinance Committee

* Lake County Public Works Adopt-a-Road Program

* Members originated an idea which eventually became LEAP (Lake Evacuation & Animal Protection)

Accomplishments:

* Received a trail improvement grant through Tractor Supply and the American Quarter Horse Association

* Drafted a resource management plan for Highland Springs Recreation Area in 2011 at the request of Lake County Water Resources

* Honored by Lake County Board of Supervisors by Proclamation in 2011 (click here to read the proclamation)

* Quarterly Journal covering regional events, activities, and timely equine-related information

* Created Horse Sense safety brochure

* Lake County's Horse Resource Directory – online directory of horse-related resources

* Emergency Equestrian Evacuation Directory – online directory of people willing to haul or house evacuated horses

* Disaster Assistance Fund

The Horse Council has active participants on the Kelseyville Pear Festival committee and has sponsored:

* Upper Lake Wild West Day

* Californio Days

* Clear Lake Junior Horsemen Gymkhana Series

* Dancing Horses at Highland Springs Equestrian Center

Events & Activities:

* Horse Faire at the Kelseyville Pear Festival

* Stay Safe: A Public Expo for You and Your Animals - free-to-the-public emergency preparedness seminar

* Saddle Fitting Clinics

* Annual Equine and Wine

* Trail Rides and Events for all breeds and disciplines

* Trash Pick-Up & Trail Work at Highland Springs

* Endorsed the Berryessa Snow Mountain Conservation Area and attended the Berryessa Snow Mountain National Monument dedication at the Cache Creek Natural Area - April 2016

* Information forums with topics including regional trails updates, Leave No Trace information, animal owners rights, and LEAP

Johanna DeLong

From: Lucinda Wilson <lwilson@saber.net>
Sent: Sunday, August 11, 2024 5:31 PM
To: Eddie Crandell; Bruno Sabatier; Jessica Pyska; Michael Green; Moke Simon; Johanna DeLong; Lake County Clerk of the Board
Cc: Thrive95453@outlook.com

Subject: [EXTERNAL] Highland Farms Appeal (AB24-02)

Follow Up Flag: Follow up
Flag Status: Flagged

I write this in support of the appeal of the Planning Commission's approval of the cannabis grow known as Highland Farms. My husband and I live 800 feet from a cannabis grow on Bell Hill Road called North Coast Select. We have lived here for 40 years and have always enjoyed our proximity to Highland Springs Reservoir: for hiking; fishing; and simply the natural beauty of the park. We very much share the concerns expressed by many others about the dangerous road, the potential effect of three wells on the water table in the area and the danger of any mishandling of the serpentine rock during construction as well as the potential of run-off into the reservoir. In addition, we would like to express our concern about the potential odor from not only the outdoor portion of the grow but the indoor portion as well.

When North Coast Select went through the planning process, we followed it closely and while we had concerns, we thought that because it was an indoor grow, and they planned to keep farming the vineyards surrounding it, the impact on us would be small. The construction of what we expected to be a hoop house was a shock as a 277,200 cubic feet, 22 feet tall greenhouse was erected. It is an impressive structure, the first of what are eventually supposed to be twelve. Once growing commenced in 2023, we were very disappointed to be affected by the odor. And this is pungent odor from an indoor grow in what appeared to be a state of the art greenhouse. Looking again at the Property Management Plan, it appeared that there should be adequate air filtering so why the smell? That began a long process of complaints from us to the Community Development Department, and Air Quality Control, and concluded with our being told that no action would be taken and that North Coast Select was in fact one of the cleanest, well-operated grows in the county. While it seems that most people object to the odor of a grow at certain points in the growing cycle, smell is subjective. And we are the only close neighbors of this particular grow. While we continue to log dates and times when the smell is bad, there is no objective measure that we can use. Code enforcement said that there is a scientific tool that can measure odor, but we were told by Air Quality Control that County of Lake did not have such a tool.

Our experience led us to research what health and environmental problems might be associated with the odor of a cannabis grow. To paraphrase from a publication created by the Denver Public Health & Environment Department, "Cannabis Environmental Best Management Practices Guide," cannabis plants naturally emit terpenes which are volatile organic compounds (VOCs). VOCs react with oxides of nitrogen in the presence of sunlight to create ground-level ozone, a pollutant that is dangerous to human health and the environment. I am including a link to this informative document as well as another useful one from the NIH National Library of Medicine at the bottom of this email.

So we are very concerned about the possibility that Highland Farms will also generate odor, along with the attendant health and environmental issues. Highland Farms will have outdoor grows as well as

indoor grows and is so close to Highland Springs. There is a real possibility that odor from the outdoor grows could reach the park, and even if their Property Management Plan includes what appears to be adequate air filtering, from our experience, odor from the indoor grows is a concern too. What can be done if Highland Springs is affected by odors from what will be a very large operation at Highland Farms? That would most certainly spoil everyone's enjoyment of the park. And to the issue of serpentine rock being disturbed, does the County have the resources to adequately monitor that the construction is carried out safely? That would probably mean someone there every day. And once construction is completed, the best project plans on paper need to be followed up with continuous inspections. Does the County of Lake have the staff necessary to adequately monitor the current and future grows here and ensure that the concerns of county residents are addressed?

There is no doubt that Lake County has benefited from the revenue generated from the legal cannabis grows. And of course we need those funds. But there has to be a balance. While we are in this "growing pains" period, we do not think it is the time to approve a project like Highland Farms, adjacent to one of the jewels of Lake County, enjoyed by so many. It is not worth the risk.

Thank you for your attention and consideration.

Lucinda and William Wilson
1490 Bell Hill Road
Kelseyville, CA 95451
707 263-1383

sbg.colorado.gov

https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9236214/pdf/ehp11449.pdf

Johanna DeLong

From: Maria Kann <mariackann@gmail.com>

Sent: Sunday, August 11, 2024 9:11 PM
To: Eddie Crandell; Bruno Sabatier; Jessica Pyska; Michael Green; Moke Simon; Johanna DeLong; Lake County Clerk of the Board
Cc: Margaux Kambara; rtnc; Donna Mackiewicz; e detrimental; Betsy Cawn
Subject: [EXTERNAL] Highland Farms Appeal AB 24-02 Public Comment in Support of Appeal

Follow Up Flag: Follow up
Flag Status: Flagged

Date: August 11, 2024

To: The Honorable Lake County Board of Supervisors

From: Maria Kann

Subject: Public Comment Re: Highland Farms Appeal AB 24-02

Please grant appeal AB 24-02.

The proposed project spans pristine land with potential serpentine soils and wetland areas which support rare and unique flora and fauna that should be valued and protected from development. Only two percent of California's land area is covered in serpentine soils which contain asbestos and heavy metals toxic to most plants. Serpentine soils help with climate change by sequestering carbon and providing a unique environment for rare flora such as the manzanita.

The project area contains one Class II and eight Class III streams with wetland boundaries. Per the Lake County website under Wetland Integrity: **WETLANDS PROVIDE** critical habitat, filter and retain nutrient pollution, store carbon, enhance water quality, control erosion, and provide spaces for recreation. They are local and regional centers of biodiversity, and support species found nowhere else across western landscapes. Functional wetland ecosystems will serve increasingly important roles in buffering impacts from extreme climate events, and upland disturbances such as flooding and erosion.

Extensive clearing of land containing chaparral would be required for at least one of the cultivation areas. Chaparral should also be protected as only 2.2 % of the earth's surface supports this threatened biome.

I understand that cannabis is considered agriculture, however, not all agriculture-zoned areas are suitable for development and indeed should be protected for the health of the surrounding areas and the ecosystem as a whole.

If our county representatives are truly acting in the best interest of the land use and will of the citizens, then I ask you to approve AB 24-02 and protect this diverse, sensitive area.

Thank you,
Maria Kann

Dear Chair Sabatier, Supervisors:

Thank you for taking the time to read my opposition to Highland Farms, LP Major Use Permit Project to be discussed Tuesday August 13 under Item 6.3 PUBLIC HEARING - Consideration of Appeal (AB 24-02) of Planning Commission's Approval of Major Use Permit (UP 20-96), Highland Farms, LP/Autumn Karcey; Located at 7508, 7522, 7634, & 7746

Highland Springs Road and 7257 & 7357 Amber Ridge Road in Lakeport, CA. (APNs 007-006-27, 34, 35, 40, 41, and 007-057-02); Appellant Tom Lajcik and Margaux Kambara and Associates

I read the 73 page CEQA Initial Study and Mitigated Declaration for this proposed project with disbelief. So many key areas were called ‘not significant’ when in fact, this proposed project violates numerous local, State and Federal laws and regulations.

Once again residents of Lake County are faced with having to express our outrage at another enormous cannabis project that is moving forward in spite of the potential for environmental and cumulative impacts to our community.

Highland Springs is a beautiful part of the county, but it's pretty much been left to fend for itself in terms of safety and fuel reduction management. The area receives little Law Enforcement patrol, the park has been left unmonitored for almost a year, which has left our neighborhood with intense anxiety about the potential for a devastating fire.

Biology: As a biologist who once performed field studies for both CDFW and USFW, I found the 'biology' conducted to support this project meager at best. This is a sensitive environmental area, a serpentine-rich ecosystem, with numerous endemic plants which were disregarded in this report even though the serpentine soils are well -documented through the County's own parcel overlay program. Plants which only exist on serpentine soils were identified, which should have been a clue to whoever was conducting the report and required species surveys not performed.

Ironically, one of the crossroads of this project is called Vernal Road, which I can only assume is named for vernal pools in the area. Vernal pools have been destroyed in over 90% of their natural habitats making them increasingly rare. These ephemeral pools are home to rare and endemic plants, and can only be detected at specific times of the year. This proposal failed to account for that or perform a wetland delineation survey in the area their biologist even identified as 'potential wetland.'

Page 29 states “Mitigation Measure Bio-1 would avoid potential impacts to nesting birds by requiring a pre-construction nesting bird survey and then establishing a ‘disturbance-free buffer’ around active nests.” Research has shown that habitat disruption at that level would likely result in nest abandonment. The report also cavalierly dismisses any impacts to migrating birds and foraging behavior that might be caused by this significant habitat disruption.

County Property v. Private Property Access: This project relies on access over 1057 feet of County land to get to their leased land. This park is public land and has a wonderful trail system which has been maintained by diligent volunteers and are heavily used by hikers, bikers, and riders. It's impossible to believe a development of this size won't generate hazards and safety issues. By law, cannabis cultivation is disallowed within legal limits of public lands which this proposal violates. In

spite of that, this project requires this access, but this access doesn't exist, and was incorrectly stated by one of our own County Planners. This oversight is key and should have curtailed the progress of this proposal. The lack of easement should be enough cause to dismiss this project. A prescriptive easement cannot be claimed either, as prescriptive relies on historical usage of the easement which is a threshold this clearly does not meet.

Traffic: The sheer amount of traffic this multi-year project intends to bring to the Highland Springs area is terrifying. The amount of traffic this project will generate on our already overtaxed road is insane.There's already almost no patrol out here, how will our already impacted LE agencies be able to ensure safety out here?

Environmental Degradation: The proposed development and 'improvements' will disturb over 100,000 cubic yards of material, releasing cancer causing asbestos particles from disrupted serpentine soils as well as degrading the landscape.The mere fact that this proposal ignores the high-potential for asbestos should be concerning enough to call a halt.

Fire: Imagine numerous large construction trucks and heavy equipment on trailers, driving an unpaved road through dry terrain and tell me that doesn't scream fire danger. One dragging chain, one cigarette, multiplied many-fold.

Dark Skies: Our dark skies we're so proud of, the dark skies that are lacking from so many other places in California. The sheer number of generators this proposal indicates is not only a dark sky hazard, but an incredible noise hazard to any wildlife in the area. Page 19 of the CEQA report states 'the Proposed Project would create a new source of light through security and facility lighting.....'however, the amount of generated light would not be considered substantial. Furthermore, residences in the vicinity would likely 'not likely be affected' due to their distance....

This type of comment 'would not likely be affected' was used throughout the report. Not likely? It also states that the nearest residence is 'approximately 0.4 miles northwest of the Project site boundary.' Would you like to be that 0.4 mile away residence?Those owners would never be able to sell their home. Who would buy it?

Cumulative Effects of Multiple Cannabis Operations: The County is responsible to its citizens to mitigate cumulative effects of multiple cannabis operations. The impacts of this project alone are staggering. Who will monitor this out of sight, out of mind project? We can already drive by a similar project in downtown Kelseyville to see workers showering outside with hoses, living in cramped unapproved quarters as it is.

But most of all, we're tired. Our neighborhoods are tired.

Our neighbors met to talk about this and we're all afraid, frustrated, and tired. We're afraid of the negative consequences to our land, to our neighborhoods, to our safety. We're tired of trying to contribute to our community, only to see its best interests upended when a for-profit entity once again comes in with huge plans that will result in them making money while leaving our community to deal with the environmental fall-out. It only takes a cursory Google search to see where the interests of the applicants lie. It isn't with Lake County. The applicants of this project don't even

own the land; they are leasing it. It's an opportunistic scenario rather than an investment in our community. When it works for them, good, and when it doesn't, they will leave and leave the scars on our land behind them like too many other failed cannabis operators have done in the past. Yes, this brings tax dollars but at what price? We all want our community to thrive, but can it be other than all-cannabis all the time?

Our very own thoughtful County Vision 2028 states 'Consider and promote the well-being and economic resilience of every Lake County resident.'

It does not state 'promote the capricious commercial economic opportunities of non-residents of Lake County at the expense of residents.'

Sincerely,

Michelle Scully

Lake County Clerk of the Board

From: Pam <suprzookpr@aol.com>
Sent: Monday, August 12, 2024 11:44 AM
To: Eddie Crandell; Bruno Sabatier; Jessica Pyska; Michael Green; Moke Simon; Johanna DeLong; Lake County Clerk of the Board
Subject: [EXTERNAL] Appeal AB24-02
Attachments: Wetland Overlay of Cultivation Site.pdf

To all of the Board of Supervisors

I am writing to ask that you Appeal AB24-02.

I am concerned that the permit to allow Highland Farms to build a processing plant along side of Highland Springs Recreation area, has not been adequately studied. I am concerned that there have not been sufficient impact studies conducted in regards to environmental and traffic impacts. In addition, I understand that the process of excavating for this plant will unearth thousands of yards of serpentine, which will release asbestos to be released into the air and likely into the water as well.

I have attached a PDF file with 3 slides.

The purpose of the 3 slides is to tell the story and make the fair argument that:

- The wetlands are likely significantly larger than what the applicant claims.
- The slides confirm PEC's observation that they are larger and interconnected
- The applicant's site plan likely grossly underestimates the true extent of the wetland and they are likely dramatically larger than even the satellite imagery shows.
- That a full protocol level wetland delineation is required because cultivation site encroachment is highly likely if not a certainty.

Regarding the 3 slides:

- The first slide shows an image of the cultivation area taken by satellite April 29, 2023 at the end of the wet season AFTER the drought ended. It shows extensive green areas throughout the waterways that could be and are very likely wetland areas. To be precise, we noted them as "potential wetland areas" because the main point of the three slides is to show a "fair argument" that a protocol level wetland survey is needed to understand the full extent of wetland area.
- The second slide shows an overlay onto the satellite image showing in red the areas what Highland Farms' Site Plan depicts as wetland areas based on the late May 2021 PEC survey which was during the dry season and during an historic drought year, and in green, showing how much it appears the wetland has expanded and interconnected.
- The third slide overlays the red and green wetland areas onto the applicant's site plan showing where they intend to place their cultivation areas. It shows some of the cultivation areas directly encroach onto the potential wetland area. It is also worth noting that if the 100ft setbacks were applied to the overlay, the cultivation sites would have to be smaller and perhaps disappear altogether.

I am writing as a concerned citizen and am asking that you do not allow this permit to go forward without further studies. Apparently, Highland Farms is out of compliance with County and State Codes and Ordinances. Please appeal this bill until more studies are done to assess safety of the public and wildlife alike.

Pam Smithstan
A Concerned Lake County Resident

Johanna DeLong

From: Sierra Baker <sierrabaker1991@gmail.com>
Sent: Thursday, August 8, 2024 9:43 PM
To: Johanna DeLong
Subject: [SUSPICIOUS MESSAGE] Appeal # AB24-02 Highland Farms, LP - Concerns

This Message contains suspicious characteristics and has originated outside your organization. This message appears to be from an individual who works for the County, but does not come from a County address.

Hello,

I would like to state my concerns regarding all that Highland Farms are planning on doing for their business. I am a resident of the Highland Springs neighborhood and live right by the lake. My biggest concern is the potential for asbestos to be released into the air and most likely the water system, which has the potential to cause numerous health issues to humans and animals. It is my understanding there has been NO CEQA studies conducted, the only thing close to an environmental study was the 2 Biologists hired by Highland Farms with opposing views - one stating not to build and grow here, the other stating no serpentine was present (which is false per other studies of the area as there are many plants only found to be sustainable in serpentine ground growing in the area) this biologist also quoted the wrong APN in their findings. This contrasting information is not only unsettling but suspicious. How are permits going through the county on this type of basis? It's no secret the article recently released by the Sheriff's Office about the CDD employee arrested for illegal activities of extortion and accepting bribes.... have more laws been broken in regards to this development?

I would also like to address the roadway situation. Highland Springs has long been worse for wear, and with multiple grows now out in the Donovan Valley area, we have an increased amount of large trucks and equipment constantly hauling by on a daily basis (large enough that my security system constantly alerts me as it believes the vehicles are entering our property as they are so big they trip the sensors that a normal passing vehicle does not). In recent years Highland Springs Rec area has become more and more popular leading to an already large increase in traffic most of which speed by so fast we constantly feel the need to listen for the squealing around turns to hear if a car crashes or not. Cars go into trees and fences constantly.

Many of us have to be more cautious when we once could walk or ride horses down the road to the trails. Peoples pets and wildlife alike are hit without a care. This road has become dangerous and the large trucks that have already started to break down the quality of the road will only cause this to increase. Will the road be brought to legal regulations (144 inches) as well as properly maintained? Additionally, I have a large front yard, not fenced and many large trucks have had to be educated for thinking they can come tearing onto my private property ripping up the ground inches away from my patio. Who is going to repair damage to my yard, and other properties from those who have absolutely no respect?

At the end of the day, I honestly DO NOT CARE what the company plans to produce. Whether it's cannabis or baby food, that doesn't matter to me. What matters is that the PROPER laws and environmental and ecological and any other impact studies are done, that if/when development is pursued all proper laws/ordinances are followed with proper mitigation included for the safety and well being of this neighborhood.

Thank you for all consideration into these concerns.

Sierra Baker

Johanna DeLong

From: Ted and Becky Horat <tednbeckyhorat@yahoo.com>
Sent: Sunday, August 11, 2024 9:27 AM
To: Johanna DeLong
Subject: [EXTERNAL] Appeal (AB24-02) Highland Farms

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Becky Horat. My husband, Ted Horat, and I support the appeal of Highland Farms (AB24-02).

My husband and I are long time residents & registered voters of Lake County going back multiple generations. We both grew up in the Big Valley area and have been using and enjoying the Highland Springs Park since we were young children. We have used the trails for horse back riding, carriage driving, hiking, swimming and fishing for over 50yrs. Our parents, children, and grandchildren still currently do so as well.

We currently live at 7125 Highland Springs Rd., which is right on the "well known bad corner" (1/4 mile pass Bell Hill Rd.). We have lived here close to 20yrs. I have personally witnessed so many wrecks on this bad, blind corner. I can't count the times we've helped pull out the drivers/passengers in their wrecked vehicles. A few years ago, the wreck was so bad it took hours to extract the young teenage girl with the jaws of life. It was amazing she did not lose her life in that horrid wreck. The width of this road is extremely narrow. When we pull our horse trailers and travel trailers on it, the width of the wheels do NOT fit between the lanes. 2 trucks and trailers can NOT pass each other without driving off the road and in some areas this is not possible due to no "shoulder". This is really a problem on this sharp turn as it's a blind turn. It would be extremely dangerous to add any more traffic, especially large trucks that would be used to construct and operate a commercial cannabis grow. With the current larger cannabis grows we have further up Highland Springs it already creates traffic hazards. We cringe as we watch a string of large trucks and trailers hauling in and out all hours of the day and night transporting, soil, green houses, large containers, water, etc. etc. They drive very fast for these unsafe road conditions and add an extreme amount of unusual wear and tear on these roads. These roads are often used by bike riders who ride out and enjoy Highland Springs park and the bike trails. This is not safe for bike rider or driver.

We are currently members of the Hooves and Wheels Horse Carriage Club and spend many hours driving our horses in carts/carriages on the lovely range land trails. Many of us will also ride/drive our horses on the road around the Highland Spring park and the trails that have been long created and maintained for that purpose. It is such a peaceful park that so many enjoy. Our kids grew up swimming in the lake and playing on the rope swing. It is a very popular place during the summer months for our youth to currently swim and hang out. There a lot of young drivers on this road headed to the park as well.

Being so close to this particular proposed cannabis site and construction, we are extremely worried about the Serpentine rock that will be disturbed, which will create a major health hazard with the exposure to asbestos. Not only will this asbestos be contaminating the nearby lake with the run off and the dust, it will also create a major concern to our water and wells in this close proximity. Several

of our older neighbors have health concerns with asthma and COPD. This asbestos dust in the air is a very huge concern for all of us, but especially those with health concerns.

The water and wells in our neighborhood in this particular area, are not overly productive. It is a known concern for all of us here. During the drought, a few have had their wells go dry for months at a time. Some having to attempt to re-drill wells multiple time on their property trying to find water. The massive plan for the cannabis operation to use such a large amount of under ground water is surely to impact the long time residents in the area. We already have had to be so water conservative for just our basic household needs that this is frightening and seems unfair.

I hope all of these considerations will be looked into when making the decision to appeal this Highland Farms project. This is a lovely area of the county still enjoyed by many and it would be a terrible loss to not be able to use is for the reason it was intended due to contamination and safety concerns. Most of the residents in this area, are home owners that have lived here longer than we have, paying taxes on our property to be able to enjoy this beautiful part of Lake County. Out of towners have often called the Highland Springs area the best place in the County. Let's try to keep it that way and not let it get destroyed.

Thank you for listening to our concerns.

Ted Horat
Becky Horat

County of Lake
Community Development Department
Attn: Board of Super
255 N. Forbes St.
Lakeport, CA 95453

August 2nd, 2024

Dear Honorable Board of Supervisors,

We are writing to express our unyielding support for Highland Farms Major Use Permit number 20-96.

My brother Jeff Levers and I are co-owners and founders of Beard Bros Pharms and Beard Bros Media. We're respected throughout the United States and internationally as a preeminent source of cannabis news, education, and passionate advocates for the plant. In addition, we have been purveyors of premium medical cannabis products serving the California market, holding distribution and manufacturing licenses since 2018.

We have known Ms. Karcey as a friend and colleague for over eight years. We have collaborated on numerous commercial facility buildouts; her professional expertise and depth of knowledge are second to none. In all that time, we have known her to conduct her business with the highest level of integrity, and always with the greater good of the overall community at the forefront of her mind.

Ms. Karcey recently invited us to attend a Lake County Cannabis Alliance (LCCA) meeting at the Wildcat Farmz property. We were impressed to see so many farmers working together with the local government for the betterment of their community and its cannabis program. We highlighted it via our media as a sterling example of local government working with cannabis businesses to find common ground while respecting non-cannabis community members' concerns and sufficiently addressing them.

The property is secluded, located at the end of the street, and is an ideal appellation for the cultivation of medically beneficial cannabis. I have no doubt that Ms. Karcey and her team will provide an exemplary farm while providing good jobs with benefits and tax revenue to the County. We hope to visit Highland Farms once it is operational.

Sincerely,

Bill & Jeff Levers

Bill and Jeff Levers
beardbrospharms@gmail.com

Lake County Clerk of the Board

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Friday, August 9, 2024 1:09 PM
To: Lake County Clerk of the Board
Subject: [EXTERNAL] HIGHLAND SPRINGS FARMS AB 24092

HIGHLAND SPRINGS FARMS AB 24092 August 9, 2024

The project reports are incomplete and inaccurately presented.

The wetlands everywhere on the parcels have not been identified and special-status plants onsite and habitat for foothill yellow-legged frog disregarded.

These findings alone are facts to deny the project.

The original consultants, Pinecrest Biological Consulting, pointed out the critical habitat and yet no wetland delineation was never completed. This is unacceptable.

The construction plans clearly show cultivation occurring all over the site, and is interspersed with potential wetlands and watercourses, and in fact it shows cultivation on top of areas PEC identified as potential wetlands in Figures 4 and 5.

There absolutely needs to be a protocol-level wetland delineation performed according to US Army Corps of Engineers standards and this should be conducted during the appropriate time of year.

It seems difficult to argue that no sediment would enter any watercourses or wetlands based on the site plans.

PEC's biologist, DiVittorio, was never shown any construction plans, and was led to believe the project as being limited to a few greenhouses in the corner of the property near the existing house pad, not removing trees, and not crossing any watercourses.

This site needs a CEQA-level BA done (not reconnaissance level) based on the impacts to plants, wildlife (including foothill yellow-legged frog habitat) watercourses and wetlands that have not been acknowledged. Sufficient time has passed since the surveys (PEC and AES) that a new round of plant surveys is needed.

The proposed project is on the edge of wilderness - not an agricultural conversion - and reports identify serpentine soils, special-status plants, and habitat for special-status animals onsite.

The plans also show impacts to watercourses, and this requires reanalysis of sediment impacts as well. We would like to share the following email information as impacts to the endangered hitch was not focused on, which I brought up in the Planning Commission Hearing but was not addressed. This is a very large grow operation proposed between Manning and Thompson Creeks, with potential impacts to Clear Lake hitch. CDD used a Negative Declaration: https://ceqanet.opr.ca.gov/2023050420/4, which is illegal if there are potential impacts to hitch (Chi) we believe.

Thank you,

Donna Mackiewicz, President, Redbud Audubon Society PO Box 5780 Clearlake, CA 95422www.redbudaudubon.org Email:redbud.audubon@gmail.com

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Donna Mackiewicz
redbud.audubon@gmail.com
707-805-9410
P.O. Box 5780

Please consider this information supporting the Appeal of MUP 20-96.

I will also be in attendance Tuesday, and will read the letter into record, if necessary.

To: The Lake County Board of Supervisors and CAO Susan Parker

My Wife and I live at 7000 Highland Springs Road, and I am writing in support of the Appeal (AB24-02) for Highland Farms, LP (UP20-96). We feel that the Planning Commission's March 23rd, 2024 Approval of the Major Use Permit was done without the applicant completing essential elements of the application.

A Project of this magnitude requires the completion of a full California Environmental Quality Assessment(CEQA), which would reveal several deficiencies in the application. Instead of a full CEQA, the Community Development Department required only a "planning checklist," and was only completed for the area of the grow(s) and support buildings. A full CEQA would address many additional issues, such as access, traffic, road conditions and endangered species during a wet period, rather than only during the drought periods the applicant's agents conducted their examinations.

Highland Springs Road is an uncontrolled, no posted speed limit road. It is NOT regularly patrolled by either the Sheriff's Office or California Highway Patrol. Highland Springs Road was not listed on the County's Ten-Year Paving Rehabilitation Plan, and is in poor condition. There have been multiple accidents related to speed and/or intoxication on Highland Springs Road, especially on the sharp, narrow, blind curves South of Bell Hill Road. On most weekends, traffic is heavy with many cars, trucks with trailers and bicycles going to and from Highland Springs Reservoir. Several of the curves are not negotiable by larger, longer vehicles without using more than one lane of the road on those blind corners. The park itself is used by many people year-round for riding, hiking, fishing, equestrian, and family events, as well as special events authorized by the Watershed Protection District.

The Applicant also asserts that there are no public trails within the 1,000 foot exclusion zone. That assertion is incorrect, as there are several marked trails used by hikers, bikers and equestrians well within 1,000 feet of their proposed development. The County also has a published trail plan that includes trails through the area.

The Applicant's agent also states there is no serpentine geology within the proposed area. Serpentine rock formations have significant deposits of asbestos. However, several species known to grow in serpentine soils have been noted. The area examined also did not evaluate the proposed 7,500 foot long access road, where several seams of serpentine can be observed, especially where the proposed access road meets Highland Springs Road.

The application also references several sites where culverts will be required, but does not make any mention of the proposed 7,500 foot long access road, or the intersection at Highland Springs Road. Any uncontrolled run-off will flow directly across Highland Springs Road and into Highland Springs Reservoir. This run-off will most likely contain high concentrations of asbestos and other hazardous materials, which will flow into the Reservoir, which is a source of drinking water for the Big Valley.

I am also concerned about PG&E's proposal to install 11 power poles to provide electrical service to the applicant. This is an area of high winds, and a high fire danger area. I would strongly suggest that the permit, if issued, require that the electrical service to the site be buried.

Lastly, I am concerned about the proposed water usage. The proposed draw for the project should be evaluated in light of surrounding properties usage, including the effect on the springs which supply (in part) Highland Springs Reservoir.

Once again, we support the Appeal of the Major Use Permit for Highland Farms, LP. We oppose the granting of the MUP.

Respectfully,

Anne & Dale Carnathan

7000 Highland Springs Road

Lakeport, CA

Thank you for your consideration.

Dale Carnathan

Johanna DeLong

From: Karen Sullivan <greymare56@gmail.com>
Sent: Thursday, August 8, 2024 9:33 PM
To: Karen Sullivan; Johanna DeLong
Subject: [EXTERNAL] Highland Springs Trails Volunteers comments on Appeal (AB24-02) for Highland Farms, LP (UP 20-96)
Attachments: HSTV timeline.docx

The The Highland Springs Trails Volunteers (HSTV) would like to submit comments on (Appeal (AB24-02) for Highland Farms, LP (UP 20-96).We are concerned that the permit was approved for Highland Farms without adequate EIR of proposed grow site or access road, any traffic studies, or outreach to neighbors or stakeholder groups

HSTV has been a dedicated, hard working group for 3 decades focused on stewardship and improvements to the Highland Springs Recreation Area. Our efforts have cleared and reopened almost 30 miles of trails, inventory and protection of California native plants, rare species, giving wildflower hikes and talks, assisting with a park Master management plan..history presentations at the park, trash pick up, community outreach and partnering, developing a trail map and signage for the park, and reporting illegal activities

Members have worked on Mt. Konocti County Park Master Plan committee, the Konocti Regional Trails Master Plan Committee, The Tribal Ecorestoration Alliance and the recent Lake County Parks, Recreation and Trails Master Plan and have included members of Lake County Dressage Society, Hooves and Wheels Driving Club, Lake County Horse Council, Sierra Club, Audubon Society, California Native Plant Society and others.

We have been endorsed by: Lake County Sheriff Search and Rescue, Lake County Sierra Club, Lake County Historical Society, Lake County Horse Council and other numerous local stakeholders.

We support the appeal because there have been many violations of Federal, State and County laws and ordinances. These also include: no notification of property owners adjacent to the park of the project no traffic studies, no mitigation of the unsafe corner on Highland Springs road before the park, no consideration or studies on effects of serpentine (asbestos) dust on air and water runoff from grading, no mention of trail proximity to the site site and access road. No biological studies on the serpentine bluff with rare and endangered species, on County land that the access site would cut through.

Please do not grant this permit until all laws and ordinances have been followed and a complete EIR done

The Highland Springs Trails Volunteers.
Current contacts, Karen Sullivan 707 349-1559 Dave Lowrie 707 245 1249
Kim Riley and Dana Adams
Attachment:

Timeline and information for Highland Springs Trails Volunteers

HIGHLAND SPRINGS TRAILS VOLUNTEERS (HSTV)

(Previously known as the HS Equestrians, the name was changed to acknowledge the enthusiasm, hard work and long volunteer hours put in by an expanding list of Sierra Club members and hikers

PURPOSE

To maintain, preserve and advance the historic foot and horseback trails at Highland Springs Recreation Area, educating and encouraging active participation in safe, sustainable trail recovery, and protecting natural resources.

HIGHLAND SPRINGS HISTORY and FORMATION OF HSTV

Hunting and horseback trails have existed at Highland Springs for over 50 years (there was once a resort hotel there). The Highland Springs Trails Volunteers have evolved over a 29-year period, beginning with a few friends who loved the area and got together now and then to pick up trash, clear some brush or otherwise maintain a trail system that had fallen into disrepair over the decades. Beginning 19 years ago, the group dramatically expanded its membership and its accomplishments.

The HSTV have recovered approximately 30 miles of overgrown trails and fire roads. Since 2007 they have organized over 25 public trailwork days. Their labors & accomplishments include:

* Botanical surveys

* Clearing brush and downed trees

* Clearing critical fire breaks

* Documenting area history for Highland Springs Historic Archive

* Educational Presentations

* GPS tracking all trails

* Hosting the LC Historic Society for a seminar on the history of the resort and area

* Identification and protection of endangered native plants

* Leading hikes for the Sierra Club and wildflower enthusiasts

* Locating county monument markers

* Locating historic landmarks such as original hotel and outbuilding footprints

* Mapping and creating trail maps

* Picking up trash

* Protecting sensitive areas from illegal Off Road Vehicle (ORV) use

* Reporting illegal activities

* Removing poison oak from trails

* Signage

* Installing step-over to allow trail access for hikers and horses and keep ORV out

Though the first members were equestrians, over time their efforts and enthusiasm attracted interest from many other recreation area users including hikers, birdwatchers, joggers, native plant aficionados and dog walkers, so the group recently dropped the word “equestrian” from its name in acknowledgement of the diverse interests of theirexpanding membership. Collectively, they put in 50-150 hours per month.

Along with the California State Horsemens Association (CSHA) and Backcountry Horsemen of California (BCHC), the Highland Springs Trails Volunteers support the California Equestrian Trails & Lands Coalition’s Safety Considerations for Multi-use Trails

ENDORSEMENTS from local partnering organizations and fellow trail users, including:

LAKE COUNTY SHERIFF SEARCH AND RESCUE

Lake County Sierra Club

Lake County Historical Society

numerous local stakeholders

TIMELINE

1990 Individual trail clearing and work – friendship formed into Equestrian Women of the Toll Road (EWOT’s)

2001 Invited by Lake County Director of Public Works Bob Lossius to a meeting requesting public input on trail system at Highland Springs. (county project which sought funding via grant applications)

2002 Researched with veteran Lake County trail-blazers Ann and Wayne Dunnebeck to locate 50+ year old trails system; begin to flag and recover old trails.

2004 EWOT’s were presented by the Lake County Board of Supervisors with the Lake County Volunteer of the Year for trash pick up along Toll Road

2006 Meetings with Lake County Flood Control Deputy Director Pam Francis to continue the county's trail plan. Began compiling research on safe multi-use trails. HSTV sent letter regarding safety concerns on HSRA trails from speeding bikes

2007 Lake County's Dept of Flood Control became the Dept of Water Resources (LCWR). Group (then known as HS Equestrians) participated in routine monthly meetings with Water Resources Deputy Director Pam Francis. Per Pam Francis, the funding that had been sought via grant applications was not obtained, therefore work towards the proposed Highland Springs trail system would continue to rely upon volunteer labor and donations.

Group's 2007 activities included:

-Continued work on old Dunnebeck trails.

-Utilizing equipment issued to them from the County, GPS'd most established and recovered trails at HSRA.

-Data from GPS was downloaded by County.

-Created a power point program highlighting trailwork and development at HSRA for fundraising purposes.

-BLM SWECO Trailcat was loaned to LCWR for 2 days in February – assisted operator in identifying trailwork needed.

-Reported off-road offenders, illegal campers with fire rings, illegal hunting, vandalism, illegal dump, and found marijuana growing supplies (ongoing)

-Installed step-over near Disc Golf course

-Installed step-over at gate on Toll

-Posted self-made temporary signs on trails "Please Do Not Ride Wet Trails" (ongoing, at Dept of Water Resources request)

-Sprayed County-provided Round-Up on poison oak encroached trails -multiple trails – approx.10 miles of trail (ongoing)

2008 Full-scale organized public work parties began, with intensified personal volunteer work.

2009 Group's 2009 activities included:

-When County lost the original downloaded data, group re-GPS'd all established and recovered trails at HSRA. Data downloaded to County (again).

-Ongoing Botanical Survey. Protected rare and endangered lily (Fritillaria Purdy) on county-created Lake Trail

-Posted (at "Y" dam parking lot and at the gate entering horse staging area in HS park) and handed out flyers requesting public input on multi-use trail systems

-To create business case for another loan of BLM SWECO Trailcat, group created detailed report on specific trail work to be done by the BLM SWECO Trailcat in 2009; including Google maps, potentially wet areas, ephemeral streams.

-BLM SWECO Trailcat was loaned to LCWR for 3 days in May 2009, and HSTV again coordinated that effort and assisted operator.

2010 Group's 2010 activities included:

-More public trailwork days, more poison oak eradication, more community presentations and nature hikes and tours (ongoing)

-Assisted Hooves and Wheels Driving Club in making a business case to improve the recovered trail network through the gun range area and assisted with trail development.

-Working with property owners and Lake County surveyors to locate property monuments to further trail system

-Reorganized into Highland Springs Trails Volunteers

Public Trail Work Days coordinated by HSTV:

2007: November 3

2008: February 9, March 15, April 19, November 15, December 3

2009: February 9, April 18, October 31, December 12

2010: January 30, March 20, April 24, May 15, Sept 18, Oct 30, November 13

Total = 957 Volunteer Work Hours on Work Days (not including below additional hours)

Trail Work and Happy Hour at Highlands:

Beginning in June 2010, we initiated Trail Work and Happy Hour at Highlands. Every Wednesday evening, through the summer, we had anywhere from 3-6 people volunteer for 2-3 hours of work, followed by snacks and drinks and jocularity. Trail Work + Happy Hour dates:

June 2, 9, 16, 23 and 30

July 7, 14, 21, 28

August 4, 11, 18, 25

September 1, 8 = 319 additional Public Work Hours during summer 2010

TOTAL Volunteer Hours: 1276

2010 TO 2011 HSTV and LCHC members write HSTV Draft Management plan at the request of Water Resources Director Scott DeLeon

HSTV leaders and members serve on LCHC Trails Advisory Committee; Kim Riley elected Secretary for LCHC Trails Advisory Committee.

2010 and forward. 4 more years of partnering with the Lake County Horse Council to have them as umbrella organization to hold the user contract with County of Lake.

Continued botanical surveys and trail work by individuals to present time.

2022 to 2024 after huge storm, HSTV have cleared the following blocked trails: Boot, Kneeknocker, Puppy Dog, Jackass lower and middle, Coyote, Anns, Lake, Lone Pine,Canter, Round Up and other.

2023 Partnered with the County and the Tribal Ecorestoration Alliance (TERA) to create an accurate map with recent GPS, and more botanical work.

Continued trail clearing and trash reporting

GOING TO THE COMMUNITY- Presentations Made for Purpose of Education and/or Fundraising:

2007 - Kiwanis – Power Point

2007 - Back Country Horsemen – Power Point

2007 - Clear Lake Horsemen – Power point

2007 – Lake County chapter of Sierra Club

2008 - Lake County Dressage Society

2009-10-30 Sunrise Rotary

2010-01 Lake County Trails Symposium

2010-04 Hooves and Wheels Society

BRINGING THE COMMUNITY TO HIGHLAND SPRINGS – HSTV events and projects:

2010-02 Sierra Club Hike

2010-06 Sierra Club Hike

2010-05-16 Wildflower / Native Plant Hike

2010-06-13 Hosted the Lake County Historical Society at the Highland Springs Equestrian Camp for special lecture by Dr. Neal Woods “Memories of Highland Springs Resort”

2010-07 Sierra Club Hike

2010-10 Sierra Club Hike

DONE Highland Springs Trail Map (under revision)

DONE: Planning/Building new Kiosk at Dam Staging Area (installation pending)

PARTNERING WITH THE COMMUNITY:

HSTV leaders have attended all meetings of the Konocti Regional Trails.

HSTV leaders have attended all meetings of Friends of Mt. Konocti

HSTV leaders attend meetings and trail work days for Friends of Boggs (FOB)

HSTV leaders initiated formation of the Lake County Horse Council, served as members of the LCHC Ad Hoc Steering Committee, attended all meetings, wrote articles for the LCHC journal, and made Highland Springs presentations at LCHC public meetings.

Highland Farms Appeal AB24-02

SUPPORT THE APPEAL

My name is Huia Pope and as an adjacent land owner to the **Highland Springs County Park**, I was NEVER notified of this project.

In one week I have discovered multiple county, state and federal violations with regards to this permit:

- The County has failed to notify the public accurately, not once but twice of the location of the project. I have found 9 APN # Parcels associated with this project. In the notice of public hearing dated 5/23/24 only 6 were posted and in the notice of this appeal hearing only 2.
- Twice the TWO County land APN#'S on which the Serpentine excavation will take place for the access road have been denied revealment to the public and the applicant to my knowledge has not revealed this in their application.
- The County by their actions, denies that serpentine containing asbestos exists there but if one goes to the county's website parcel viewer and click on serpentine, the entire road access excavation site lights up like a Christmas tree and there is evidence of endangered plants such as leather oak growing there which ONLY GROWS ON SERPENTINE
- The applicants state the map of the wetlands on the site was done during the dry season, I ride on all the trails above this site and I have seen this site during the spring season and it is ALL marshy, this means the two grow sites will be ON the wetlands and it is almost certain that the wetland s will dry up as the water run off in this basin is drained by the applicant for watering the grow.
- The applicant hired two biologists to survey the site but I do not believe they even came to the site. One of them did advise Highland Farms on their report NOT to grow here but this was ignored by the applicant AND the County.
- The applicant and the county have ignored the 1,000 foot setback from public lands/park and trails. The trails that I have worked on for years, ridden my horses, hiked and mountain biked on run along the boundary line of this property with zero clearance.
- After the Y, highland springs road is a single lane in many places. In the last few years, with the permitting of several other grows beyond highland springs, the traffic has become extremely dangerous. The many heavy trucks with trailers and hired help are on tight schedules and DO NOT SLOW DOWN. We have had 5 vehicles go through our arena and fences in the last five years doing thousands of dollars of damage. I have seen no evidence of a traffic impact study.
- I have seen NO EVIDENCE of a California Environmental Quality Act (CEQA) which it would seem is a state requirement for this type of project along with a California Environmental Protection Agency – Air Resources Board review done by reputable agencies independent of the applicant.

Johanna DeLong

From: Sierra Baker <sierrabaker1991@gmail.com>
Sent: Thursday, August 8, 2024 9:43 PM
To: Johanna DeLong
Subject: [SUSPICIOUS MESSAGE] Appeal # AB24-02 Highland Farms, LP - Concerns

This Message contains suspicious characteristics and has originated outside your organization. This message appears to be from an individual who works for the County, but does not come from a County address.

Hello,

I would like to state my concerns regarding all that Highland Farms are planning on doing for their business. I am a resident of the Highland Springs neighborhood and live right by the lake. My biggest concern is the potential for asbestos to be released into the air and most likely the water system, which has the potential to cause numerous health issues to humans and animals. It is my understanding there has been NO CEQA studies conducted, the only thing close to an environmental study was the 2 Biologists hired by Highland Farms with opposing views - one stating not to build and grow here, the other stating no serpentine was present (which is false per other studies of the area as there are many plants only found to be sustainable in serpentine ground growing in the area) this biologist also quoted the wrong APN in their findings. This contrasting information is not only unsettling but suspicious. How are permits going through the county on this type of basis? It's no secret the article recently released by the Sheriff's Office about the CDD employee arrested for illegal activities of extortion and accepting bribes.... have more laws been broken in regards to this development?

I would also like to address the roadway situation. Highland Springs has long been worse for wear, and with multiple grows now out in the Donovan Valley area, we have an increased amount of large trucks and equipment constantly hauling by on a daily basis (large enough that my security system constantly alerts me as it believes the vehicles are entering our property as they are so big they trip the sensors that a normal passing vehicle does not). In recent years Highland Springs Rec area has become more and more popular leading to an already large increase in traffic most of which speed by so fast we constantly feel the need to listen for the squealing around turns to hear if a car crashes or not. Cars go into trees and fences constantly.

Many of us have to be more cautious when we once could walk or ride horses down the road to the trails. Peoples pets and wildlife alike are hit without a care. This road has become dangerous and the large trucks that have already started to break down the quality of the road will only cause this to increase. Will the road be brought to legal regulations (144 inches) as well as properly maintained? Additionally, I have a large front yard, not fenced and many large trucks have had to be educated for thinking they can come tearing onto my private property ripping up the ground inches away from my patio. Who is going to repair damage to my yard, and other properties from those who have absolutely no respect?

At the end of the day, I honestly DO NOT CARE what the company plans to produce. Whether it's cannabis or baby food, that doesn't matter to me. What matters is that the PROPER laws and environmental and ecological and any other impact studies are done, that if/when development is pursued all proper laws/ordinances are followed with proper mitigation included for the safety and well being of this neighborhood.

Thank you for all consideration into these concerns.

Sierra Baker